

**OFFICIAL COMMUNITY PLAN  
FOR  
BOSTON BAR - NORTH BEND - CANYON ALPINE**

**Bylaw No. 804, 1994**

**RECORD OF AMENDMENTS TO  
OFFICIAL COMMUNITY PLAN  
BOSTON BAR, NORTH BEND, CANYON ALPINE  
PART OF ELECTORAL AREA "A"  
BYLAW NO. 804, 1994**

| Amending Bylaw No. | Type of Amendment |     | Summary of Amendment   | Date of Adoption |
|--------------------|-------------------|-----|--|------------------|
|                    | Text              | Map |  |                  |
| FVRD 1258          | ✓                 | ✓   | Riparian Area Regulations  | 2014 05 27       |
| FVRD 1668          | ✓                 |     | Omnibus Amendment re Regional Consolidated Zoning Bylaw No. 1638 | 2022 10 27       |
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Not For Legal Purposes

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Three sets of maps form an integral part of the Official Community Plan Bylaw. These maps, at 1:500 scale, include:

Schedule B: Boundaries and Area Designations;

Schedule C: Development Permit Areas;  
Schedule D: Road Plan.

Not For Legal Purposes

## REGIONAL DISTRICT OF FRASER-CHEAM

### Bylaw No. 804

#### ***A Bylaw to Adopt an Official Community Plan for Boston Bar - North Bend - Canyon Alpine, Portions of Electoral Area "A" Regional District of Fraser-Cheam***

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WHEREAS the Minister of Municipal Affairs has designated portions of Electoral Area "A" as an Official Community Plan Area pursuant to Section 944 of the Municipal Act, being Chapter 290, R.S.B.C. 1979 and amendments thereto ("the Act");

AND WHEREAS the Board of Directors of the Regional District of Fraser-Cheam has undertaken and completed a review of the issues and problems in the Official Community Plan Area and has summarized the issues and problems in the form of a background report attached hereto as Appendix A;

AND WHEREAS the background report is intended to assist in explaining the meaning and object of the Official Community Plan and is not intended to form part of the regulatory policies and provisions of the Official Community Plan;

AND WHEREAS Schedules A, B, C, and D constitute a statement of the broad objectives and policies of the Board;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Cheam in open meeting assembled adopts an Official Community Plan, as provided for in Division (1) of Part 29 of the Act, and enacts as follows:

- I. That this Bylaw may be cited for all purposes as the "Official Community Plan for Boston Bar - North Bend - Canyon Alpine, Regional District of Fraser-Cheam Bylaw No. 804, 1993".
- II. That this Bylaw shall apply to the area shown on Schedule B: Boundaries and Area Designations, attached hereto and forming an integral part of this Bylaw.
- III. That the Official Community Plan for Boston Bar - North Bend - Canyon Alpine, Regional District of Fraser-Cheam Bylaw No. 804, 1993, is hereby adopted, comprised of:
  - Schedule A:
  - Schedule B: Boundaries and Area Designations;
  - Schedule C: Development Permit Areas;
  - Schedule D: Road Plan.
- IV. That the Schedules cited in paragraph III be an integral part of this Bylaw.
- V. Upon adoption by the Regional Board, the said Schedules A, B, C, and D, signed by the Chairman and Secretary, constitute the Official Community Plan applicable within the

Portions of Electoral Area "A" of the Regional District of Fraser-Cheam as outlined in Schedule B.

- VI. If any schedule, section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST TIME THIS 11<sup>th</sup> DAY OF JANUARY, 1994.  
A PUBLIC HEARING WAS HELD ON THE 31<sup>st</sup> DAY OF JANUARY, 1994.  
READ A SECOND TIME THIS 1<sup>st</sup> DAY OF FEBRUARY, 1994.  
READ A THIRD TIME THIS 1<sup>st</sup> DAY OF MARCH, 1994.  
APPROVED by the Minister of Municipal Affairs pursuant to Section 948 of the Municipal Act on the 8<sup>th</sup> DAY OF JUNE, 1994  
RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE REGIONAL BOARD THIS 5<sup>th</sup> DAY OF JULY, 1994

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 804 cited as the Official Community Plan for Boston Bar - North Bend - Canyon Alpine, Regional District of Fraser-Cheam Bylaw No. 804 as read a third time by the Board on the 1st day of March 1994. Dated at Chilliwack this 10th day of March, 1994.

I hereby certify that this is a true and correct copy of Bylaw \_\_\_\_\_ adopted by the Board of Directors of the Regional District of Fraser-Cheam on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
Dated at Chilliwack, B.C. this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Secretary

## **APPENDIX A**

### **BACKGROUND REPORT**

This background report provides the necessary technical data for preparation of the Community Plan objectives and policies. It includes information on the history, population, land use, infrastructure, services, environment and planning issues in the Boston Bar, North Bend and Canyon Alpine areas.

#### **1.0 INTRODUCTION**

An Official Community Plan is a statement of community objectives and policies regarding future land use and services. It is intended as an expression of community opinion on the broad direction of the form and character of future development, and it serves to direct the policy and limit the actions of the Regional Board with respect to the area covered by the Plan. Once a plan is adopted its policies can be implemented by various means including voluntary programs, bylaws, or capital works. The area covered by this Plan is the only remaining area of traditional settlement in the Region for which the community policies for the future have not yet been crystallized in the form of an official plan document to guide the Regional Board.

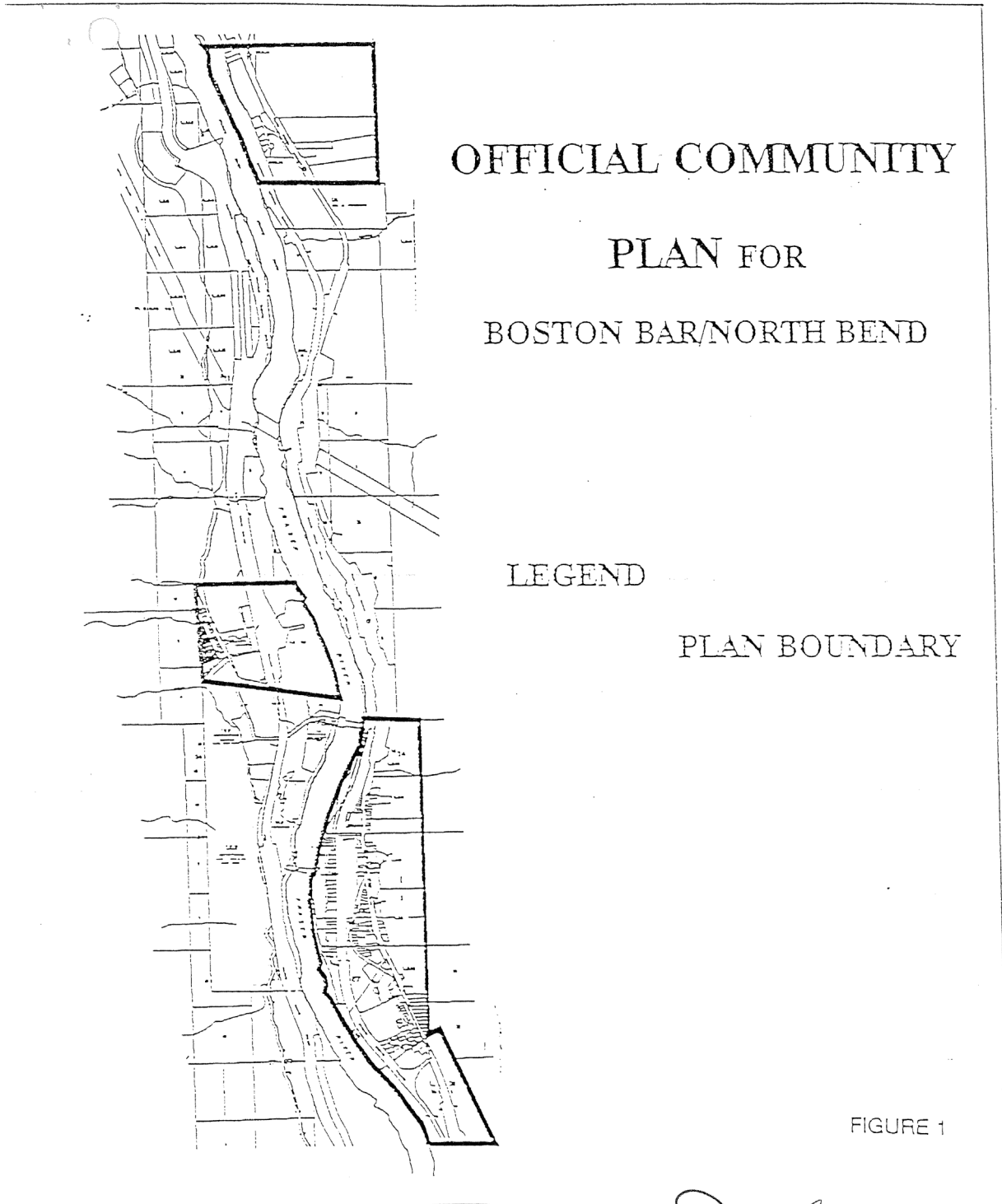
One specific objective of this Plan is to address a series of land use, subdivision, water supply and sewage disposal problems in the Boston Bar - North Bend area. The Plan should provide a clear long term policy framework to resolve problems and establish a basis for secure, long-term development of the community.

The Community Plan area includes only the settled portions of Electoral Area "A" in Boston Bar, North Bend and Canyon Alpine (Figure 1). Areas of rural development (10 hectare lots or more) are generally excluded from the Plan area and are regulated under Zoning Bylaw 823 which provides for long term stability of rural lifestyle and land uses. It is intended that any portions of the rural area which are proposed to be subdivided in the future into small lots (less than 2 hectares) will be brought into the area of the Community Plan by extension of its boundaries.

The purpose of the Official Community Plan is:

- To enable the community to establish objectives and policies for the Regional Board to guide future land use, zoning and development decisions.
- To provide long-term direction for community redevelopment and improvement.
- To protect and enhance residential and commercial property values by ensuring that new development is compatible with neighbouring land uses.





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- To provide a framework for investment in and maintenance of community infrastructure and services such as water supply, sewage disposal, fire protection, garbage and recreation facilities.
- To provide a forum for community discussion leading to a policy mandate for the Regional Board to purchase, subdivide and develop portions of the former railway townsite of North Bend.

Once an Official Community Plan is adopted, all actions of the Regional Board must be consistent with the Plan. Approval of development must accord with the policies and designations of the Plan. However, the Plan does not in itself commit or authorize the Regional Board to proceed with any specific project such as public works projects which may be recommended in the Plan.

## 2.0 THE PLAN AREA

The Community Plan area includes developed and serviceable lands around Boston Bar, North Bend and Canyon Alpine, located about 60 km north of Hope in the Fraser Canyon in Electoral Area "A". The Fraser River, two railways and the Trans-Canada Highway intersect the community. The Plan area is surrounded by 1100 m high mountains with several small creeks and dry gullies on either side of the Fraser River. Settlement is predominantly located on large glacial outwash terraces, 40-50 m above the River. The climate is relatively dry, with cold winters and hot summers. The average annual precipitation is 846 mm, only about one-half that of Hope.

## 3.0 HISTORY

Descendants of the Lower Thompson Indians inhabited the central Fraser Canyon area at least 3500 years ago, attracted by the seasonal salmon runs on the Fraser River. An Indian village, shown as "Tqua-yown" on Anderson's 1858 map of the region, once existed at the mouth of Anderson River.

The major settlement of Americans, Europeans and Chinese arrived with the Fraser River gold rush in 1858. Boston Bar and Yankee Flats or Yankee Town (North Bend) were occupied by hundreds of miners, many of whom had been involved in the California gold rush. The Indians referred to the prospectors as "Boston men", most of whom were Americans. Considerable ill-feeling developed between the rowdy gold miners and the Indians, which led to a series of murders. This culminated in the so-called "Battle of Boston Bar" in August 1858, where both Indian and white men were killed in a major fight between the two groups. By the time Governor Douglas arrived, accompanied by 20 Royal Marines and 15 Royal Engineers, a peaceful settlement had been negotiated. But the events had convinced Douglas that British authority was at risk from American miners. He soon installed a judicial and government presence in the area which was to finally establish British sovereignty over the Interior of the colony.

Following the Fraser River gold rush, Boston Bar evolved into a significant stopping place on the Caribou Wagon Road for miners and suppliers destined for Barkerville. The International Hotel in Boston Bar was one of the earliest roadhouses on the Caribou Road. It is referred to in the B.C. Gazette of 1858, and later in 1866 and 1867.

One of the first known white settlers was John McLean who built a cabin at North Bend in 1858. In October 1859, the Victoria Gazette reported that Yankee Flats was one of the most profitable gold mining bars on the Fraser River. In 1868, Forrest House Was established by William and George

Boothroyd on Jamieson (Boothroyd) Flat to accommodate travellers trekking through the Fraser Canyon. Services provided included caring for the animals used to transport goods and people to the gold fields. However, it was the arrival of the Canadian Pacific Railway which established North Bend. In 1886, the CPR changed the name of the community from Yankee Town to North Bend, in keeping with its location on the northern bend in the railway and the Fraser River.

North Bend was a major divisional point for the railway between the coast and the Rocky Mountains. A store, post office and large hotel were constructed at North Bend. Fraser Canyon House at North Bend in the early 1900's, was a major stopping location which became part of the western tourist hotels operated by the CPR. The community prospered for many decades before changes in the operation of the railway led to a significant and continuing decline in population.

Development of the area has evolved from distinct community histories. While North Bend has been a railway town, Boston Bar has depended upon the lumber mill. The local economy remains largely based on the forest industry.

For the future the communities will become increasingly interdependent. The construction of the first road bridge across the Fraser which replaced the formal aerial tramway in January 1986 marked the end of divergent histories of the two communities.

## 4.0 POPULATION

### 4.1 Estimated Population

The present population of the Official Community Plan area is estimated at 876 persons. Table 1 presents population data for 1971-1989. Boston Bar has declined (-14%) from a population of 548 in 1971 to an estimated 469 in 1986. North Bend has declined (-36%) from a population of 424 in 1971 to 273 in 1986. Temporary work camp accommodation in Boston Bar may also add to these population estimates.

The area population, based on two Census enumeration areas between Alexandra Bridge and Jackass Mountain totalled 1094 in 1986. This was a decline of 14.6% from 1976. The 1986 Census recorded 397 occupied private dwellings in the enumeration areas (EA-012 Alexandra Bridge-Boston Bar = 203; EA-013 North Bend-Jackass Mtn = 194), with an average of 2.8 persons per dwelling. About 68% of these were single detached dwellings, while 17% were movable dwellings and 12% were other accommodation. Some 62% of the dwellings were owned by the occupant, while 38% were rented.

| <b>TABLE 1: POPULATION</b>   |               |            |            |      |
|--|---------------|------------|------------|------|
|  | 1986          | 1981       | 1976       | 1971 |
| Boston Bar   | 469<br>(est.) | 498        | 602        | 548  |
| North Bend   | 273           | 308        | 318        | 424  |
| <b>TOTAL</b>   | 742           | 806        | 920        | 972  |
| <b><u>Area Population</u></b>  |               |            |            |      |
| Alexandra Bridge-Boston Bar<br>(EA-012)  | 513           | 545        | 648        |      |
| North Bend-Jackass Mtn.<br>(EA-013)  | <u>541</u>    | <u>623</u> | <u>633</u> |      |
| <b>TOTAL</b>   | 1,054         | 1,168      | 1,281      |      |
| <b><u>Estimated Community<br/>Plan Area Population</u></b>   |               |            |            |      |
| Boston Bar   | 469           |            |            |      |
| North Bend   | 273           |            |            |      |
| Canyon Alpine  | <u>134</u>    |            |            |      |
| <b>TOTAL</b>   | 876           |            |            |      |
| Sources: 1971-86 data from the Census of Canada, except for Boston Bar-1986, which was derived from extrapolation of enumeration area population changes from 1981; the 1989 population estimates for Canyon Alpine are derived from property assessment records x 2.8 average household size. |               |            |            |      |

#### 4.2 Age Structure

Table 2 shows 1986 Census data on age structure by enumeration area. The population is 55% male and 45% female. The largest age group is the 30-39 year old which make up 22% of the population. The next largest group is the 0-9 year old (18.6%), which suggests a large proportion of young families. The 10-19 and 20-29 age groups also make up a significant proportion (15.5% and 16.4%) of the population. Other 1986 Census data shows 260 families living in the area, almost two-thirds of which have children living at home.

Between the 1981 and 1986 Census, almost 47% of the residents changed dwellings. About 35% of the population (>5 years of age) were migrants from other Census subdivisions in Canada or from outside Canada since 1981.

TABLE 2. AGE STRUCTURE

| AREA                               | Total |        | Age Class (Male/Female) |        |        |         |       |       |       |       |
|------------------------------------|-------|--------|-------------------------|--------|--------|---------|-------|-------|-------|-------|
|                                    | Male  | Female | 0-9                     | 10-19  | 20-29  | 30-39   | 40-49 | 50-59 | 60-69 | 70+   |
| Alexandra Bridge-Boston Bar        | 285   | 225    | 60/45                   | 60/30  | 55/40  | 45/35   | 20/25 | 30/20 | 25/20 | 20/10 |
| North Bend-Jackass Mountain        | 295   | 245    | 65/55                   | 50/45  | 45/45  | 95/75   | 40/20 | 25/10 | 15/15 | 10/5  |
| TOTALS                             | 580   | 470    | 125/110                 | 110/75 | 100/85 | 140/110 | 60/45 | 55/30 | 40/35 | 30/15 |
| <u>Percent of Total Population</u> |       |        |                         |        |        |         |       |       |       |       |
| Alexandra Bridge-Boston Bar        |       |        | 20%                     | 18%    | 18%    | 15%     | 8%    | 9%    | 8%    | 6%    |
| North Bend-Jackass Mtn.            |       |        | 20%                     | 15%    | 15%    | 28%     | 8%    | 6%    | 5%    | 2%    |
| Province of B.C.                   |       |        | 14%                     | 14%    | 17%    | 17%     | 12%   | 10%   | 9%    | 8%    |

Source: 1986 Census of Canada

| TABLE 3. LAND USE                               |                   |            |               |
|---|-------------------|------------|---------------|
|   | No. of Properties |            |               |
|   | Boston Bar        | North Bend | Canyon Alpine |
| Single-family resid. (<2 ac.)                   | 98                | 66         | 4             |
| Single-family mobile home                       | 9                 | 1          | 2             |
| Single-family resid. (>2 ac.)                   | 3                 | 3          | 1             |
| Two-family residential                          | 2(4)              | -          | -             |
| Apartment/row housing                           | -                 | 1(5)       | 1(8)          |
| Mobile home parks                               | 5(16)             | -          | 3(37)         |
| Residential outbuilding                         | 2                 | 4          | -             |
| Vacant residential (<2 ac.)                     | 11                | 8          | 4             |
| Vacant residential (>2 ac.)                     | 2                 | 4          | -             |
| Vacant commercial                               | 2                 | -          | -             |
| Commercial general                              | 1                 | 1          | -             |
| Commercial accommodation                        | 1                 | 2          | -             |
| Civic, institutional, rec. Government buildings | 3                 | -          | -             |
| School  | 1                 | -          | -             |
| Church  |                   |            |               |
| Industrial - sawmill                            |                   |            |               |
| Industrial - logging operation                  |                   |            |               |

## 5.0 LAND USE AND ROADS

### 5.1 Land Use

Table 3 displays land use data within Boston Bar, North Bend and Canyon Alpine. The property assessment records indicate 184 single family dwellings, 2 duplexes, 1 row house, 8 mobile home parks (with 53 occupied pads) and 4 commercial stores with living quarters in the Plan area. There are at least 262 residences in the Plan area, including owner/managers accommodation on commercial premises. Only 24 properties are classed as vacant residential, although some subdivision potential exists on a few large lots.

The largest mobile home parks are at Canyon Alpine where a 41-pad (25 occupied) and 39-pad (12 occupied) park exist. The mobile home parks in Boston Bar are small, containing 2-4 units, often alongside a single detached house.

The commercial land uses are concentrated along the Trans-Canada Highway. They include service stations, restaurants, a hotel and stores at Boston Bar and a campground and restaurant at Canyon Alpine.

Industrial land uses are dominated by the Fletcher Challenge Ltd. sawmill and log sorting operations.

About 46 hectares in North Bend is owned by Marathon Realty, upon which 35 residential buildings are located. Two schools exist in the Plan area. A swimming pool, tennis courts, two community halls, two fire halls and an ambulance station are also located in the Plan area.

In Boston Bar, land for new development is very scarce and any activity in the future is likely to involve redevelopment of existing properties and possibly consolidation of small lots. At Canyon Alpine, potential for a further twenty-five lots, more or less, exists with Improvement District cooperation in extending the water system. The main area of future developable land is in North Bend. Given Provincial government insistence that any development or redevelopment in North Bend requires the construction of an approved community sewage disposal system as well as the upgrading of the water system to meet modern standards, there is considerable flexibility as to the number of lots which could be developed on the former railway townsite. If redevelopment occurs generally at existing densities at least 35 new lots could be developed.

### 5.2 Redevelopment Potential

The historical development of Boston Bar and North Bend has resulted in many older buildings and dwellings, some located in railway rights-of-way, across property lines and with inadequate road setbacks. Some of the properties are without safe water supply and sewage disposal. Moreover, many properties in North Bend east of Chaumox Road are leased on a monthly basis, and this lack of security of tenure undermines the ability of the community to invest and upgrade the area. The Plan seeks to provide a new basis for long-term redevelopment in the community.

In Boston Bar, the issues relating to redevelopment include the need to reduce conflicting land uses, the need to provide legal road access where it does not presently exist, and to link local access roads which are not now connected, the desire to realign property boundaries to eliminate encroachments, and the long term need to develop unified water systems to benefit fire protection and public health.

The redevelopment issues in North Bend are amongst the most important concerns of the Community Plan. The Regional District first produced a planning review of development problems in North Bend in October 1984<sup>1</sup> and proposed solutions which the community and the Regional Board has been negotiating with Marathon Realty ever since. In addition to problems of tenure (one month leases), water supply, sewage disposal, and vehicular access, the study identified concerns with pedestrian access to the school, heritage preservation, and social and legal considerations which would have to be addressed in any future solution. Since that time, the Region has been able to purchase, on behalf of the community, the site for the new public swimming pool and to secure dedication of Highline Road as a public highway. The Region is now close to concluding negotiations with Marathon Realty and CP Rail for possible future purchase of the Marathon lands west of the railway, and the community water and sewer systems which could lead to an overall subdivision redevelopment plan for this area. However, there remains no solution in sight to the problems of legal vehicular and pedestrian access to the lands east of the railway. At the request of the community the Regional Board has confirmed the willingness of Marathon and CP Rail to extend the existing leases to a maximum of fifteen years, and to offer the Regional Board the opportunity to buy the land if solutions are found to the access and environmental problems, but there are current proposals for redevelopment of this area.

### 5.3 Roads

In terms of local traffic, legal and safe access to residential properties is a significant concern in the area. Many older homes are not located on public roads and are therefore without secure access, road maintenance and snow ploughing.

There are also concerns with through traffic. In the North Bend area, additional logging truck traffic is projected at about 9000 loads per year, which could involve up to as many as 200 trucks per day through the community. The Transportation Plan for the Regional District of Fraser-Cheam<sup>2</sup> recommends major upgrading and local realignment of Chaumox Road. Given the long-term development in the Nahatlatch drainage area north of North Bend, this road will become increasingly important. The potential for relocating the road away from the centre of North Bend has been reviewed but topography and the railway limit the feasibility of this option. Given the fact that Chaumox Road is likely to remain in the centre of the community for the long term, speed limits need to be strictly enforced in North Bend, particularly near the school.

The presence of the Trans-Canada Highway and the Nahatlatch Road create a mixing of through and local traffic in the Plan area. One of the long-term objectives is to encourage separation of these types of traffic wherever possible. Again the transportation plan for the Regional District of Fraser-Cheam recommends improvements to the highway through Boston Bar. It is not so much a need to widen the highway through the community as to improve the safety and visibility of turning lanes and encourage reduced traffic speed. In addition the Community Plan recognizes the need to extend and link the system of frontage roads for local traffic in Boston Bar.

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<sup>1</sup> Marathon Realty Lands at the North Bend Townsite – A Discussion Paper, Peter W. Cave, Director of Planning, Regional District of Fraser-Cheam, October 1984.

<sup>2</sup> A Transportation Plan for the Regional District of Fraser-Cheam, DELCAN Engineers Planners, June 1989.



## 6.0 SERVICES

### 6.1 Water Supply

#### Boston Bar

In preparation for the Community Plan the Regional District commissioned an engineering review by Urban Systems Ltd. entitled Boston Bar Water Systems Preliminary Assessment.<sup>3</sup>

There are six community water systems operating in Boston Bar. Only one system appears to be constructed to the standards in Provincial design guidelines for community water systems. There are major differences in the levels of service provided by the different systems for both domestic water supply and fire protection. A summary of system characteristics is provided below:

| Water System     | No. of Connect. | Service Pressure | Fire Protection                 | Storage Capacity |
|------------------|-----------------|------------------|---------------------------------|------------------|
| Coutley Crk.     | 26              | 240 Kpa          | 32mm stdpipes                   | none             |
| Horseman         | 8               | 60-300 Kpa       | none                            | 350 gal          |
| Fletcher Chal.   | 18(est)         | 590 Kpa          | 50mm stdpipes                   | CN system        |
| 1 1/4 Mile(I.D.) | 50              | 590 Kpa          | 100mm hydrants<br>50mm stdpipes | 18,000 gal       |
| Harrington(May)  | 14(est)         | 310 Kpa          | 50mm stdpipes                   | 750 gal          |
| CNR              | 14(est)         | 660 Kpa          | 200mm hydrants                  | 100,000 gal      |

Occasionally, some of the systems experience unacceptable levels of bacteria and unreliable supply. Only the CN and Fletcher Challenge systems provide disinfection of the water supply. With the exception of the CN system, all of the systems experience water supply problems. The age, number and informal management arrangements of these systems create a situation where the location of pipes is often not known and some residents do not know which system they are served by. The poor records and uncertain legal status of some of the systems contribute to health and liability concerns. Moreover, the diversity of pipe sizes and connection standards and the inadequate supply on most systems create fire fighting problems.

Despite these problems the Urban Systems report concludes that the supply storage and distribution components do exist in the community to retrofit and improve the overall water supply. These conclusions are built into the policies of the Plan.

#### North Bend

There are three community water systems in North Bend: (a) the CPR system which serves most of the community, (b) the Walker distribution system which has about five connections off the main CPR water line, and (c) the Hallisey Creek system which provides for a few households in the upper part of North Bend. Legally the Hallisey Creek system is a water users community. The other two systems appear to be unlicensed utilities.

The main community water supply system in North Bend has an intake on Hallecks Creek, south of the community. The watershed was impacted by a wildfire in 1985 followed by a salvage logging operation. Fire retardant and occasional high coliform and sediment levels have aggravated

<sup>3</sup> Boston Bar Water Systems Preliminary Assessment, Urban Systems Ltd., February 1991.  
Fraser Valley Regional District  
Consolidated OCP Bylaw No. 804  
Boston Bar-North Bend-Canyon Alpine, Area "A"

water quality problems in the watershed. Residents have been instructed to boil drinking water. In addition debris flows occurred in the stream channel in 1989 and 1990. Natural restoration of the water quality for domestic purposes is unlikely within the next decade.

As a result of these difficulties the Regional District has undertaken research to determine the most feasible way of providing an adequate water supply for the townsite. Studies have indicated that the cost of upgrading the Hallecks Creek source and treatment facilities would be prohibitive<sup>4</sup>. Therefore the Regional District undertook a geophysical survey<sup>5</sup> and well drilling program in the hope of developing ground water sources. Unfortunately these test wells yielded only a very limited supply. As a result plans have been developed to bring water from a source on Drachmann Creek, approximately one kilometre north of the community. This supply is pure and appears to be reliable. The Plan contains policies to protect the watershed for the long term.

Improvements to water storage are also needed in North Bend to provide constant water pressure and sufficient supply for fire protection. The present reservoir provides 4000 gallons and the swimming pool is used as an emergency 'fire pond'.

The water distribution system is also deficient. Except for the new 8-inch line from Hallecks Creek to the CPR right-of-way, the distribution lines are in poor repair and are susceptible to freeze up.

### Canyon Alpine

Most of Canyon Alpine is supplied by the Canyon Alpine Improvement District. The system is supplied by four springs and two wells and has a storage capacity of about 65,000 gallons. No water supply or quality problems have been reported. The system is designed to provide for up to 40 mobile homes, 20 trailers, a 37 unit motel and a restaurant and owner's residence. South of the Trans-Canada Highway is located the main deep well source for the system and the Slanzi Road subdivision which is supplied by the system.

Other residences and one mobile home park in the Canyon Alpine area are served by private systems, although some sharing of supply lines occurs.

## 6.2 Sewerage

### Boston Bar

The Regional District commissioned the Boston Bar Sewerage Preliminary Assessment<sup>6</sup> report in 1988. Most of community is served by on-site septic tank and tile field seepage disposal systems. These systems generally perform well because of the favourable soil conditions. In a few instances of small lots, replacement systems have to utilize seepage pit disposal. For the most part, continuation of on-site disposal is recommended in the report. This is likely the only economically feasible option for a community the size of Boston Bar although it will impose limits to the density at which the land can be developed.

While most of Boston Bar has adequate sewage disposal, some commercial establishments apparently discharge septic tank effluent to a Ministry of Highways storm sewer which crosses under the CN Railway then discharges to the Fraser River. The Ministry of Health has indicated its concern

<sup>4</sup> Water and Sewer System Evaluation North Bend, B.C., Associated Engineering Services Ltd., January 1981.

<sup>5</sup> Refraction Seismic Survey, North Bend, B.C., Frontier Geosciences Inc., December 1989.

<sup>6</sup> Boston Bar Sewerage Preliminary Assessment, Urban Systems Ltd., December 1988.

about effluent discharge above the high water of the Fraser River in areas accessible to the public. Some facilities have recently disconnected from the storm drain. Future extension and burial of the outfall could also reduce the problems.

### North Bend

In North Bend, some lots are served by on-site septic disposal drain fields while others are linked to an informal community collection system. Unauthorized discharges of domestic sewage presently occur through two outfalls which drain into the Fraser River. Both outfalls are located some distance from the River and are accessible to humans and animals, and represent a public health hazard.

The first review by the Regional District of the sewage problems and possible solutions for North Bend was commissioned in 1988<sup>7</sup>. This report, the Pre-Feasibility Study for Sewage Disposal to Ground in North Bend, examined the possibility of abandoning the informal collection system and avoiding the heavy capital costs of a central sewage treatment plant in favour of localized disposal to ground. This would have entailed a limited number of disposal fields serving small groups of parcels unable to provide for individual on-site disposal while the majority of the community, including the townsite lands to be redeveloped, would rely on separate on-site tile fields. The report was optimistic about such a scheme provided that development densities were maintained appropriately low.

Unfortunately the Ministry of Environment rejected the idea of dispersed disposal to ground and has insisted that the existing collection system be maintained and upgraded, and that a central sewage treatment facility be established at North Bend. A more recent report, North Bend Community Waste-Water Treatment and Disposal Report<sup>8</sup> by NovaTec Consultants Inc., has compared alternative methods of meeting this requirement and has recommended a facultative-lagoon/exfiltration/wetland system as being the most appropriate for North Bend. Marathon Realty and CP Rail have agreed to provide land for this purpose in the event that the lands west of the rail tracks, are acquired and developed by the Region.

### Canyon Alpine

Although there have been some local concerns with storm drainage, sewage disposal systems in the Canyon Alpine area have generally performed without any recorded complaints. Again the long term viability of these systems will depend upon maintaining land use densities at appropriate levels, and there are some concerns about the long-term capacity to support commercial accommodation and restaurant use in a confined area between the Trans-Canada Highway and the Fraser River.

#### 6.3 Fire Protection

The area is served by a volunteer fire department. Fire stations and fire trucks are located in both Boston Bar and North Bend. Residents contribute toward the operation of the fire department through a specified area tax and through volunteer manpower. Water supply is the major concern facing the fire department. The existing reservoir and fire protection system in Boston Bar, however, provides ample fire protection for the mill.

The fire hall in Boston Bar is presently located on private land, and plans have been put in place to acquire property in public ownership fronting the Trans Canada Highway.

<sup>7</sup> Pre-Feasibility Study for Sewage Disposal to Ground in North Bend, Urban Systems Ltd., December 1988.

<sup>8</sup> Assessment of Waste-Water Treatment and Disposal Options for the Community of North Bend, NovaTec Consultants Inc., January 1990.

#### 6.4 Solid Waste

A new landfill has been developed north of North Bend to provide for the long-term needs of the community. The old dump site south of Canyon Alpine has been closed. It is hoped to redevelop the site for community park use.

#### 6.5 Schools

Boston Bar Elementary and Secondary School has a 1989 enrolment of 157, and a capacity of 313. North Bend Elementary School has an enrolment of 76 and a capacity of 90.

#### 6.6 Recreation Facilities

The 1980s and early 1990s saw a considerable expansion in the recreation facilities available to the community. The Elmer Carlson pool was constructed on Regional District land next to the community Hall in North Bend, and a fine new community centre and bowling facility has been constructed adjacent to the school in Boston Bar. The community also owns tennis courts in Boston Bar, and land for a ball diamond in North Bend. Electoral Area "A" is a member of the Hope and District Recreation Commission for selected functions. This provides residents with access to the recreation facilities in Hope and Electoral Area "A", and to the programs operated by the Commission.

### 7.0 ENVIRONMENT

#### 7.1 Hazard Lands

In response to requirements of Section 945 of the Municipal Act, the Regional District commissioned an overview geotechnical study for the Plan area<sup>9</sup>. While this study confirmed that most of the settled area was essentially free from natural hazards, significant areas of existing development were found to require further investigation. A follow-up secondary study<sup>10</sup> in Boston Bar examined in detail the land east of the Trans Canada Highway with generally positive results. The study identifies a safeline and recommendations for development along the base of the slope.

In North Bend a similar secondary study<sup>11</sup> identifies a safeline for development to avoid debris flow and flooding hazards from both Hallisey and Hallecks Creeks. In this case however, mitigation works are necessary to provide adequate protection for the community, and the Regional District secured financial support from the Ministry of Municipal Affairs to undertake a detailed review of the necessary works. The Thurber report recommends that debris flow control structures (dykes) should be constructed to restrain potential debris flow runout away from inhabited areas. On the Hallecks Creek fan, a lateral dyke 3 to 4 metres high is recommended. This dyke would have no effect on the existing depositional area of a debris flow, but will prevent runout from occurring in the direction of inhabited houses and the school. For Hallisey Creek an excavated basin is recommended with the downstream side ending in a 3 to 4 metre high terminal dyke which would be penetrated by culverts to allow free drainage of the basin even when it is partially filled by debris. Conceptual design for these remedial measures, with rip rapp, elevations, and other details, etc., is shown in Figure 2.

<sup>9</sup> North Bend, Boston Bar, Canyon Alpine Official Community Plan Slope Hazards Assessment Reports, Thurber Consultants Ltd., January 1989.

<sup>10</sup> Boston Bar Slope Stability Assessment, Thurber Consultants Ltd., January 1990.

<sup>11</sup> North Bend Flooding and Debris Flow Study, Thurber Engineering Ltd., December 1992.

In addition to construction of these dyke structures, new development located within the debris flow and debris flood zones, as shown in Figure 3, will be required to elevate floor systems 1.0 metre or 0.6 metres respectively, above surrounding grade, following Ministry of Environment guidelines. The study indicates that the extent of the flow and flood zones shown on Figure 2 may change once the debris flow control structures are built.

Not For Legal Purposes



15

CONCEPTUAL DESIGN DETAILS

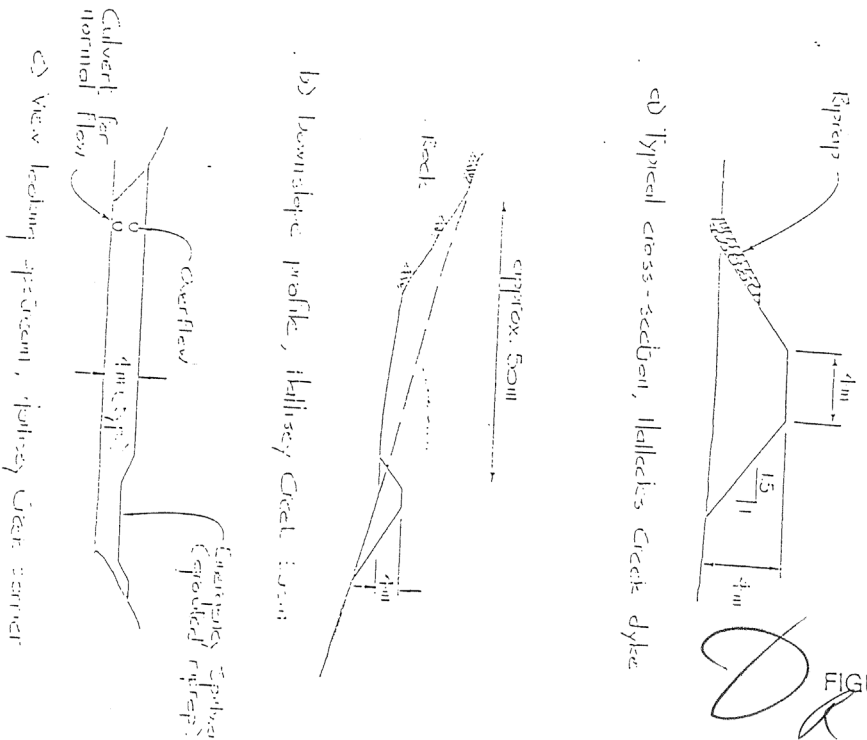
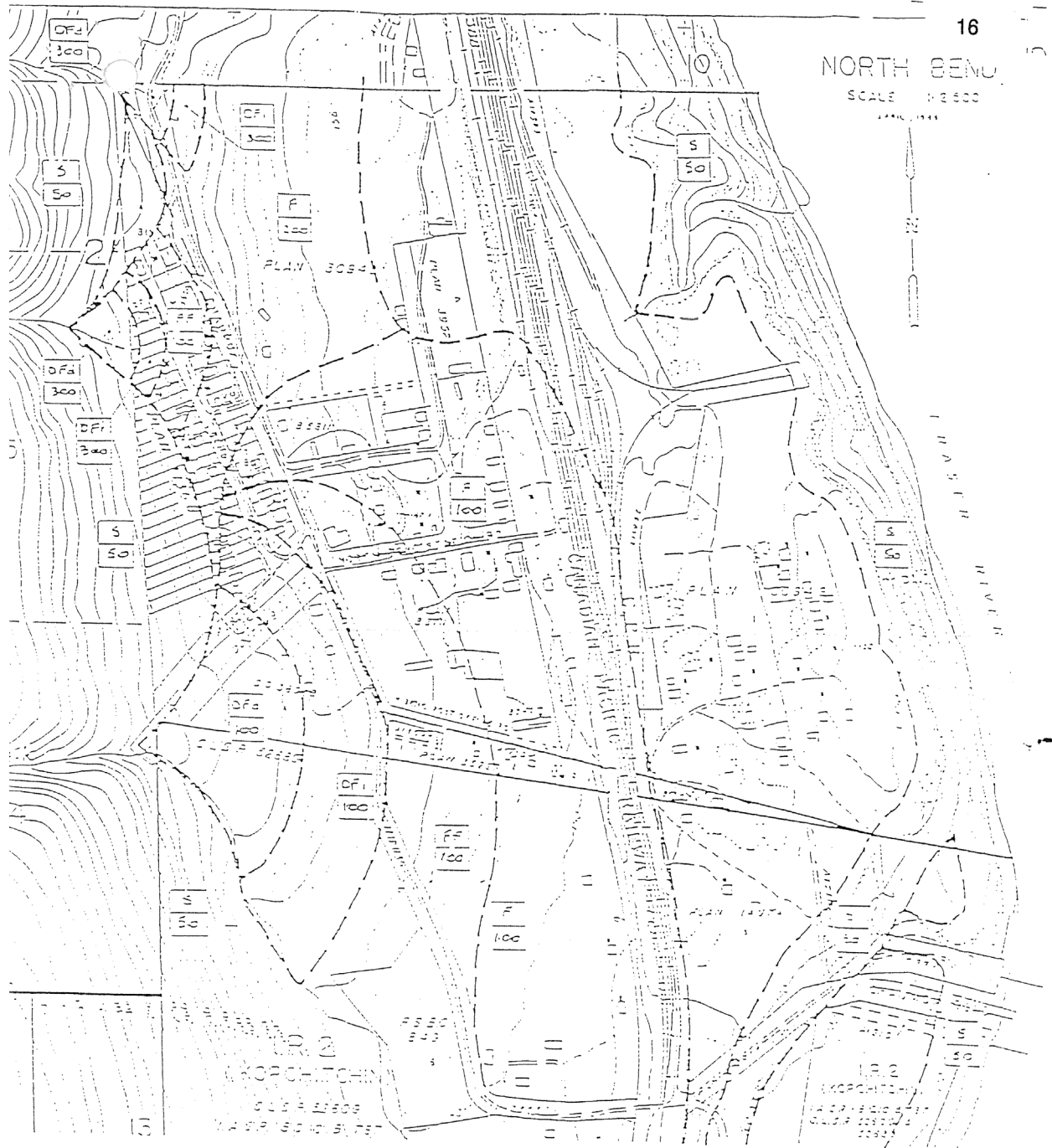


FIGURE 2



LEGEND

- Hazard zone boundary
- OFd: Hazard description (see Table 5 in the report)
- 100: Subjectively estimated minimum return period for the indicated hazard (years)

NOTES

The hazard boundaries should be considered transitional

FIGURE 3

HAZARD ZONING PLAN

## 7.2 Air and Water Quality

The Fraser Canyon area is prone to occasional episodes of poor air quality. The topography and wind patterns combine with emissions from the sawmill to create occasional periods of high concentration of suspended particulates. The addition of new air emission treatment facilities has substantially reduced the quantity of total suspended particulates but no monitoring and analysis has been done to measure concentrations of fine particulates in the atmosphere.

Water quality concerns in the Fraser River relate primarily to bacteriological pollution from sewage disposal in the stormwater drainage system (discussed in Section 5.2 above). The waters and shoreline in the vicinity of the sewage discharge points can be hazardous to human contact during certain periods, particularly during winter low flows. From a Regional District perspective the most important water quality issues relate to the need to identify and protect from contamination, a watershed area for domestic water supply for North Bend.

## 7.3 Stream and River Protection

Protection of streams and rivers in the planning area is central to the goal of maintaining a healthy environment. Although the streams in the Plan area do not have significant value as fish habitat, their protection as tributaries to the Fraser river system, and also, in some cases, as surface water sources for community water supplies is an important goal of the plan. The Hallecks Creek experience shows that the costs of environmental degradation are difficult for a small local community to deal with. The limited groundwater supply in the North Bend area also greatly restricts the alternatives in establishing a new source of supply. Future development standards should implement stream setback and leavestrip protection for new development in the Plan area as outlined in Section 10 of the Official Plan.

## 8.0 PLAN ISSUES AND STRATEGY

From the above it is clear that there is a set of issues related to problems of servicing and development standards which needs to be addressed in the Community Plan. However, in a more general sense the focus of the community plan must be upon the need to maintain and develop the economic and social viability of the settlements. They are transportation- and resource based communities separated from urban areas by the difficult geography of the Fraser Canyon, communities which must maintain a high degree of self-reliance for their survival.

Thus the proposed Community Plan must address a variety of issues important to the community, including economic stability, population growth as well as future development and outdated infrastructure. This is the first community plan to be prepared for the area and it presents an opportunity for residents to identify problems which need attention in the near future as well as to establish a long-term vision for the community.

To focus community discussion and to assist in preparation of the Plan, the major issues and objectives are summarized below into five main themes.

### 8.1 Community Growth and Stability

Boston Bar and North Bend have experienced declining population in recent decades, reflecting the changes in railway and forestry operations which are the basis of the local economy. There is a high proportion of transient population and rental accommodation. Fewer residents also



mean greater difficulty in maintaining local services. One of the challenges in the near future is to stem the population decline by developing a more stable economy and an attractive community which will encourage permanent residents. The importance of small business and home business - home occupations, artisan craft workshops, and cottage industries - to stabilizing and diversifying the economy of the community cannot be stressed enough. Opportunities for new employment and for redirecting money currently leaving the community into new investment within the community are the major economic challenges to be achieved.

- **The Plan should encourage a stable and diversified local economy.**

Many residents, particularly in North Bend, reside in rental homes with little security of tenure. In order to build a more permanent residential base and to provide land for future development, the Region should purchase land from Marathon to provide opportunities for residents to purchase or construct new housing, and create incentives to attract new growth to the community.

- **The Plan should provide increased opportunities for housing and affordable home ownership so as to encourage more permanent residency in the community.**

The bridge across the Fraser River has improved the links between Boston Bar and North Bend and provided access to developable land. The two villages will become increasingly interdependent in the future. This has certain advantages, since many public services can be provided at less cost and better quality by cooperative financing and joint operation by all residents in the Plan area.

- **The Plan should encourage cooperative arrangements between Boston Bar, North Bend and Canyon Alpine for the provision of various community public services.**

## 8.2 Safe and Affordable Infrastructure

There are many incompatible and substandard water systems in the Community Plan area which create potential health and fire protection risks. Various options have been identified to upgrade the outdated systems and to improve water supply. These options emphasize the need to improve water sources and storage, to upgrade distribution lines and to improve maintenance of the systems. Upgrading to sewer and water systems which are operated within a Local Service Area requires public approval either by referendum or petition.

- **The Plan should support the development and protection of unified and upgraded community water systems which meet Provincial health standards.**

Sewage disposal is currently inadequate and is a restriction to growth in the commercial area of Boston Bar, and in North Bend. The community will not be able to accept new development until this limitation is resolved.

- **The Plan should provide for a phased program for upgrading sewage disposal infrastructure where it does not presently meet health standards.**

The local road network is in need of significant improvement both in Boston Bar and North Bend. In addition through traffic should be accommodated more safely than at present by improved separation and left turn facilities on the Trans-Canada Highway, and local road improvements and speed limits on Chaumox Road in North Bend. It should be emphasized that changes and improvements to the road network must recognize local constraints and minimize hardship for the private property owner.

- **The Plan should assist the improvement and safety of roads for local, highway and logging truck traffic.**

### 8.3 Compatible Land Uses

The ultimate purpose of any land use planning in a community is to encourage the orderly development of land, and to ensure that new development will be compatible with and enhance the existing community. However, there is always a need to be flexible in dealing with the redevelopment of existing land uses which do not conform with new regulations.

The issue of "non-conformity" is an important concern when new land use regulations are introduced. Property owners want assurances that the new regulations will not render their homes or businesses difficult to renovate or expand, or in extreme cases, impossible to rebuild in the event of a fire. From the perspective of the Regional Board, regulations which introduce needless non-conformities must be avoided because they can adversely affect community growth and stability.

The general policy of this Plan is that new land use bylaws should not create "non-conformity" within existing development. This statement must be qualified however, because by definition the issue of "non-conformity" only arises where a zoning bylaw has been adopted. An official community plan is a forward planning document which sets out policies for future development. It does not deal with detailed siting and use regulations and therefore cannot legally create non-conformity. The question for the Plan is, "How should the issue of non-conformity be dealt with, and how will existing development be protected, if a zoning bylaw is introduced?"

The approach and policy direction of this Plan may be summarized as follows:

- ♦ Zoning regulations, if adopted, must avoid introducing use and siting non-conformity in existing development wherever possible.
- ♦ Development variance permits should be available for renovations and changes to buildings which predate the zoning bylaw, to avoid creating nonconformity due to minor siting or setback concerns.
- ♦ Where new development results in improvements in sewage disposal and water supply, provision should be made to retrofit existing development, where possible, to reduce conflict and non-conformity caused by on-site services.
- ♦ New development should be forward planned to anticipate and avoid conflict and non-conformity with existing development.

By these means the Plan establishes the necessary policy basis for maintaining flexibility in dealing with existing development, and avoiding unnecessary non-conformity and land use conflict.

- **The Plan should minimize the number of nonconforming land uses within existing development, while providing adequate standards for new construction.**

### 8.4 Adequate Social Services

In conjunction with encouraging settlement and economic stability in the community, the Plan is intended to serve as a guide for long-term development of social services desired by residents. The first priority is to maintain a sufficient residential population to support operation of the schools and to improve recreation facilities and programs. Policies may also be established for community halls, future parks, cemeteries and other public facilities and programs.

- **The Plan should encourage the development and delivery of community social service facilities and programs sought by residents.**

#### 8.5 A Healthy Environment

Maintaining a healthy environment includes protecting water and air quality and avoiding conflict between development and natural hazards. The community water pollution concerns include the need to improve certain sewage discharges to the Fraser River and to protect a surface water supply for North Bend. Air quality should be monitored on a regular basis. Development should be directed to locations which are free from known geotechnical or flooding hazards.

- **The Plan should support the maintenance of a healthy natural environment and should endeavour to minimize degradation of water and air quality and ensure that development is safe from natural hazards.**

SCHEDULE A  
OFFICIAL COMMUNITY PLAN  
FOR  
BOSTON BAR - NORTH BEND - CANYON ALPINE

This is Schedule A of Bylaw No. 804, the Official Community Plan of the Regional District of Fraser-Cheam for Boston Bar - North Bend - Canyon Alpine. The objectives and policies in the Plan provide a framework for establishing the specific regulations and for formulating land use decisions and recommendations of the Regional Board.

**1.0 INTRODUCTION**

In accordance with Section 945 of the Municipal Act, the Official Community Plan for Boston Bar - North Bend - Canyon Alpine identifies the general pattern of existing and future land use and services, and establishes the policies under which land may be developed or altered. The Official Community Plan provides a broad framework to guide the form and character of development in the Plan area. Zoning and other bylaws are used to implement provisions of the Official Community Plan, along with capital works and other programs of the Regional District of Fraser Cheam.

The Official Community Plan for Boston Bar - North Bend - Canyon Alpine is a statement of the policies of the Board of the Regional District of Fraser Cheam. Particular attention should be given to the wording of the policies contained in the Plan:

"shall" describes an imperative course of action which is within the scope of the Regional Board's powers to provide, enact, regulate or enforce;

"should" describes a desirable course of action to be taken by the Regional Board or other body or person;

"may" describes a permitted course of action which is available to the Regional Board; and

"will" describes a result to be expected on the basis of present information.

## 2.0 THE PLAN AREA

The Community Plan area includes the settlements of Boston Bar, North Bend and Canyon Alpine. All of the existing areas of small-lot development (less than 2 hectare lots) are included within the Plan area. Any areas outside of the Plan area which are subdivided in the future into small lots, will also be included within the Community Plan area.

It is the Regional Board's policy that:

The policies contained in this Official Community Plan shall apply to the area specified on Schedule B of the Official Community Plan for Boston Bar - North Bend - Canyon Alpine.

### 3.0 PLAN OBJECTIVES

The background report identified nine key objectives of the Official Plan as shown in Figure 4:



These objectives have been used to guide the land uses and development policies of the plan, and they provide the context for the overall development concept of the Plan which could be described as: "three village residential areas supported by a common base of highway commercial and industrial uses". Figure 5 illustrates the general development concept for the Plan area.

Map Schedule B attached to the Plan which shows the area designations for the Plan area, is not a "zoning map", rather, it is a generalized map depicting the areas to which the policy statements in section 5 apply.

## 4.0 GENERAL POLICIES

### 4.1 COMMUNITY DEVELOPMENT STRATEGY

The Official Community Plan for Boston Bar - North Bend - Canyon Alpine endeavours to provide a new basis for redevelopment of properties and infrastructure. The Regional Board will continue to take an active role in assisting residents in the improvement of the community.

It is the Regional Board's policy that:

- 4.1.1 In response to requests from the residents of North Bend, the Board will endeavour to purchase and subdivide the Marathon lands, west of the railway tracks.
- 4.1.2 Where requested by residents of the Plan area, the Board will assist in upgrading and maintenance of community infrastructure.
- 4.1.3 Where requested by residents and subject to feasibility studies, the Board will continue to support initiatives to provide community services including recreation facilities, which assist in maintaining the viability of these settlements.
- 4.1.4 Local self-determination should be encouraged wherever possible and arrangements should be made to facilitate direct public involvement into plan implementation measures and public responsibility for local services.
- 4.1.5 Arrangements will be established to encourage public input and consultation on the implementation of the Official Community Plan.

### 4.2 EFFECT OF THE PLAN

- 4.2.1 In accordance with section 949(1) of the Municipal Act, the adoption of this Plan does not commit the Regional Board or any other governmental body to undertake any project outlined herein, nor authorize the Regional Board or any other governmental body to proceed with a project except in accordance with the procedures and restrictions laid down by any Act.
- 4.2.2 In accordance with section 949(2) of the Municipal Act, all bylaws enacted and works undertaken by the Regional Board shall be consistent with the Official Community Plan.
- 4.2.3 A legally established land use which does not conform to the zoning bylaws may be rezoned to render it conforming regardless of the use policy for the land area designation in which it is located, provided that rezoning applies only to that portion of the parcel in which the nonconforming use is situated.
- 4.2.4 The area designations and policies of this Plan do not apply or may not be binding on lands or resources owned and administered by federal and provincial governments or on Indian Reserves. However, the provisions of the Plan should be taken into account by those bodies as an expression of the Regional Board objectives and a basis for cooperation between different levels of government.
- 4.2.5 Consolidated Zoning Bylaw: The Board intends on consolidating and updating all nine zoning bylaws within the Regional District for the limited purposes of creating one new, more user-friendly, region-wide consolidated Zoning Bylaw applicable to all electoral areas. It is a policy



of the Regional District that this Plan facilitates that zoning bylaw consolidation including by not requiring that all regulations applicable to each property and each zone implement fully the policies and land use designation of this Plan. While an objective of the consolidation is to avoid significantly altering the regulations applicable to any particular parcel of land or zone, there will inevitably be different regulations in certain instances as the current zoning bylaws were adopted between 1976 and 1992, and many similar zones can and should be consolidated. Where similar zones have different regulations, it is generally intended the most permissive would apply, and permitted land uses would not be taken away with the consolidation, which may result in land uses becoming available after the consolidation. Therefore, OCP Policies in this Plan, including land use designations and zone categories, permitted uses, densities, and subdivision regulations for the creation of new parcels, are, where necessary to achieve consistency, expanded to include the existing regulations under the various zoning bylaws and the new consolidated zoning bylaw. For certainty, these accommodations are limited to the Consolidated Zoning Bylaw Project and the situation where the existing zoning of a property or new consolidated zoning bylaw permits a use, density, or other development regulation different than otherwise identified in this Plan; by virtue of this provision, this Plan incorporates and permits those zoning regulations for that property such that there is no inconsistency with this Plan. Also, lands that have no zoning, may continue as such in the new zoning bylaw. However, all subsequent amendments to the new zoning bylaw must be consistent with this Plan without recourse to this policy. [Bylaw No. 1668, 2022]

#### 4.3 LAND USES

Most policies of the Plan are intended to apply to the entire Community Plan area. Policies in Section 5 however, are directed towards specific local areas designated on map Schedule B. These designations are intended to distinguish those lands which are primarily highway-oriented, those which should be reserved for industrial use, those residential and commercial lands which form the local village communities and those which have little development potential. Single-family residential uses will occur in all designations except Industrial, where policies provide for employee residences only.

Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a "mineral" under the Mineral Tenure Act or a "mine" under the Mines Act shall not be restricted by any terms or conditions of this bylaw so long as the Ministry of Energy, Mines and Petroleum Resources manages the activities and land for that purpose.

It is the Regional Board's policy that:

- 4.3.1 Future development within the Plan area should be compatible with the principal uses and policies in each designation area. To achieve this, and to ensure that local landowners and residents have some power to prevent incompatible uses or activities which limit their amenity, zoning regulations should be introduced in the Plan area to reflect designation policies.
- 4.3.2 The Community Plan, and any future zoning bylaw, should recognize and make provision for the existing uses, property lines and circumstances stemming from the unique history of the settlement area.

#### 4.4 SPECIAL CIRCUMSTANCES

In recognition of the unique character and circumstances of the Plan area, two Development Permit Areas are identified and established in the Official Community Plan. These Development Permit Areas recognize the fact that provincial law and development standards must apply to the Electoral Area "A"

as to other parts of the Province, but the application of these standards can be done sensitively to respond to local circumstances.

A major concern in the Boston Bar community is that existing buildings have "inadequate" setbacks from the Trans Canada Highway. During previous discussions concerning land use planning in the late 1970s, the community made it clear that rigid adherence to "modern" setback standards would be unacceptable in Boston Bar because it would create many "non-conforming" situations.

A second concern, both in parts of Boston Bar east of Highway 1 and in North Bend, relates to potential geotechnical hazards originating on the hill slopes above the communities. Sections 945 and 734 of the Municipal Act contain clear Provincial policy and regulations on these matters. The Development Permit Area No. 1-A established by this Plan should permit a more sensitive response to these problems and enable, for the most part, development to continue.

Thirdly, the program to re-subdivide a large portion of the townsite of North Bend requires special attention to development standards and responses to public concerns. The Plan provides for the completion of an integrated development plan for North Bend which will establish a new street pattern, servicing layout and design, and subdivision plan for the redevelopment of the Marathon lands west of the CP right-of-way. The purpose of the Plan will be to provide a community focus and a residential area which will encourage long term commitment and investment in the area.

Fourthly, the Board recognizes that if zoning regulations are proposed to protect amenity and investment outside the context of new development referred to in the previous paragraphs, such zoning regulations will have to be applied relatively flexibility through the administration of a local Board of Variance, and a procedure for variance permits recommended by a committee made up of local residents.

Finally, the general land use policies in the Plan should recognize the fact that the Fraser Canyon area is one traditionally characterized by temporary and transient uses, many of which may be important economically to the viability of the local community. Regulations should not be established which would have the effect of preventing these temporary uses from occurring.

It is the Regional Board's policy that:

- 4.4.1 Land use policies and regulations should recognize and respond to the unique circumstances respecting highway setbacks and commercial frontages in the Boston Bar Area.
- 4.4.2 Where geotechnical hazards restrict land available for building, every effort will be made to minimize hardships for property owners and to achieve a safe building site including, where necessary, varying land use regulations, liaising with provincial agencies, and implementing special siting and building requirements by covenant.
- 4.4.3 To ensure that development of the Marathon lands in North Bend is undertaken in the best long-term interests of the entire community, an integrated development plan should be completed and added to the Official Community Plan as an advisory schedule, by Plan amendment.
- 4.4.4 Any future zoning bylaw for the Plan area should be drafted and implemented with community support, and be administered with sensitivity to local and individual circumstances, including the possibility of variance permits by policy.
- 4.4.5 Within the areas designated for Temporary Use Permits described in Section 11 of the Plan,

a Temporary Use Permit may be issued, on the application of an owner of land, to guarantee continuity of use rights to nonconforming industrial or commercial uses for a period of up to two years, and may be renewed once.

#### 4.5 PLAN REVIEW AND AMENDMENT

The Official Community Plan will require review and amendment to take account of major changes in land use objectives and policies and development pressures.

A major review of the Plan should occur every 5 years. This involves a reconsideration of objectives and policies. Population and development forecasts will be updated, issues will be reviewed, and the Plan will be examined in light of new regional growth demands and trends.

From time to time, the Plan may also be amended to allow for a development or project of major significance or a series of development proposals which warrant revision of the policies within the Plan. The Official Community Plan may also be amended in response to direct request from the community.

The Board may periodically initiate a review and amendment of the Plan where warranted by development trends or new information regarding natural hazards, or at the request of local, provincial or federal governments. Such reviews should be substantially justified by new circumstances and provide ample opportunity for public input.

The Board will also amend the Plan following completion of property negotiations with Marathon Realty, to attach to the Plan an advisory schedule, outlining an integrated development plan for lands west of the CP right-of-way in North Bend. The purpose of the development plan will be to guide the redevelopment and subdivision of the area as a new community focus and residential area.

It is the Regional Board's policy that:

- 4.5.1 The Official Community Plan should be reviewed at intervals not exceeding five years and this review should be followed by appropriate amendments to guide development and land use for the following five years.
- 4.5.2 The Official Community Plan may be reviewed and amended where deemed necessary by the Board and only after a public hearing and in accordance with the provisions of the Municipal Act.
- 4.5.3 Applications for amendments to the Plan may be made to the Regional Board, in accordance with the provisions of the Municipal Act and Development Procedures Bylaw No. 683, and the Development Application Fees Bylaw No. 672, 1986.

**5.0 AREA POLICIES**

The area designations described in this section of the Plan provide the policies for guiding land use and services in specific areas. Various bylaws and other means will be used to regulate new land uses and subdivision in accordance with these policies. The area designations are summarized as follows:

|                         |   |
|-------------------------|---|
| VILLAGE COMMUNITY AREAS | residential, local commercial and public land uses within the settlements of Boston Bar, North Bend and Canyon Alpine.  |
| HIGHWAY COMMERCIAL      | highway-oriented commercial land uses in Boston Bar and Canyon Alpine.  |
| INDUSTRIAL              | industrial land uses adjacent to the railway in Boston Bar.   |
| RURAL RESOURCE          | areas of limited development potential and areas for natural resource protection on the steep slopes in the Plan area.  |
| SPECIAL STUDY           | areas of existing residential and other land uses within the CPR right-of-way in North Bend and the CNR right-of-way Boston Bar where further study and discussion is necessary to determine the long term future of the lands. |

**5.1 VILLAGE COMMUNITY AREAS**

**Description**

The purpose of the VILLAGE COMMUNITY AREAS designation is to identify the core areas of the settlements of Boston Bar, North Bend, and Canyon Alpine. This designation provides for residential, local commercial, and public land uses, and concentrates local commercial uses and multiple dwelling residential uses within the core areas of these settlements. Apartment and workforce accommodation is also designated for this area.

The boundaries of the VILLAGE COMMUNITY AREAS is based upon the existing land uses and topography. These areas are predominantly occupied by single and multi-family residences, mobile homes parks, and small scale local commercial uses. They are identified in a single designation in an attempt to protect village community uses from conflicting land uses and activities. Where possible, setback from the railway tracks has been included, and future commercial or residential uses within the railway right-of-way are not permitted.

It is the Regional Board's policy that:

**General Policies**

- 5.1.1 VILLAGE COMMUNITY AREAS are established for the development of compatible local commercial, residential and civic land uses.
- 5.1.2 Consolidation of small lots and comprehensive site planning of new development will be encouraged in the VILLAGE COMMUNITY AREA.

- 5.1.3 Safe access from the highway and traffic safety shall be a priority concern in the approval of development applications in the VILLAGE COMMUNITY AREA.
- 5.1.4 In order to provide for long-term on-site sewage disposal, where a lot is not served by an approved community sewage disposal system or a package sewage treatment plant, the maximum site coverage shall be 30% where the lot is served by an approved community water supply and 20% where it is not served by an approved community water supply.

### **Designation Policies**

- 5.1.5 The Plan designates as VILLAGE COMMUNITY those areas:
- located within the core community areas of Boston Bar, North Bend, or Canyon Alpine and used for residential, local commercial, public, or semi-public uses,
  - served, or capable of being served by community water and sewer systems or equivalent,
  - accessed, or suitable for being accessed by a local or collector road,
- as shown on Schedule B of the Plan.
- 5.1.6 VILLAGE COMMUNITY AREAS may only be extended or created by Plan amendment where additional lands, contiguous with the existing VILLAGE COMMUNITY AREAS designation, are identified which meet the designation policy above.

### **Use Policies**

- 5.1.7 The VILLAGE COMMUNITY AREAS may be used only for single family residential, duplex residential, mobile home parks, townhousing and apartments, local commercial uses, accessory residential uses, and public and semi-public uses.
- 5.1.8 New land uses should facilitate the development of approved community water systems.
- 5.1.9 On lots smaller than 700 m<sup>2</sup>, ancillary residential uses should be limited to home occupations.

### **Subdivision Policies**

- 5.1.10 Land in the VILLAGE COMMUNITY AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than:
- (a) 550 m<sup>2</sup> where there is an approved community water supply and an approved community sewage disposal system;
  - (b) 930 m<sup>2</sup> or larger where an additional area is needed for long-term sewage disposal, and where there is an approved community water supply; and
  - (c) 1 ha where there is no community water supply.
- 5.1.11 Consolidation of small lots will be encouraged, in order to improve sewage disposal capacity and water quality management.
- 5.1.12 Notwithstanding policies 5.1.10 and 5.1.11 above, following completion of property

negotiations with Marathon Realty respecting lands west of the CP right-of-way in North Bend, an integrated development plan shall be prepared, and attached as a schedule to this Plan by Plan amendment, which will detail Regional Board policy respecting the redevelopment of these lands, and establish a new street pattern, servicing layout and design, and subdivision plan.

## 5.2 HIGHWAY COMMERCIAL AREAS

### Description

The major purpose of the HIGHWAY COMMERCIAL designation is to provide for highway-oriented commercial uses located on lands within Boston Bar and Canyon Alpine which are accessed by the Trans-Canada Highway and are primarily used to serve the travelling public. The HIGHWAY COMMERCIAL designation is intended to restrict such uses to locations with safe highway access.

It is the Regional Board's policy that:

### General Policies

- 5.2.1 The HIGHWAY COMMERCIAL AREAS are established to accommodate commercial uses principally serving highway traffic.
- 5.2.2 Due to the extensive site coverage associated with highway commercial uses, development proposals shall recognize environmental constraints and shall provide adequate sewage disposal and wastewater and stormwater management, as required by the Responsible Authorities.

### Designation Policies

- 5.2.3 The Plan designates as HIGHWAY COMMERCIAL the areas of existing commercial uses at Boston Bar and Canyon Alpine, as shown on Schedule B of the Plan.
- 5.2.4 New HIGHWAY COMMERCIAL AREAS may be designated only where they are contiguous with an existing HIGHWAY COMMERCIAL AREA.

### Use Policies

- 5.2.5 HIGHWAY COMMERCIAL AREAS may be used only for highway commercial, local commercial, single family residential, accessory residential, associated country residential, and public and semi-public uses.

### Subdivision Policies

- 5.2.6 Land in the HIGHWAY COMMERCIAL AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than:
  - (a) 1 ha where there is no approved community water supply;
  - (b) 0.4 ha where there is an approved community water supply.

## 5.3 INDUSTRIAL AREAS

**Description**

The major purpose of the Industrial designation is to recognize the existing and potential industrial land uses adjacent to the railways in Boston Bar and North Bend. The intention is to discourage land uses which are incompatible with these industrial areas and to protect the supply of large sites suitable for industrial development.

It is the Regional Board's policy that:

**General Policies**

- 5.3.1 The INDUSTRIAL AREAS are established to provide for heavy and light industrial uses.
- 5.3.2 Development within INDUSTRIAL AREAS should provide adequate stormwater and wastewater management which minimizes off-site effects on water quality.

**Designation Policies**

- 5.3.3 The Plan designates as INDUSTRIAL the large lots suited to industrial use, as shown on Schedule B of the Plan.
- 5.3.4 The INDUSTRIAL AREAS may be extended only where such extension does not conflict with residential areas.

**Use Policies**

- 5.3.5 The Industrial Areas may be used only for industrial, accessory residential, resource extraction, log storage and handling and public uses.

**Subdivision Policies**

- 5.3.6 Land in the INDUSTRIAL AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than:
- (a) 2 ha where there is no approved community water supply; and
  - (b) 0.4 ha where there is an approved community water supply.

**5.4 RURAL RESOURCE AREAS****Description**

The major purpose of the RURAL RESOURCE designation is to limit development in areas of steep and potentially hazardous terrain and to provide for low density rural land uses on suitable sites in Boston Bar and Canyon Alpine.

It is the Regional Board's policy that:

**General Policies**

- 5.4.1 RURAL RESOURCE AREAS are established to provide for the protection of natural resource lands and the low density use of sites suited to specific rural land uses.
- 5.4.2 Development shall be controlled and uses may be restricted in areas of high natural hazard potential and environmental sensitivity.

**Designation Policies**

- 5.4.3 The Plan designates as RURAL RESOURCE the steep lands, as shown on Schedule B of the Plan.
- 5.4.4 The RURAL RESOURCE AREAS may be extended to properties considered unsuitable to residential or commercial development due to hazardous, environmental or other conditions.

**Use Policies**

- 5.4.5 The RURAL RESOURCE AREAS may be used only for single family residential, conservation and public land uses.

**Subdivision Policies**

- 5.4.6 Land in the RURAL RESOURCE AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than 8 ha.

**5.5 SPECIAL STUDY AREA**

The major purpose of the SPECIAL STUDY designation is to recognize the existing land uses within the CNR right-of-way in Boston Bar and to defer the formulation of policies for this area until further information is acquired as to the suitability of these lands for development over the long-term. Most of the existing uses do not have legal access or secure tenure and many do not conform to minimum zoning standards.

All other areas within the railway rights-of-way are designated for industrial uses.



## 6.0 DEVELOPMENT PERMIT AREAS

Development Permit Areas are used to vary or supplement the bylaws of the Regional District, thereby providing the flexibility to adjust regulations to meet certain special conditions or objectives within specific areas.

Three Development Permit Areas are established for the protection of development from natural hazards in the Plan area, and for the revitalization of the commercial area in Boston Bar, and for the protection of the natural environment, its ecosystems and biological diversity. [Byl # 1258, 2014]

### 6.1 GEOTECHNICAL HAZARDS PROTECTION DEVELOPMENT PERMIT AREA

The Geotechnical Hazards Protection Development Permit Area, known as DPA No. 1-A, is designated pursuant to Section 945 of the Municipal Act.

#### Category of Designation

"protection of development from hazardous conditions"

#### Area of Application

Development Permit Area No. 1-A encompasses the lands identified on Schedule C of the Plan.

#### Justification

##### **North Bend**

Portions of North Bend lie within the alluvial fans of Hallisey Creek and Hallecks Creek. Flooding and debris flows have occurred on both creeks, damaging properties along North Bend Crescent. Engineering studies have identified the area subject to hazardous conditions and recommended that protective measures be undertaken. This DPA is therefore intended to ensure that new development avoids or is protected from flooding and debris flow hazards.

#### Conditions:

- (a) flooding and debris flows on Hallisey and Hallecks Creeks; and
- (b) potential for rockfall, landslides and erosion.

#### Objectives:

- (a) to protect existing and proposed residential development from flooding and debris flow hazards and geological hazards; and
- (b) to protect roads and other infrastructure from flooding and debris flow hazards and geological hazards.

##### **Boston Bar**

In the course of preparing the Official Community Plan an overview study of geological conditions was undertaken to identify areas which may be subject to hazardous conditions, as required by Section

945 of the Municipal Act. The study, entitled Boston Bar OCP Slope Hazards Assessment by Thurber Consultants Ltd., found that while there are no major landslides in the Plan area, caution should be shown in areas in close proximity to the foot of the steep slopes in Boston Bar, especially where the slope has been undercut in the back yards of homes. Localized minor rockfall, debris flow and flood, and landslip hazards should be considered and mitigated in approval of all new development east of the Trans Canada Highway in Boston Bar. Areas in Boston Bar east of the Trans Canada Highway therefore have been identified within the boundaries of Development Permit Area No. 1-A. In approving development of these lands, considering subdivision applications, and in issuing building permits, consideration must be given to potential slope hazards. In most cases, avoidance of these hazards will be possible, through siting requirements for new buildings. Where it is not possible to resite the building, or where the application involves construction in close proximity to steep slope conditions, the applicant may be required to provide a site-specific engineering study which will confirm the proposed siting, and design any mitigation works required by the engineer, pursuant to Section 734 of the Municipal Act.

Conditions:

- (a) localized rockfall, debris flow and flooding, and small scale landslide hazards at the base of steep slopes east of the Trans Canada Highway in Boston Bar.

Objectives:

- (a) to site new development away from areas of properties with steep slope and other identified hazards wherever possible;
- (b) to prevent construction or excavation which would negatively impact natural drainage, or cause or contribute to hazardous conditions on the site or on adjacent lands; and
- (c) to protect existing and proposed development from geological hazards.

Guidelines

Development permits shall accord with the following guidelines:

- 6.1.1 A development permit shall not be required for construction of, addition to, or alteration of a building or structure where: (a) a site specific geotechnical report determines that the site may be used safely for the use intended, or (b) the type of construction, addition, or alteration does not affect or relate to matters of health, safety or the protection of property from damage.
- 6.1.2 All new development proposed to be located on the alluvial fans of Hallisey and Hallecks creeks in North Bend, shall be constructed such that the underside of the floor system is less than 1.5 m above the natural boundary of the watercourse, and nor lower than 1.0 m in the potential debris flow zone, or 0.6 m in the potential debris flood zone above the natural ground measured at the perimeter of the building, whichever is higher.
- 6.1.3 Conditions or restrictions may be imposed respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced or other matters as specified in Section 976 (5) (a), (b), (c), (d) and (e) of the Municipal Act.
- 6.1.4 No alterations to the natural drainage, no construction or excavation will be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.

- 6.1.5 Where the zoning bylaw permits single family residential use and where the geotechnical study identifies safe building sites, all new lots created should include suitable building sites in areas not subject to hazard. Clustering of lots away from the hazard area respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.
- 6.1.6 No use should be permitted on land which is subject to geological hazard unless a geotechnical report determines that the land may be used safely for the use intended subject to conditions contained in the report with respect to mitigative and protective measures.

**6.2 BOSTON BAR COMMERCIAL DEVELOPMENT PERMIT AREA**

The Boston Bar Commercial Development Permit Area, known as DPA No. 2-A, is designated pursuant to Section 945 of the Municipal Act.

Category of Designation

Establishment of objectives and provision of guidelines for the form and character of commercial, industrial, or multifamily residential development pursuant to section 945 4(e) of the Municipal Act.

Area of Application

DPA 2-A encompasses the land identified on Schedule C of the Plan.

Justification

Some of the existing, older development in Boston Bar does not meet contemporary standards in regard to setbacks from the highway and property lines, separation distances between buildings, number of buildings per lot and other concerns. Within the commercial area of Boston Bar, these issues are especially important because safe access to and egress from businesses on the highway is essential. Traffic volumes are expected to increase in relation to logging and recreational use of the Nahatlatch River area. Some means is therefore necessary to ensure that redevelopment can occur in a manner which does not pose traffic safety hazards, and which enhances the commercial area, while also meeting sewage disposal and water supply requirements. The DPA provides for approval of a site plan which takes into account the compromises often necessary for redevelopment of existing uses on small lots.

Conditions:

- (a) existing land uses which are potentially nonconforming;
- (b) highway and arterial road traffic safety concerns;
- (c) sewage disposal constraints on small lots; and
- (d) unattractive commercial area.

Objectives:

- (a) to provide visibility and access and egress requirements which meet minimum traffic safety standards;
- (b) to assist in revitalizing the commercial area by encouraging compatible development between adjoining properties; and

- (c) to ensure that development proposals provide for adequate on-site sewage disposal for the long-term future.

### Guidelines

Development permits shall accord with the following guidelines:

6.2.1 The conditions under which a development permit is not required, include:

- (a) all development applications which comply with existing setback requirements, sewage disposal requirements and other regulations of the Regional District;
- (b) single family residential development, including accessory uses, where a Development Variance Permit has been granted;
- (c) interior changes or routine maintenance to a building which does not generate additional sewage or wastewater discharge; and
- (d) signs which are approved, where necessary, by the Ministry of Transportation and Highways and the building inspector.

6.2.2 Development permits shall only be issued where a detailed site plan is submitted which identifies:

- proposed building setbacks and the means of ensuring safe vehicle movement to and from the property which meets the requirements of the Ministry of Transportation and Highways; and
- proposed buildings, building additions and site coverage, along with a study by a qualified professional engineer which certifies that the development can accommodate long-term on site sewage disposal for the intended use.

6.2.2 Development proposals should have regard for adjoining land uses and be designed to minimize conflicts with other land uses in the area.

6.2.3 All new developments should enhance the commercial character and attractiveness of the area. The character of development including landscaping and the siting and form of buildings and structures should provide for an attractive, safe and distinct edge along the property frontages on the Trans Canada Highway.

6.2.4 The size, location and design of free-standing commercial signs and other advertising structures not attached to buildings should be compatible with uses and structures on adjacent properties.

6.2.5 Appropriate landscaping to enhance the aesthetic quality of the development while defining and buffering parking, storage and service areas from adjacent residential uses and roadside views shall be completed.

6.3 RIPARIAN AREAS DEVELOPMENT PERMIT AREA NO. 3-A

### Category of Designation

Fraser Valley Regional District  
Consolidated OCP Bylaw No. 804  
Boston Bar-North Bend-Canyon Alpine, Area "A"

“Riparian Areas Development Permit Area 3-A” is designate pursuant to Section 919.1(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

#### Area of Application

Development Permit Area 3-A consists of all those parcels of land:

- a. within the area of this Official Community Plan; and,
- b. entirely or partially within a Riparian Assessment Area, which is:
  - i. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
  - ii. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
  - iii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

For convenience, mapped streams are generally shown on *Schedule C-2 – Riparian Areas Development Permit Area 3-A*. Note that Riparian Areas Development Permit Area 3-A includes the Riparian Assessment Areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams shown on *Schedule C-2 – Riparian Areas Development Permit Area 3-A*.

#### Justification

Electoral Area A contains streams and riparian areas that directly or indirectly provide natural features, functions and conditions that support fish life processes. The Fish Protection Act and the Riparian Areas Regulation require local governments to protect these streams and riparian areas when exercising powers with respect to residential, commercial and industrial development. In the opinion of the Regional Board, this development permit area provides a level of protection that is comparable to the Fish Protection Act and the Riparian Areas Regulation.

#### Objectives

The objective of Development Permit Area 3-A is to protect the natural environment, its ecosystems and biological diversity. More specifically, this DPA will protect streams and riparian habitat primarily through the involvement of qualified environmental professionals and the identification of Streamside Protection and Enhancement Areas (SPEAs) that should remain free of development, including the disturbance of soils and vegetation.

#### Activities Requiring a Permit

- 6.3.1 A development permit must be obtained prior to:
- a. the subdivision of land;
  - b. residential, commercial, institutional or industrial development including:
    - i. the alteration of land;
    - ii. the disturbance of soil or vegetation; or
    - iii. construction of or addition to a building or structure;
- within a riparian assessment area.

Exemptions

6.3.2 Notwithstanding Section 6.3.1, a development permit is not required for the following:

- a. development that does not involve residential, commercial, institutional or industrial uses;
- b. residential, commercial, institutional and industrial development that is demonstrated to be outside of a Riparian Assessment Area;
- c. residential, commercial, institutional and industrial development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way;
- d. renovations or repair of a permanent structure on an existing foundation to an extent which does not alter or increase the building footprint area;
- e. minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream;
- f. development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which:
  - i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and
  - ii. establishes a riparian buffer.
- g. routine maintenance of existing landscaping or lawn and garden areas;
- h. removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
- i. forestry activities on Crown land undertaken under an approved Forest Stewardship Plan approved by the Ministry of Natural Resource Operations in accordance with the Forest & Range Practices Act;
- j. riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
- k. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
- l. paths for personal use by the parcel owners, provided they do not exceed approximately 1.0 metre in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability;
- m. local and regional park facilities;
- n. emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
- o. repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- p. the development of an approved community water or sanitary sewer system that is not ancillary to a residential, commercial or industrial development;
- q. Federal and Provincial regulated utilities, including railways, transmission lines or a pipelines;

- r. public road or highway works;
- s. repair or replacement of an existing driveway, culvert or bridge; and,
- t. the construction of a single storey, detached residential accessory building or structure which is not intended to be used for any “residential occupancy” and which has a floor area not exceeding 20 square metres (215 square feet) and where:
  - i. the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat; and,
  - ii. it is not possible to construct the building, structure or deck outside the riparian assessment area.

- 6.3.3 Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of stream, the Regional District may require:
- a. a plan prepared by a BC Land Surveyor or Qualified Environmental Professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or
  - b. a report prepared by a Qualified Environmental Professional to determine if the stream satisfies the definition criteria.

#### Guidelines

In order to achieve the objectives of Development Permit Area 3-A, the following Guidelines shall apply to the issuance of Development Permits:

#### *Issuance of Development Permits*

- 6.3.4 Each development permit application should, as a minimum, be accompanied by:
- a. where applicable, an Assessment Report prepared by a QEP in accordance with the Assessment Methods and Development Permit Area 3-A guidelines for the purpose of determining the applicable SPEA and other measures necessary for the protection of riparian areas;
  - b. a scaled siting proposal clearly and accurately identifying all streams and water features, high water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines and existing and proposed development, as well as the locations of works and activities recommended in the Assessment Report; and,
  - c. written certification that the proposed development is consistent with the Guidelines of Development Permit Area 3-A and the Riparian Areas Regulation, and identifying any mitigation or compensation measures that are consistent with the Guidelines, including measures that may be specified as Development Permit conditions.
- 6.3.5 Pursuant to the Riparian Area Regulation and the Local Government Act, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting:
- a. the siting of buildings, structures or uses of land;
  - b. areas to remain free of development;
  - c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
  - d. works to preserve, protect, or enhance a natural watercourse or other
  - e. specified environmental feature;

- f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and,
  - g. timing of construction to avoid or mitigate impacts.
- 6.3.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a QEP should:
- a. identify adequate building sites - including but not limited to building locations; front, rear and side yard areas; site services including sewage disposal facilities and water supplies; access; and, parking - on each proposed lot;
  - b. identify streams that may be impacted by the proposed development; and
  - c. consider whether any natural watercourses should be dedicated pursuant to Section 920(7)(c) of the Local Government Act.
- 6.3.7 The Regional District is authorized to issue a Development Permit after receiving:
- a. notification by the Ministry of Environment that Fisheries & Oceans Canada and the Ministry have been:
    - i. notified of the development proposal; and,
    - ii. provided with a copy of an assessment report which meets the requirements of the Riparian Areas Regulation; or,
  - b. documentation demonstrating that Fisheries & Oceans Canada has, with respect to the proposed development, authorized the “harmful alteration, disruption or destruction” of fish habitat pursuant to Section 35 of the Fisheries Act or amendments thereto.
- 6.3.8 A development permit may include as a term or condition any recommendation made by QEP in an Assessment Report respecting:
- a. the siting of buildings, structures or uses of land;
  - b. areas to remain free of development;
  - c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
  - d. dedication of natural water courses to the Crown;
  - e. works to preserve, protect, or enhance a natural watercourse or other specified environmental feature; and,
  - f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses.
- 6.3.9 A development permit may impose terms and conditions respecting the:
- a. sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
  - b. co-ordination of geotechnical recommendations by a Qualified Environmental Professional or Professional Engineer licensed in Province of British Columbia;
  - c. minor modification of a SPEA as generally described in the Riparian Area Regulation Implementation Guidebook where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.
- 6.3.10 A development permit may vary or supplement a bylaw under Division 7 or 11 of the Local Government Act provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 3-A.



*Measures to Protect the Streamside Protection and Enhancement Area*

- 6.3.11 Land shall be developed strictly in accordance with the development permit issued.
- 6.3.12 No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited within a Streamside Protection and Enhancement Area except in accordance with the development permit and Assessment Report.
- 6.3.13 The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the Streamside Protection and Enhancement Area.

*Geotechnical Hazards*

- 6.3.14 Where a proposed development requires geotechnical evaluation pursuant to a geotechnical hazard development permit area or Section 25 of the Community Charter, the riparian assessment should be coordinated with the geotechnical evaluation in order to provide a comprehensive development permit application.

Permit Security

- 6.3.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- security for the performance of conditions respecting landscaping is necessary;
  - the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
  - the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit;
- or,
- the permit holder is required to retain, restore or replace native vegetation.
- 6.3.16 The amount of the security should be sufficient to cover the cost of any work that may be undertaken by the Regional District to correct deficient landscaping conditions, an unsafe condition, and damage to the natural environment that could reasonably be expected to result from the contravention of the permit.
- 6.3.17 A Letter of Undertaking signed and sealed by a Qualified Environmental Professional may be accepted in lieu of security where:
- the nature of required works, such as landscaping, are minor and the risk of damage to the natural environment is low;
  - the Letter of Undertaking is signed and sealed by a Qualified Environmental Professional; and, the Qualified Environmental Professional will undertake the works and provide to the Regional District a post-construction certification and inspection report as outlined in Section 6.3.18.

*Post-Construction Certification and Inspection*

- 6.3.18 Upon completion of the works authorized by a development permit - and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit - the holder of the permit must submit to the Regional District and the Ministry of Environment postconstruction certification from a QEP which:
- certifies that the development has been carried out in accordance with the

Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or,

- b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the Regional District as contemplated by Section 6.3.16.

6.3.19 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

#### Offence

6.3.20 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued; are offences under the Local Government Act and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the Local Government Act.

6.3.21 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 3-A and the terms and conditions of a development are being met.

#### Definitions

6.3.22 In DPA 3-A, the following terms have the meanings described below:

“Assessment Methods” means the assessment methods set out in the Schedule to the Riparian Areas Regulation.

“Assessment Report” means a report certified by a Qualified Environmental Professional and prepared in accordance with the Riparian Areas Regulation Assessment Methods and the guidelines of Development Permit Area 3-A to assess the potential impact of a proposed development in a riparian assessment area.

“development” includes the alteration of land, the disturbance of soil or vegetation, and construction of or addition to buildings and structures.

“high water mark” means the visible high water mark of a stream 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 stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

“Qualified Environmental Professional” and “QEP” mean a qualified environmental professional as defined in the Riparian Areas Regulation.

“ravine” means a narrow valley with an average grade on either side greater than 3:1 measured between the high water mark of the watercourse contained in the valley and the top of the valley bank, being the point nearest the watercourse beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 metres measured perpendicularly to the watercourse;

“Riparian Assessment Area” means

- a. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
- b. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
- c. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

“Riparian Areas Regulation” means B.C. Reg. 376/2004 and amendments thereto.

“Streamside Protection and Enhancement Area” and “SPEA” mean an area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,
- b. the size of which is determined in accordance with the Riparian Areas Regulation on the basis of an Assessment Report provided by a Qualified Environmental Professional.

“stream” includes any of the following that provides fish habitat:

- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook; or,
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b)

**7.0 INFRASTRUCTURE AND SERVICES****7.1 WATER SUPPLY**

The problems associated with deficient water systems are a major concern in the Plan area. Substantial improvements are possible through cooperative development of community water systems by existing water utilities and user groups. The expansion and renewal of development in North Bend and Boston Bar is presently limited by water supply arrangements. Upgrading to local water systems which are owned and operated by the Regional Board within a Local Service Area, requires public support either by referendum or petition.

It is the Regional Board's policy that:

- 7.1.1 The unification and development of adequate community water systems and full connection to such systems will be actively encouraged and assisted in the Plan area.
- 7.1.2 While it may not be feasible for all new development to connect to a community water system, development and subdivision applications should support the objectives for improved community water supply.

**7.2 SEWAGE DISPOSAL**

Significant sewage disposal and water quality problems exist in portions of the Plan area. Given the major constraints associated with existing small lots and the limited population base to support community sewage treatment facilities, land use and development policies are guided by the need to ensure adequate on-site disposal or community tile field disposal.

It is the Regional Board's policy that:

- 7.2.1 Development proposals should be designed to accommodate permitted uses on the basis of on-site sewage disposal for the long term, except where approved community disposal facilities are provided.
- 7.2.2 The use of dry wells and other alternative systems shall only be used where conventional systems are not feasible.
- 7.2.3 Community sewage disposal facilities may be constructed, where approved by local petition or referendum, and required by site conditions.
- 7.2.4 Consolidation of small lots will be encouraged to provide for adequate long-term sewage disposal and may be imposed as a condition to development approvals, where necessary for the health and safety of residents.

**7.3 FIRE PROTECTION**

The climate, the close proximity of many buildings and the presence of railway traffic in the Plan area make fire protection services an important issue in the community. The Plan supports ongoing improvements to fire protection.

It is the Regional Board's policy that:

- 7.3.1 The Regional Board will encourage and support the maintenance of the volunteer fire department.
- 7.3.2 The improvements to community water systems should provide for standardization of pipe sizes and fittings for fire protection and improved water storage and distribution capacity.
- 7.3.3 Fire protection service agreements may be established and maintained with Ministry of Forests, Indian Bands, and with the railway companies.
- 7.3.4 Fire halls should be located on public lands, with secure tenure and appropriate access.
- 7.3.5 A hazardous goods and fire emergency plan should be established with the railway companies.

#### 7.4 SOLID WASTE MANAGEMENT

The Chaumox Road landfill site is sufficient to provide for the long-term solid waste disposal needs of the community. The former dump site in Boston Bar has been closed and will be redeveloped for a suitable community use. The following policies relate to operation of the solid waste management facilities in the Plan area.

It is the Regional Board's policy that:

- 7.4.1 All users of the landfill must be members of the local service area, unless otherwise arranged by legal agreement with the Regional District.
- 7.4.2 Where local demand exists and residents request the service, the Regional District will organize garbage collection services.
- 7.4.3 Suitable community uses of the former landfill site will be considered by the Regional Board in cooperation with the community.

## 8.0 ROADS AND TRANSPORTATION

### 8.1 ROADS

The road network plan presented on Schedule D of the Plan establishes the classification of roads which recognizes the hierarchy of road functions and standards. One of the major objectives is to separate, wherever possible, local, arterial and highway traffic in order to improve road safety. Land use and access regulations will be applied in relation to this network plan.

The following classes of roads are recognized in the Plan area:

**CONTROLLED ACCESS HIGHWAY:** A highway designated pursuant to the Highway Act, as a "controlled access highway" for through traffic. No new direct accesses to such highways are permitted where there exists or can be created, alternative means of access.

**ARTERIAL:** A street providing a continuous route, primarily for through traffic, with land access a secondary consideration. Arterial streets are usually fed by two or more collectors.

**COLLECTOR:** A street performing the dual function of land access and distribution of traffic between local and arterial streets.

**LOCAL:** A street primarily designed for land access, with little or no provision for through traffic. Direct access is allowed to allow abutting properties.

It is the Regional Board's policy that:

#### Legal Access

- 8.1.1 The Regional Board will support property owners in acquiring legal access to their properties, where it does not presently exist and will assist in resolving road and right-of-way issues in the Plan area.
- 8.1.2 Each new parcel of land shall have frontage on a public road, and the Regional Board will not support applications for subdivision or major developments which propose road access via easements or railway rights-of-way.
- 8.1.3 The construction or expansion of large commercial or residential developments should provide two legal accesses, subject to the standards and approval of the Ministry of Transportation and Highways.

#### Road Improvements

- 8.1.4 The Regional Board will support the upgrading of Chaumox Road and the evaluation of potential road relocation through North Bend.
- 8.1.5 Improvements to traffic speed controls should be undertaken on Chaumox Road through North Bend, in anticipation of increased logging truck traffic.
- 8.1.6 Improvements to turning lanes on the Trans-Canada Highway in Boston Bar should be given high priority in road improvements and any redevelopment proposals should support safe

vehicle movement in the area.

- 8.1.7 Future subdivision and development near the Trans-Canada Highway should provide for the dedication of road right-of-way, where it will facilitate the long-term development of a frontage road system.

## 8.2 RAILWAYS

While the two railways are an important traditional part of the community, land uses in the railway rights-of-way which are unrelated to railway operations will be discouraged for health and safety reasons.

It is the Regional Board's policy that:

- 8.2.1 Residential and commercial land uses will not be approved within railway rights-of-way.
- 8.2.2 Review of land use suitability in the Special Study Area designation will be initiated in consultation with the landowners and tenants in order to determine long-term land use and subdivision policies for the area. Upon transfer of railway-owned land to private ownership, a special study may be initiated by the Regional Board, a private owner of the land, or a registered community group with an interest in the subject land.
- 8.2.3 New residential subdivisions adjacent to major transportation corridors should provide adequate safety and noise standards, as outlined in the Federal CMHC guidelines: "Road and Rail Noise: Effects on Housing".
- 8.2.4 Provision should be made for coordination of emergency response in the rail corridors, as indicated in policy 7.3.5.

**9.0 COMMUNITY PARKS AND SOCIAL SERVICES**

Community parks and social services are an essential element in improving the attractiveness of the community for residential settlement.

**9.1 COMMUNITY PARKS**

It is the Regional Board's policy that:

- 9.1.1 The community parks objectives in the Plan area are displayed on Schedule B of the Plan, and include:
- (a) development of a new community park for the Boston Bar-Canyon Alpine area, and
  - (b) further improvement to the North Bend community park.
- 9.1.2 Pursuant to Section 992 of the Municipal Act, all new subdivisions involving three or more lots, where the smallest lot is less than 2 ha, shall be required to provide parkland equivalent to 5 percent of the land being subdivided, and in a location which facilitates the community parks objectives described above.
- 9.1.3 Where subdivision occurs in a location which accords with the major community parks objectives, the Regional Board may request cash in lieu of land for subdivision park dedication, subject to acquisition of letters patent for the community parks function.

**9.2 COMMUNITY HALLS**

It is the Regional Board's policy that:

- 9.2.1 Community halls should be located on public land with secure tenure, and the Board will assist in implementation of this policy.

**9.3 RECREATION PROGRAMS AND FACILITIES**

It is the Regional Board's policy that:

- 9.3.1 The Regional Board will initiate and support the development and delivery of recreational programs in the Plan area, in consultation with community groups.

**9.4 CEMETERY**

It is the Regional Board's policy that:

- 9.4.1 A cemetery should be reserved on public land to serve the community.

**9.5 AFFORDABLE HOUSING**

Pursuant to section 945 (2.1) of the Municipal Act, the Board intends, with community co-operation, to undertake a pro-active program to insure an adequate supply of affordable and rental housing in the Plan area. This program involves the purchase, subdivision, and redevelopment of the Marathon lands in North Bend. Based on past and projected future growth patterns these lands, if developed at appropriate densities as indicated in this Plan, will provide a suitable and adequate land base for new housing beyond the life of the current Plan.



It is the Regional Board's policy that:

- 9.5.1 The Regional District shall undertake a development plan for North Bend which, with community co-operation and involvement, should provide for the legal subdivision and sale of residential lots, which are served by a new community water supply, and sewage disposal system.

Not For Legal Purposes

## 10. ENVIRONMENTAL PROTECTION

Natural hazards are associated with the steep mountains and tributaries surrounding the Fraser Canyon. The Fraser River is also an important environmental feature. The Plan endeavours to guide development in a manner which is compatible with these environmental constraints and attributes.

### 10.1 NATURAL HAZARDS

It is the Regional Board's policy that:

- 10.1.1 Development shall be directed away from lands susceptible to slope instability, erosion, rockfall, flooding and debris flows and other geotechnical problems.
- 10.1.2 Buildings used for habitation, business or the storage of goods damageable by floodwaters should have a building elevation such that the underside of the floor system is not less than 6 m above the natural boundary of the Fraser River, 1.5 m above the natural boundary of all other watercourses and 0.6 m above the natural ground level measured at the perimeter of the building, except as otherwise approved by Development Variance Permit, and recommended by the Ministry of Environment.
- 10.1.3 Geotechnical studies pursuant to Section 734 of the Municipal Act will be required for new development on lands within Development Permit Area 1-A and all other lands which may be considered to be subject to geological or flooding hazards.

### 10.2 WATER QUALITY

It is the Regional Board's policy that:

- 10.2.1 The Regional Board will require adequate on-site sewage disposal and stormwater management for new development and will support the retrofitting of existing development to reduce the off-site disposal and effects of wastewater and stormwater discharge.
- 10.2.1 The Regional Board will encourage and support the extension and burial of storm water drainage culverts on the Fraser River.

### 10.3 AIR QUALITY

It is the Regional Board's policy that:

- 10.3.1 The Regional board will encourage the ongoing monitoring and analysis of ambient air quality and air contaminant discharges in the Plan area.

### 10.4 STREAM AND RIVER PROTECTION

It is the Regional Board's policy that:

- 10.4.1 Watercourses which support viable fish populations should be maintained in as natural a condition as possible by :
  - maintaining, where new development is to take place, natural vegetation along watercourses; and
  - prohibiting uses requiring the placement of fill in river channels.

10.4.2 The report "Land Development Guidelines for the Protection of Aquatic Habitat" will be used as a guideline for establishing adequate protective measures for the watercourses within the planning area.

Not For Legal Purposes

## 11.0 OTHER POLICIES

### 11.1 TEMPORARY USE PERMITS

Table 4 summarizes the types of uses and locations of use which may be permitted through temporary use permits pursuant to Section 975 of the Municipal Act. Temporary use permits may be issued for a period of up to two years, and may be renewed once.

It is the Regional Board's policy that:

11.1.1 The Community Plan Area, as shown on Schedule B of this Bylaw, is designated for the issuance of Temporary Commercial and Industrial Use Permits for the following types of uses:

- (a) special events of a commercial nature which are of limited duration and which do not preclude or compromise future permitted uses on the proposed site of the temporary use;
- (b) seasonal, commercial recreational uses which require temporary public assembly or equipment storage areas; and
- (c) industrial or commercial uses which comply with the area designation policies but where appropriate zoning does not presently allow for such uses. To provide for temporary approval of transitional uses or uses where uncertainty exists as to their appropriateness or viability and where it is premature to decide upon rezoning and long-term land use rights, a temporary use permit may be issued for a limited period.

11.1.2 A Temporary Commercial or Industrial Use Permit may be issued within the INDUSTRIAL AREAS and RURAL RESOURCE AREAS for other short-term industrial or commercial uses where the proposed use is compatible with adjacent land uses.

### 11.2 ADVISORY PLANNING COMMISSION

The proposed redevelopment of North Bend and the introduction of land use policies and regulations throughout the Plan area will require close consultation with residents and property owners. Section 955 of the Municipal Act provides for appointment of an Advisory Planning Commission. In the Boston Bar - North Bend - Canyon Alpine Community Plan area, a local commission is proposed which could assist in the implementation of the Plan and community development initiatives.

It is the Regional Board's policy that:

11.2.1 An Advisory Planning Commission will be established to facilitate community input into implementation of the Official Community Plan and related Regional District bylaws, the development of community services and to advise on major development proposals in the community.

## 12. INTERPRETATION

Terms not defined in this section carry the same meaning as in Provincial statutes and the bylaws of the Regional District of Fraser-Cheam. The following terms used in this Plan shall have the meaning stated:

**ACCESS** means the access permitted and specified in a Highways Access Permit issued by the Ministry of Highways; see also **PUBLIC ACCESS**;

**ACCESSORY RESIDENTIAL USE** means a use accessory to a mobile home park, to a commercial use to a tourist accommodation use or to an industrial use, where the building or buildings so used include one dwelling unit for the accommodation of the owner, operator or manager;

**ADVISORY PLANNING COMMISSION** means a commission established under section 955 of the Municipal Act which is responsible for advising the Regional Board on planning concerns of the local community referred to it by the Board;

**ALLUVIAL FAN** means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream;

**APPROVAL** means approval in writing;

**APPROVED COMMUNITY SEWAGE DISPOSAL SYSTEM** means a public or private system of pipes of sufficient capacity to carry sewage from an area to connected treatment and disposal facilities as approved by the Waste Management Act or the Health Act;

**APPROVED COMMUNITY WATER AND SEWAGE DISPOSAL SYSTEMS OR EQUIVALENT** means systems built to the same standard and approved under most circumstances by the same agencies as in the case of an "approved community water system" and an "approved community sewage disposal system", but may be owned, operated and maintained by a corporation, strata corporation or cooperative;

**APPROVED COMMUNITY WATER SYSTEM** means a system of waterworks within the meaning of section 21 of the Health Act which services two or more parcels which is owned, operated or maintained by the Regional District pursuant to the Municipal Act; or is owned, operated or maintained by an Improvement District under the Municipal Act, is regulated under the Water Utility Act; or is owned, operated or maintained by a strata corporation pursuant to the Condominium Act;

**ARTISAN-CRAFT WORKSHOP USE** means an activity of a gainful nature which is carried on by an artificer who practices, cultivates or instructs in craftsmanship and/or arts; includes artists' and potters' studios, workshops for the assembly and manual repair of specialized equipment used by skilled artisans, musicians, horologists and the like, antique furniture and painting, restoration and repair, glass blowing, wood or stone carving, and all other similar activities; specifically excludes automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet-breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses;

**ASSOCIATED COUNTRY RESIDENTIAL USES** means a variety of uses clearly ancillary or

accessory to a country or rural residential use including greenhouses, artisan craft workshops and home occupations;

**BOARD ACTION** means any resolution or undertaking of the Regional Board;

**CAMPGROUND** means any lot or parcel operated and occupied for part of the year only as temporary accommodation for holiday makers in recreational vehicles, travel trailers or tents, which is either operated for remuneration or is licensed accommodation under the regulations made pursuant to the Travel Bureau Act of the Province of British Columbia; does not include a holiday park, mobile home park or hotel, motel, motor hotel, resort, or a camp licensed under the Community Care Facilities Licensing Act of the Province of British Columbia;

**CONSERVATION USE** means the preservation and protection of natural resources and assets in their natural state, including the habitat of birds, fish and other wildlife;

**COTTAGE INDUSTRY USE** means an activity of a gainful nature which is not defined as an offensive trade in the Health Act, R.S.B.C. Ch. 161, 1979, Section 122, which occupies a building accessory to residential and agricultural land uses, which includes ancillary retail and office facilities and which does not employ or involve more than three operators or employees, the principal of whom shall be resident on the parcel. Cottage industry use includes custom stone, textile, wood and metal working facilities, wholesale bakeries, plants processing and packing food grown or raised on the parcel, cottage wineries, cold storage facilities, frozen food lockers and ice-manufacturing plants, locksmiths, gunsmiths, tinsmiths, print shops, audio visual and photographic studios, small appliances and office machinery repair, non-motorized bicycle repair shops;

**COUNTRY RESIDENTIAL USE** means the use of land for residences on the basis of one principal dwelling unit per parcel at a maximum density of 0.4 ha per site for new subdivisions with community water services;

**CREATE** means the enlarging of a land area designation by adding non-contiguous areas to it;

**DEBRIS FLOOD** means a channelized slope hazard involving uncontrolled water flow which can result in water damage to unprotected buildings, erosion, deposition of gravel and timber debris and silting damage;

**DEBRIS FLOW** means a channelized slope hazard generally involving considerable amounts of sediments and debris including trees and boulders with small amounts of water, and are relatively confined to areas at the mouth of gullies, normally near the apex of the alluvial fans;

**DESIGNATION** means the area of land to which the land-area policies of section 4 apply;

**DEVELOPABLE LAND** means land without topographic or other physical constraints and with safe building sites and access, which is suited to residential and other forms of development;

**DEVELOPMENT APPLICATION** means an application pursuant to an enacted provision of a Responsible Authority which affects the development of any land within the area covered by this Plan;

**DEVELOPMENT TRENDS** means the rate, location, type, pattern and course of urban or industrial development and the social, economic, fiscal and environmental impacts of such development on a community or region;

**EXTEND** means the enlarging of a land-area designation by adding contiguous areas to it;

**FLOODPLAIN** means an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water, including areas shown on Schedule D of this Plan;

**GEOTECHNICAL STUDY** means a study or studies prepared by a professional engineer licensed in the Province of British Columbia which addresses conditions of flooding, mud flows, debris flows, debris torrents, erosion, land slips, rockfall, subsidence or avalanche;

**HIGHWAY COMMERCIAL** means a commercial use located adjacent, or nearly adjacent, to routes of travel of regional significance which is intended to serve the needs of an itinerant motoring population; includes service stations, gas bars, restaurants and tourist information booths, but excludes major tourist recreation commercial uses, local and local tourist commercial uses;

**HOME OCCUPATION USE** means a use accessory to a one-family residential use where the householder carries on an occupation, craft or profession for remuneration;

**LOCAL COMMERCIAL USE** means a commercial use intended to serve the day-to-day needs of the local population residing in the vicinity of the local commercial use; includes general stores, convenience stores, small personal service establishments and artisan-craft workshop uses;

**MAXIMUM SITE COVERAGE** means the proportion of a parcel of land which is used for buildings, structures, driveways, patios, swimming pools and other development covering the surface of land;

**NATURAL BOUNDARY** means the visible high-water mark of any lake, river, stream 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 upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself;

**NATURAL GROUND** means the level of the surface of the ground which occurs or occurred naturally and before any excavation or construction activities;

**OFFICIAL COMMUNITY PLAN** means a plan prepared and adopted by a regional board by bylaw pursuant to sections 944 and 945 of the Municipal Act which applies to all or parts of the electoral areas of a regional district. It forms the basis for preparing development bylaws in an electoral area;

**ON-SITE SERVICES** means the provision of an individual water supply and an on-site sewage disposal system in accordance with the standards of the Responsible Authorities pursuant to the requirements of the Health Act, the Waste Management Act, and bylaws of the Regional District;

**OUTDOOR RECREATION** means providing for extensive open air commercial recreation facilities for active physical participation and the retail sales and services clearly incidental to such facilities; does not include golf courses;

**PLAN AMENDMENT** means a bylaw amending a schedule of this Plan prepared and adopted pursuant to the Municipal Act;

**PUBLIC ACCESS** means the unrestricted right of the general public to cross lands without the need for any approvals or specified permits;

**PUBLIC USE** means the use of land by a government or administrative body intended primarily to serve the day-to-day needs of the population residing in the local vicinity, and includes civic, transportation, airport and related uses, utility, institutional, recreation and conservation uses but excludes commercial recreation use;

**RECREATION USE** means public park, conservation, recreation, and other ancillary uses as permitted by the Responsible Authorities; excludes commercial recreation uses;

**RESPONSIBLE AUTHORITIES** means a governmental and/or administrative body, operating in part or in total within the region, which is charged with or capable of enacting government provisions affecting the development of land or the construction of public works within the region; includes a member municipality, a regional district, the Province of British Columbia, the Government of Canada, and their agencies;

**RESOURCE EXTRACTION USE** means mining and the extraction of aggregate materials; includes mining, forestry, fishing and associated local transportation uses;

**RURAL RESIDENTIAL USE** means the use of land for single-family residences at a maximum density for new subdivisions with on-site services, of up to one (1) lot per two (2) hectares;

**SEMI-PUBLIC USE** means the use of land by a religious organization, club, lodge fraternal organization, society or association intended to serve the needs of the population residing in the vicinity of the semi-public use; includes churches, day-care facilities, meeting halls and club uses;

**SPECIAL EVENT** means the use of land for temporary commercial or industrial use including fairs or concerts, campsites, assembly use, recreation use, emergency operations and other event-related land uses;

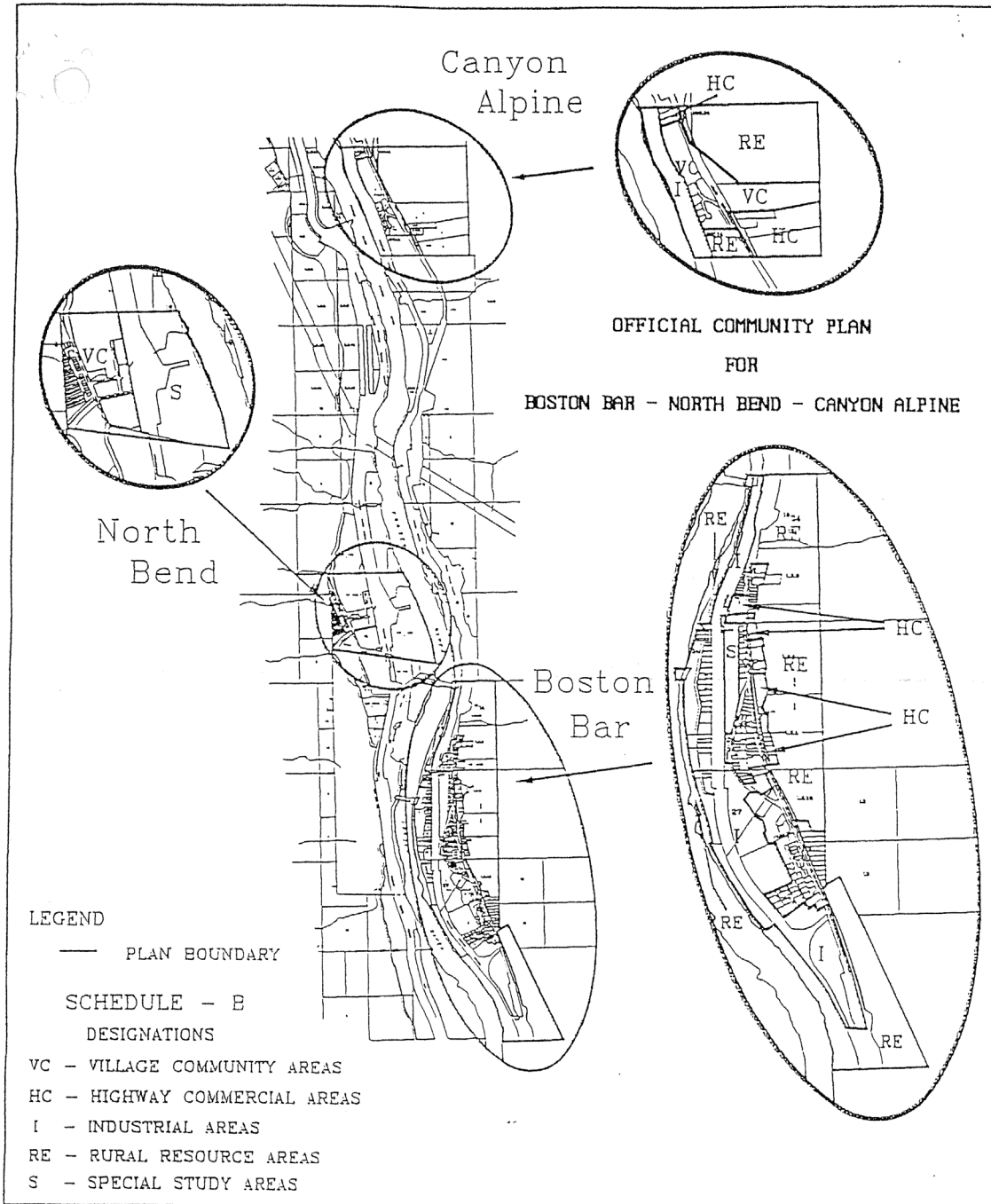
**SUBDIVISION CONTROL PROCESS** means the division of land into two or more parcels, or the consolidation of two or more parcels, whether by plan, apt descriptive words, or otherwise; and includes land parcels registered under the Condominium Act and Crown leases;

**TEMPORARY USE** means a commercial or industrial use for which a Temporary Use Permit pursuant to section 975 of the Municipal Act is issued;

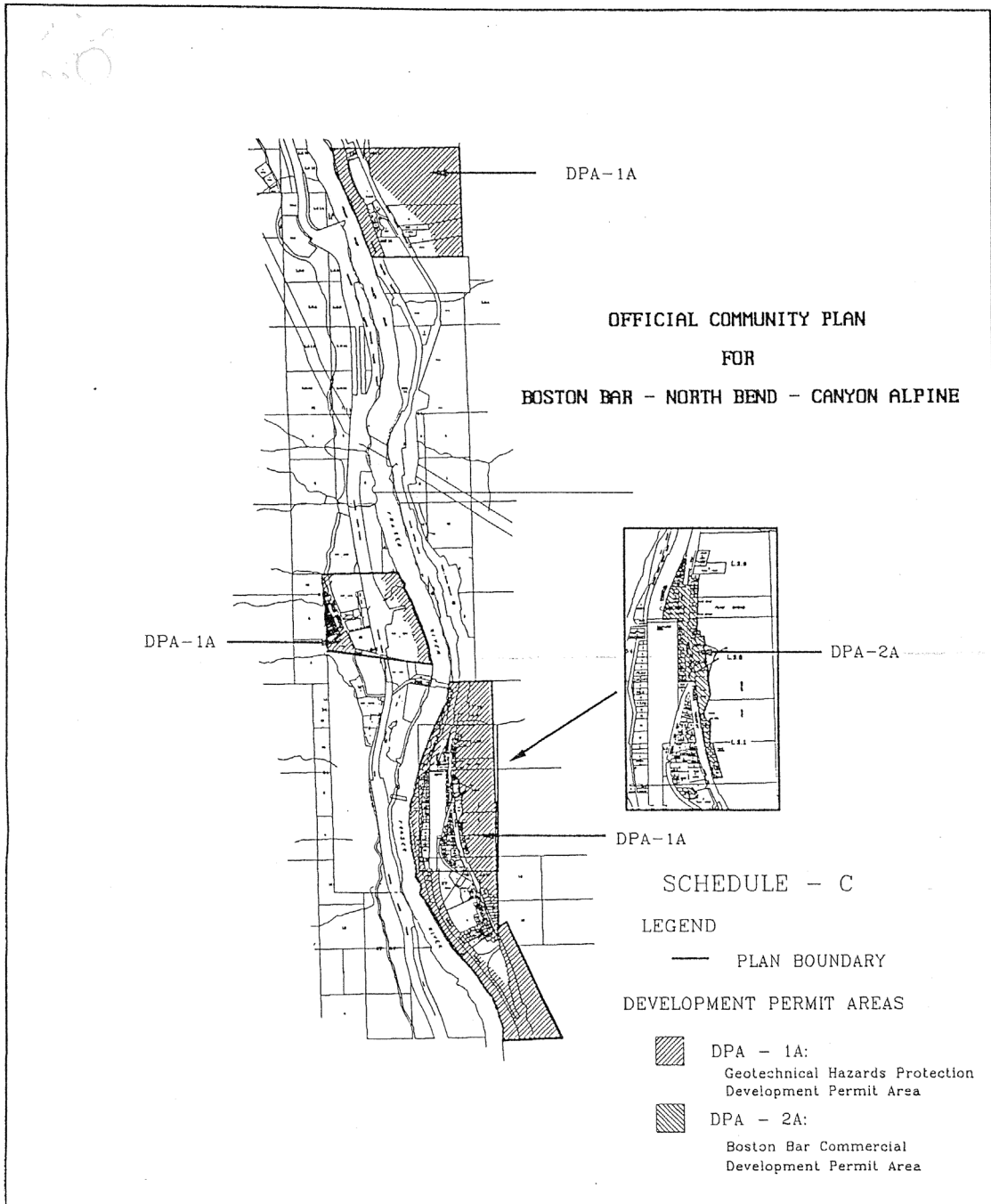
**UTILITY USE** means a use of land for major electrical, gas and oil transmission lines, major communication facilities and trunk water, sewer and storm drainage lines;

**WATERCOURSE** means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) square kilometres or more upstream of the point of consideration, or as designated by the Minister of Environment and Parks, or a Designated Official.

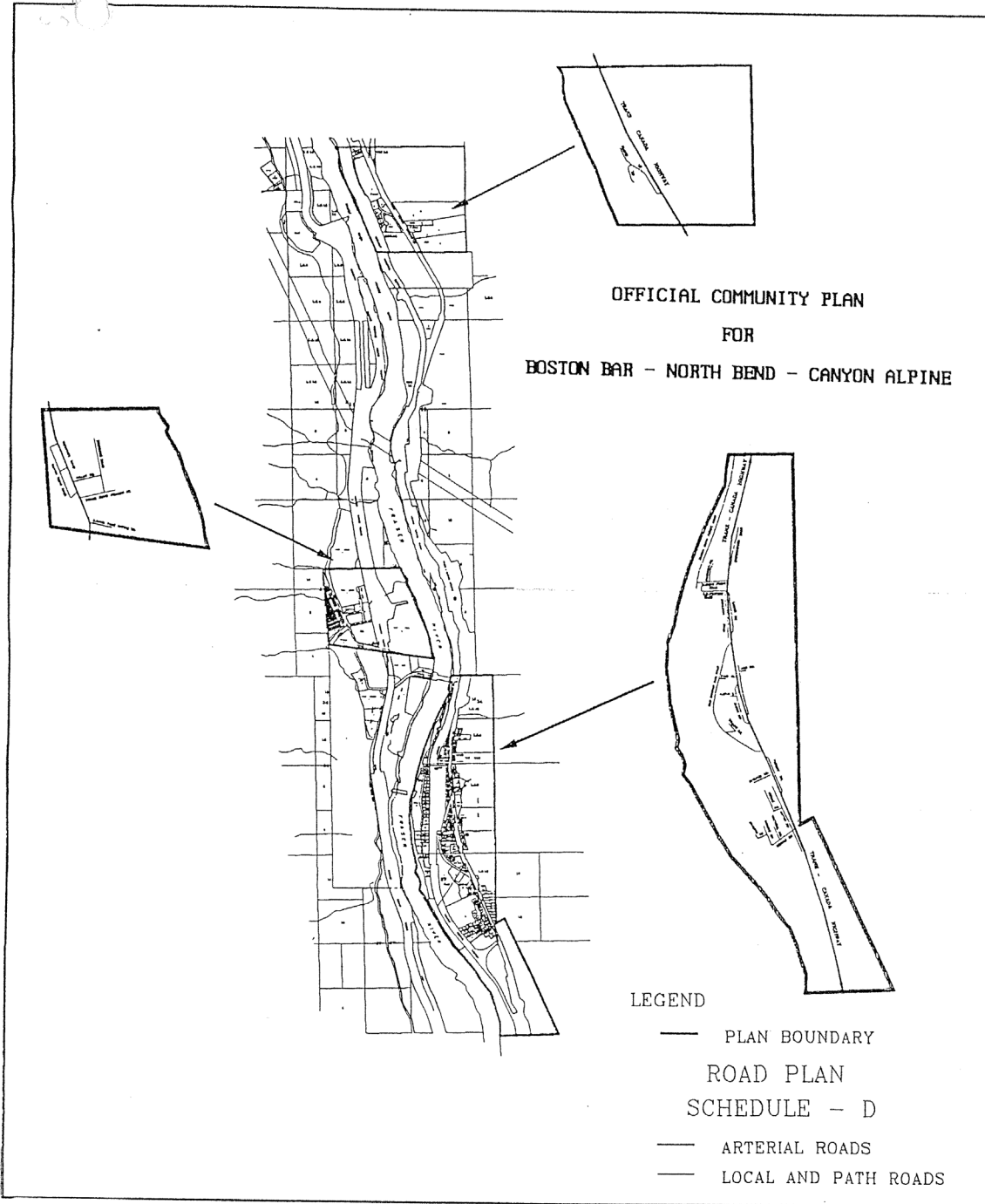




\* For information purposes only. For legal use see Schedule B of the Official Community Plan for Boston Bar - North Bend - Canyon Alpine



\* For information purposes only. For legal use see Schedule C of the Official Community Plan for Boston Bar - North Bend - Canyon Alpine



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