

BYLAW COMPENDIUM

Official Community Plan for Electoral Area B

STATUTORY AUTHORITY	Type of Amendment		SUMMARY	DATE AUTHORIZED
	Text	Map		
RDFC BL 0800, 1986			Base Bylaw	1986 11 18
0718, 1987	✓	✓	Addition of new geological hazard information for Silver Creek Area	1987 07 21
0812, 1989	✓	✓	Addition of new geological hazard information for Silver Creek Area	1989 03 23
0900, 1990		✓	Addition to Development Permit Area 4-BC (geohazards)	1990 06 19
0937, 1991	✓		development permit requirements	1991 05 07
1039, 1992	✓	✓	Addition of DP Area 5-BC	1992 06 16
FVRD BL 1259, 2014	✓	✓	Riparian Areas	2014 05 27
1668, 2022	✓		Omnibus Amendment re Regional Consolidated Zoning Bylaw 1638	2022 10 27

REGIONAL DISTRICT OF FRASER-CHEAM

BYLAW NO. 800

A Bylaw to adopt an Official Community Plan for Portions of Electoral Areas "B" and "C" of the Regional District of Fraser-Cheam

WHEREAS the Minister of Municipal Affairs has designated portions of Electoral Areas "B" and "C" 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;

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 Portions of Electoral Areas "B" and "C", Regional District of Fraser-Cheam Bylaw No. 800, 1986".
- 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 Portions of Electoral Areas "B" and "C", Regional District of Fraser-Cheam Bylaw No. 800, 1986, marked Schedule A hereby be adopted, including the Official Community Plan map schedules marked as:
 - a) Schedule B: Boundaries and Area Designations
 - b) Schedule C: Road Plan
 - c) Schedule D: Natural Hazards and Environmental Features
 - d) Schedule E: Development Permit Areas.
- IV. That the Schedules cited in paragraph III together with Appendix A, a background report, be an integral part of this bylaw.
- V. Upon adoption by the Regional Board, the said Schedules A, B, C, D and E, signed by the Chairman and Secretary, constitute the Official Community Plan applicable within the Portions of Electoral Areas "B" and "C" 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 17th DAY OF JUNE , 1986

READ A SECOND TIME THIS 15th DAY OF JULY , 1986

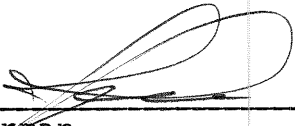
A PUBLIC HEARING WAS HELD ON THE 11th DAY OF AUGUST , 1986

READ A THIRD TIME THIS 23rd DAY OF SEPTEMBER , 1986

948
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APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS PURSUANT TO SECTION 949(c) OF THE MUNICIPAL ACT AND SECTION 187 OF THE MUNICIPALITIES ENABLING AND VALIDATING ACT ON THE 18 & 14 DAYS OF NOVEMBER , 1986, RESPECTIVELY.

RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE REGIONAL BOARD OF DIRECTORS ON THE 18th DAY OF NOVEMBER , 1986.



Chairman



Secretary (Deputy)

I hereby certify the foregoing to be a true and correct copy of By-law No. 800 cited as the Fraser - Cheam Regional District, Official Community Plan Amendments of Electoral Areas "B" & "C" By-law No. 800 read a third time by the Board on the 23 day of September 1986 Dated at Chilliwack this 23 day of October 1986
J.A. Cave
Secretary ~~Treasurer~~ (Deputy)

I hereby certify that this is a true and correct copy of By-law #800 adopted by the Board of Directors of the Regional District of Fraser-Cheam on the 18th day of November 1986 Dated at Chilliwack, B.C. This 3rd day of December 1986
J.A. Cave
Secretary (Deputy)

**OFFICIAL COMMUNITY PLAN
FOR PORTIONS OF**

ELECTORAL AREAS B & C



This is the Official Community Plan for portions of Electoral Areas "B" and "C" of the Regional District of Fraser-Cheam. The Plan area involves unincorporated areas near Hope, B.C., including Laidlaw, Flood, Silver Creek, Kawkawa Lake, Othello, Landstrom Road, Ross Road and Lake of the Woods.

The Plan is organized into two parts, a Background Report, which serves as an appendix to the Plan, and the Official Community Plan which is adopted by bylaw. The Background Report provides an overview of the major land uses, the physical and social characteristics of the Plan area and the principal issues of the Plan. The Official Community Plan, presented in the second part of this document, provides the specific objectives and policies of the Regional Board. This forms Schedule A of Bylaw No. 800, and along with the maps in Schedules B, C, D and E, fulfills the requirements of Section 945 of the Municipal Act.

The Plan was prepared with the assistance of local residents, Advisory Planning Commissions and representatives from various government agencies. Their contribution and co-operation is gratefully acknowledged.

A Bylaw to adopt an Official Community Plan for Portions of Electoral Areas "B" and "C" of the Regional District of Fraser-Cheam

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- a) Schedule B: Boundaries and Area Designations
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- c) Schedule D: Natural Hazards and Environmental Features
- d) Schedule E: Development Permit Areas.

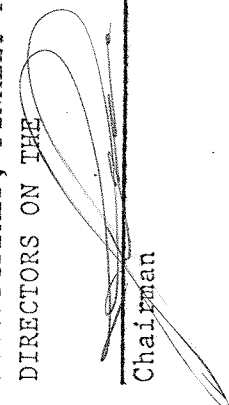
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V. Upon adoption by the Regional Board, the said Schedules A, B, C, D and E, signed by the Chairman and Secretary, constitute the Official Community Plan applicable within the Portions of Electoral Areas "B" and "C" of the Regional District of Fraser-Cheam as outlined in Schedule B.

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APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS PURSUANT TO SECTION 949(c) OF THE MUNICIPAL ACT AND SECTION 187 OF THE MUNICIPALITIES ENABLING AND VALIDATING ACT ON THE 18 & 14 DAYS OF NOVEMBER, 1986
 RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE REGIONAL BOARD OF DIRECTORS ON THE 18th DAY OF NOVEMBER, 1986.


 Chairman


 Secretary (Deputy)

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Fraser River looking south toward
Silverhope drainage.

1. INTRODUCTION

Purpose of the Plan

This is the Background Report for the Official Community Plan for portions of Electoral Areas "B" and "C" of the Regional District of Fraser-Cheam, involving the unincorporated areas in the vicinity of Hope. The Plan serves as a statement of the broad objectives and policies of the Regional Board regarding the form and character of existing and future land use and servicing in the Plan area. The purpose of the Plan is as follows:

- to establish identifiable objectives and policies for accommodating growth and development for the next five years;
- to establish co-ordinated objectives and policies common to the Regional Board, local citizens and Provincial agencies;
- to provide guidelines for the phased expansion and upgrading of sewer, water and other public services in association with land use demands;
- to provide a policy framework for revising and implementing land use bylaws which reflect local conditions and community needs.

Plan Boundaries

The Official Community Plan area encompasses a broad corridor along the Fraser River and Coquihalla River, bounded by the steep ranges of the Coast and North Cascade Mountains (Figure 1). Within the Plan area the Fraser River discharges from the incised canyons of the coastal mountains and enters the lower reaches of its floodplain, some 150 km

east of Vancouver. Much of the area is composed of alluvial deposits associated with the eastern limits of the Fraser Lowlands. Settlement is limited to a confined area between mountains and river.

The boundaries of the Official Community Plan, shown on Figure 1, include the most populated areas of Electoral Areas "B" and "C", generally comprising lands outside of, and excluding, the Town of Hope. The area includes Laidlaw, Flood, Silver Creek, Kawkawa Lake, Landstrom Road and Schkam Lake (Lake of the Woods). The Plan area is limited largely to private settled lands around Hope and excludes Indian Reserves and extensive areas of Crown land. Certain settled portions of Electoral Area "B", around Yale, Dogwood Valley and Spuzzum, are not included in the Plan, nor is Sunshine Valley, in Electoral Area "C".

Some small areas of Crown land occur within the Plan area, particularly east of Kawkawa Lake and on the isolated steep terrain adjacent to the Plan area boundaries. The Crown land is included within the Dewdney Provincial Forest.

Planning Process

This is the third Official Community Plan for Electoral Areas of the Regional District of Fraser-Cheam. The Official Community Plan for Electoral Areas "B" and "C" is prepared in compliance with Section 945 of the Municipal Act. The Plan was originally initiated in 1982 to address a series of issues related to urban development in the vicinity of Hope. The terms of reference and boundaries for a plan of the area were reviewed by Provincial agencies in November 1984.

A major focus of the Plan is the future development of unincorporated suburban lands surrounding the Town of Hope. The policies established within the Plan are intended to complement the recently

completed Town of Hope Official Community Plan and to guide co-ordinated land use of the outlying areas of Hope. Changes in land use associated with highway construction and the conversion of the old highway to the arterial Flood-Hope Road are also a major aspect of the Plan.

The planning process advanced on a gradual basis. Preliminary public meetings were held at four locations in 1984 to identify the major issues and local concerns. In 1985, the boundaries of the Plan area were finalized and ongoing discussions began with the public and government agencies. Two Advisory Planning Commissions were established, representing each of the Electoral Areas. Six more public meetings were held in 1985-86 with residents. In the Regional District sub-office in Hope, workshops and open houses were also held with small groups and individual residents to discuss their concerns. The public sessions were attended by 300 persons, and private interviews were held with 65 residents.

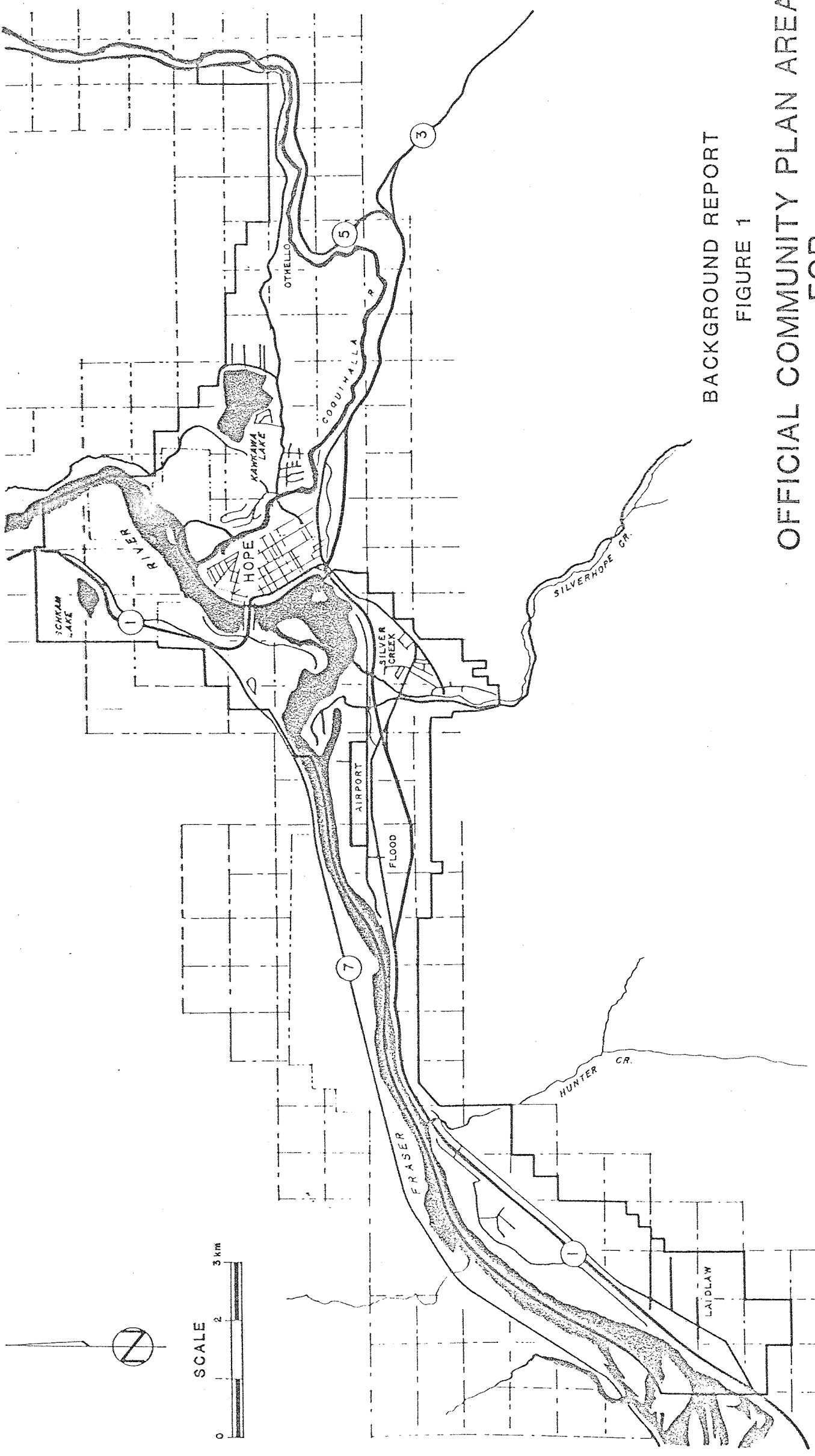
In May 1986, a summary of the Plan was mailed to 1,200 property owners. A display of the draft Plan and maps was also established in the Hope arena, with the public invited to discuss their particular concerns. The Background Report and the draft Plan were also forwarded to Provincial and Federal agencies and the Town of Hope, and further revisions were incorporated into the Plan.

Legal Status

The Official Community Plan is adopted by the Regional Board under Section 944 of the Municipal Act as a general statement of broad objectives and policies. Section 949 of the Act states that the Plan does not commit or authorize the Board to proceed with any project specified in the Plan. However, all bylaws enacted, permits issued and works

undertaken by the Board must be consistent with the policies and designations of the Plan.

The Plan serves as a series of policy statements to guide day-to-day decision making of the Regional Board, private citizens and public agencies. It also provides the framework for preparing and adopting new zoning and regulatory bylaws within the Plan area. All rezonings must be consistent with the Plan. However, the Plan contains special procedures to render certain existing land uses conforming to the zoning bylaws and these are presented in the section, Special Circumstances.



BACKGROUND REPORT

FIGURE 1

OFFICIAL COMMUNITY PLAN AREA
FOR
ELECTORAL AREAS B & C

OFFICIAL COMMUNITY PLAN BOUNDARY

2. HISTORY

Lands in the vicinity of Hope have been inhabited by man for about ten thousand years. The Tait group of the Upper Stalo Coast Salish people occupied at least twenty-three major villages between Seabird Island and the lower Fraser Canyon. The Tait population during the mid 1800's was recorded at 600-700 people, although earlier, pre-contact populations were likely much greater. Their traditional economy was based on fishing, hunting and gathering and involved considerable movement between village sites along the Fraser River and in the uplands.

The establishment of Fort Hope in 1848 by the Hudson's Bay Company marked the initial Colonial settlement of the area. The Fort provided a terminus for brigade trails serving the Interior fur trade. In 1850, the Fraser River Gold Rush brought a huge influx of transient gold seekers. Townsites were surveyed at Hope and Yale, and served as important centres of commerce and administration. The population at Hope increased dramatically, leading to permanent settlement of the surrounding lands.

Early Pre-emption

Pre-emption of land began in the Hope area in 1859. Many of the early settlers were prospectors and Royal Engineers who stayed to homestead in the area.

The Laidlaw area was initially settled by Colonials in the early 1860's. Henry Hunter, a Welshman, Andrew Lorenzetti, an Italian, Charles Herling, a Hungarian, and Owen Jones, another Welshman, arrived about 1858 with the Fraser River Gold Rush and remained to establish homesteads on the banks of the Fraser River. The first pre-emption was

issued to Charles Herling in 1864, 160 acres at "Last Chance Flat", covering Lot 9 next to the Ohamil Indian settlement. Herling later sold his land to Henry Hunter and homesteaded on the island which presently bears his name. In 1865, Owen Jones acquired Lot 8, 160 acres immediately south of the Ohamil village. The following year, Henry Hunter was issued a pre-emption of 160 acres at Lot 55 on the river bank north of the Herling pre-emption at Hunter Creek. That same year, Andrew Lorenzetti acquired rights to Lot 54 adjacent to Mr. Hunter, where he established his own farm. From these early homesteads, an agricultural community became established at Laidlaw.

The Flood and Silver Creek area was also settled by prospectors and Royal Engineers associated with the Fraser River Gold Rush. In 1860, Lot 11 covering 160 acres at Silver Creek was issued to Philip Nind, a government official who later served as a Gold Commissioner in the Cariboo. To the west of Silverhope Creek, at Lot 53 near the present airport site, a pre-emption was issued to Matthew Forsyth in 1862. He became a prominent resident of Hope, active in establishing the first school in the district. His property was later transferred (1879) and granted to Jeremiah Bristol, who operated an express canoe service on the Fraser River. In 1879, William Flood, James Corrigan and William Starret arrived to prospect for gold in the Steamboat Mountain area on the Skagit River. They each acquired land and stayed to become important pioneers in the area.

At Kawkawa Lake, the first pre-emption of land occurred in 1859 on the south-west side of the lake at Lot 6 where 40 acres was issued to William Yates. Mr. Yates later served as Post Manager of Fort Hope between 1865-87. The area from the lake to Coquihalla River, at Lots 3, 4 and 5, was issued to John and Samuel Moore in 1860. On the east side of Kawkawa Lake, in 1865, Charles Murphy was granted a pre-emption of Lot 56, 160 acres at "Lake Meadows", on the Hope-Similkameen Road.

Mr. Murphy held the first licence to operate a ferry across the Fraser River. Various historic trails serving the Interior of the Province also traversed the banks of the Coquihalla River in this area.

In the Landstrom Road and Haig area, two Royal Engineers were the first Colonial settlers. Croft Island was pre-empted in 1860 by Edward Croft. Nearby, at Lots 12 and 13 covering the area between Devil Lake and the Fraser River, then known as Prospect Hill, Sgt. William McColl was issued a pre-emption in May, 1860.

Emerging Communities

The late 1800's was a period of rapid growth in the Hope area. Mining, road and railway construction and agricultural settlement contributed to the rise of new communities. The communities of Hunterville, St. Elmo and Haig emerged from the homesteads which grew up along the shores of the Fraser River.

Henry Hunter built a home, trading post and farm on his property west of Hunter Creek. Steamboats from New Westminster called at Hunterville, supplying goods to settlers, miners and railway workers. The Hunter estate soon expanded to encompass additional properties. The Hunter, Bulger and Laidlaw families operated roadhouses to serve the river and railway traffic in the late 1800's and early 1900's. After the construction of the CNR in 1913, business at Hunterville declined as the focus of settlement moved inland, adjacent to the railway.

West of Hunterville, St. Elmo began as a collection of farm homesteads on the banks of the Fraser River. A post office and store existed on Old Yale Road in 1892. St. Elmo Hotel was built in 1911 and prospered with the railroad and road construction. A school was soon

built in 1913 and the community acquired a new level of permanency. With increased agricultural development and new roads, the community focus later shifted towards present day Laidlaw.

Flood and Silver Creek were active sawmilling and farming areas during the late 1800's. William Flood established a homestead and sawmill on the banks of the Fraser River in about 1880. By the end of the decade he had become a prominent builder, with contracts throughout the Fraser Valley. The Flood sawmill was the forerunner of four mills which existed in the area. Flood prospered with business from CPR and later, CNR construction. There was also a farming community at Flood. Farming followed from the timber clearing activities, and was assisted by the railway which transported milk and produce. A community hall and school provided a focus for community activities at Flood.

Silver Creek was largely a sawmilling area during the early years. William Starret established the Silverdale homestead near Silver Creek in 1879. South along Silverhope Creek, prospecting and mining were important in the area around Silver Peak. The Eureka & Van Bremer mine, established in 1868, was the first Crown-granted mineral claim in the Province. The Aufeas mine on Wardle Creek was also active in the early 1900's, shipping ore via Silver Creek road.

Kawkawa Lake and Othello were predominantly sawmilling areas in the early 1900's. Some prospecting also occurred on the Coquihalla River. But it was the construction of the Kettle Valley Railway in 1910-16 which provided new access to the area for loggers and prospectors. East of Hope there were twelve tunnels and sixteen snowsheds on the railway, including the Quintette Tunnels in the Coquihalla Canyon. The Tunnels were a remarkable engineering feat, attesting to the vision of railroad engineer Andrew McCulloch. The Kettle Valley Railway was constructed to serve the southern Interior of the Province, traversing

the difficult topography of the Coquihalla area. It reflected a period of competitive expansion in railway construction, fuelled by nationalistic sentiment and optimism of economic opportunities. The railway, which existed until 1960, led to many new homesteads in the Othello and Kawkawa Lake area.

The west side of the Fraser also developed in conjunction with railway construction. Haig Station was an important stop on the CPR line during the late 1800's. A small railway settlement existed at Haig Station Road. Passengers and freight were ferried across the river to Hope. After the construction of a bridge in 1915, the station moved to Hope, although Haig remained a railway stop for many years.

Recent Development

The history of Electoral Areas "B" and "C" is dominated by changes in transportation development. Settlement initially followed the trails, wagon roads and waterways serving the Fraser River and Cariboo goldfields. Homesteads emerged along the major routes, often providing roadhouse services and provisions to prospectors and travellers. Railway construction in the late 1800's and early 1900's then aligned the small communities to focus around the train stops. Road construction subsequently altered this pattern once again, moving settlement still further from the river.

In 1931, Laidlaw had a population of 68, Flood had 76 residents and there were 300 residents in Hope. In addition to major logging and sawmilling activities during the 1920's-1940's, the area began to attract tourism. The Restmore Lodge at Hunter Creek, owned by F.H. Barber, became a prominent retreat for weekend and summer visitors, many of whom arrived by rail from Vancouver. The Coquihalla Fishing Camp also served an active sport fishing trade, as did a

holiday camp at Jones Lake. Tourism increased alongside highway development to provide a new basis for growth.

Settlement has expanded rapidly in recent decades. The area has developed as an important utility corridor, accommodating the railways, highways, hydro lines and pipelines which serve the Interior. The physical characteristics of river and mountains impose a need to find compatible arrangements between the competing land uses within this corridor area. In 1967, the Regional District of Fraser-Cheam was established to provide local government services.

Many descendants of the original settlers remain on the lands inhabited by their forefathers. Remarkably, the historical themes of development persist in the 1980's. Agriculture, logging and tourism provide the economic base, and transportation developments continue to shape and reshape the pattern of land use.

3. LAND USE

Existing Land Uses

The pattern of land use reflects the distinctive communities around Laidlaw, Flood and Silver Creek, Kawkawa Lake area and Landstrom Road/Schkam Lake area. Table 1 presents land use data on residential, agricultural, commercial and industrial uses. Residential uses are concentrated around Silver Creek and Kawkawa Lake; commercial and industrial uses primarily occur near Flood and Silver Creek; agricultural uses dominate at Laidlaw.

There are about 717 occupied residences (urban, rural, farm) and 205 mobile home park units in 1985 in the Community Plan area (Table 1). The Kawkawa Lake area has the largest number of residential lots, followed by Silver Creek, Landstrom Road/Schkam Lake, Flood and Laidlaw. However, Silver Creek and Flood have a large proportion of mobile home units, accounting for a greater population. Approximately 240 urban single-family residential lots are presently vacant, although some of these may be subject to development constraints and others may have potential for higher density residential use.

The Laidlaw area has 28 parcels assessed for agricultural purposes, about 18 of which have farm residences. Most of the land is used for agricultural purposes, although a few commercial uses (car wrecking, store, tourist museum) and an institutional use (group home) also exist at Laidlaw.

The Flood area, west of Silverhope Creek, has a variety of agricultural, rural and highway commercial uses. There are about 55 rural residences in the area and four farms. Three mobile home parks also exist, and another is proposed. Industrial uses such as log booming

TABLE 1: LAND USE - 1986

Estimated Number of Parcels

Type of Use	Laidlaw	Flood	Silver Kawkawa Creek Lake	Landstrom Rd. /Schkam Lake Parcels	Total Parcels
Urban Residential - occupied -	-	-	185	293	478
Urban Residential - vacant -	-	-	62	178	240
Rural Residential - occupied -	32	55	46	37	222
Mobile Home Parks (approx. units)	-	3 (104)	2 (27)	1 (50)	7 (205)
Seasonal Residential	1	-	13	36+	58
Farm Residential	18	4	-	-	22
Commercial	3	10	16	2	37
Industrial	-	7	-	-	7
Number of Sewer Connections	-	-	26	275	301

Source: Property assessment records, updated cadastral maps and subdivision plans, administrative records and field surveys.

and sorting, gravel extraction and various service businesses exist in the Flood area. Commercial uses include motels, campgrounds, and service stations.

The Silver Creek area has about 185 occupied urban residential lots and 46 rural residential lots. Two mobile home parks are also located in the area. Commercial uses include service stations, motels, restaurants, gift shops and a pub.

The Kawkawa Lake area, including Othello, has about 293 occupied urban residential and 37 rural residential parcels. There is one large mobile home park in the area. The new subdivisions in West Kawkawa Lake are suburban in character and house permanent residents. Many of the East Kawkawa Lake residents, however, are seasonal, and about two-thirds of the property owner addresses are outside the vicinity of Hope, reflecting the recreational character of the area. Commercial uses include a store and campgrounds.

The Landstrom Road-Schkam Lake area has about 52 rural residences, one mobile home park and one commercial resort. A few seasonal residences are also located in the area.

Developable Land

The Official Community Plan area includes a considerable acreage of developable land in the Hope area, particularly for residential and industrial purposes. The diminishing supply of residential land within the Town of Hope is reflected in the growth of suburban development in Kawkawa Lake and Silver Creek.

The Flood area also provides an important supply of accessible, potentially serviceable industrial land to supplement industrial lands

within the Town of Hope. There is at least 50 ha which could serve industrial uses.

The availability of developable residential land can be estimated on the basis of certain assumptions. Taking into account slope and flooding constraints, access limitations, servicing capacity and reasonable densities, developable residential land supply is estimated as follows:

- 350 potential lots at Silver Creek, assuming a gross density of 9 lots per hectare with full services;
- 475 potential lots at west Kawkawa Lake, assuming a gross density of 9 lots per hectare with full services;
- 60 potential lots at east Flood, assuming a gross density of 2 lots per hectare with partial services;
- 50 potential lots at east Kawkawa Lake, assuming a gross density of 3 lots per hectare with full services and drainage controls;
- 100 potential lots at Landstrom Road/Ross Road, assuming a gross density of 1 lot per hectare with on-site services.

There is, therefore, a potential supply of at least another 1,035 lots, given the above assumptions. Along with existing vacant residential lots (240), this could provide for a population increase (2.7 persons/lot) of about 3,442 persons, easily accommodating demand over the next few decades. Therefore, within the land use designations and service extension policies of the Plan, which are fairly conservative, a total population of over 6,000 people (excluding the Town of Hope) could be accommodated.

Industrial Land

The major area of existing and potential industrial use occurs in the Flood area. Forest industries are concentrated near Bristol Island, with good access to the Fraser River, C.N. Railway and the Trans Canada Highway. Future improvement to Hope Airport should also enhance industrial activities.

There are substantial amounts of potential industrial land in Flood. Lands outside of the Agricultural Land Reserve which are suitable for industrial, manufacturing or various commercial uses comprise at least 75 ha. Other areas, particularly Bristol Island, are suited to certain unintensified industrial uses permitted by the Land Commission. Most of the Flood area could also be serviced by community sewer and water systems.

The Plan recognizes the importance of an adequate supply of industrial land and provides for three general types of industrial uses. Service and resource industries are encouraged in the INDUSTRIAL AREA adjacent to the Fraser River, near the sewage treatment plant. Manufacturing and light industrial uses are encouraged in the DEVELOPING URBAN AREA. Airport-related industries are encouraged on the site of the Hope Airport. On a small scale, rural residential areas can accommodate ancillary workshops and cottage industries. Areas of resource extraction also occur in various parts of the Plan area, usually designated LIMITED USE. Policies in the Plan are intended to provide for such uses, while ensuring compatibility with surrounding land uses.

4. POPULATION

The current population of the Community Plan area (excluding Indian Reserves) is estimated to be approximately 2,680 persons. This constitutes about 85% of the total population of Electoral Areas "B" and "C".

The largest concentration is around Flood-Silver Creek, with 1,472 persons in 1985. Kawkawa Lake area has about 826 persons; Laidlaw, 178 persons; and the Landstrom Road-Ross Road-Schkam Lake area, about 204 persons.

Growth Trends

Table 2 shows average population growth at 3.6% annually between 1971-81 in Electoral Areas "B" and "C". This is much higher than the average annual growth rate of the Regional District (2.3%) and the Town of Hope (0.2%) over the same period. Within the Community Plan area, population growth since 1976 has averaged 3.4% annually. This growth is most notable in the Kawkawa Lake area, which accounts for more than one-half of the population expansion. Some of this increase may be attributable to mobile homes owned by temporary highway construction workers. Much of it, however, is due to limited land for single family dwellings within the Town of Hope and the availability of developable land nearby at Kawkawa Lake and Silver Creek.

Building permits reflect the growth in population. The number and value of annual building permits in Electoral Areas "B" and "C" have increased about twofold since 1978. Table 3 shows an increase in total permits from 61 in 1978 to 114 in 1985 (see footnote, Table 3). About one-half of the building permits are for residential improvements, and another one-third are for residential starts. The remainder are for

TABLE 2: POPULATION

	1971	1976	1981	1985*
Electoral Area "B"	814	1,223	1,197	1,469
Electoral Area "C"	1,192	1,418	1,542	1,673
Laidlaw	((173	178
Flood/Silver Creek	(1,169	(1,418	1,368	1,472
Kawkawa Lake	400	483	591	826
Landstrom Road	-	38 c.	54 c.	70
Ross Road/Schkam Lake	-	111 c.	122 c.	134
Community Plan Area	2,060	2,308	2,680	
Regional District	46,097	51,430	56,934	59,827 a.
Town of Hope	3,155	2,963	3,205	3,250 b.

Sources: Census of Canada unless otherwise noted (estimates of Electoral Areas do not include Indian Reserves).

a. Estimate from Central Statistics Bureau, Ministry of Industry and Small Business Development.

b. Estimate from Town of Hope Official Community Plan, 1985.

c. Population estimates are from property assessment records and assume 2.7 average number of persons per dwelling.

* 1985 estimates of Electoral Area population are based on the number of single family residential building permits, less demolition permits, since 1981 and assume the average number of persons per dwelling (2.7).

TABLE 3: BUILDING PERMITS, 1978-85

	Total	Area B		Area C		Total Value (\$'000)
		Reg./	Other	Res./	Other	
1978	61	23/2		26/10		1,120
1979	57	26/1		20/10		1,145
1980	60	26/4		21/9		1,285
1981	77	42/-		26/9		1,945
1982	93	41/2		43/7		1,594
1983	111	67/2		34/8		2,395
1984	142	69/1		59/13		2,877
1985*	114	69/1		40/4		2,343

* Note that since late 1984, permits are only required for buildings valued at greater than \$2,000.

TABLE 4: SINGLE FAMILY/MOBILE HOME STARTS

	Kawkawa Lake		Silver Creek		Flood		Landstrom/Road		Total	
	S	F/M/H	S	F/M/H	S	F/M/H	S	F/M/H	S	F/M/H
1978	2/3		10/2		-		3/1		15/6	
1979	8/2		3/1		1/1		1/-		13/4	
1980	17/1		1/1		2/2		1/-		21/4	
1981	22/2		6/3		-		-/1		28/6	
1982	4/7		8/4		-		3/-		15/11	
1983	21/14		13/-		-		-/1		34/15	
1984	24/10		5/2		-/12		-		30/25	
1985	28/2		7/-		-/4		-/4		35/11	

Source: Regional District of Fraser-Cheam

various commercial, industrial, recreational and other uses.

Building activity is generally divided evenly between Areas "B" and "C". However, commercial and industrial permits in Area "C" comprise a greater proportion of total permits. Table 4 shows the distribution of single family and mobile home building permits. The expansion of residential development in the Kawkawa Lake area and the increase in mobile homes are particularly significant trends.

Annual population growth in the Community Plan area has been projected (B.C. Telephone Company) at 3.5% over the next five years and 4.1% over the next ten years. Other estimates of population growth in Electoral Areas "B" and "C" have averaged 3.5 - 3.8% annually to 1996. On the basis of historical data (Tables 2 - 4), it is reasonable to assume continuation of a growth rate of 3.5% per year.

Population Structure

Table 5 shows the age class structure in 1981. About 30% of the population is under 20 years; 30% is 20 - 39 years; 25% is 40 - 59 years and 15% is 60 years of age or greater. This suggests a relatively stable basis for internal population growth. School Board projections estimate little change in school enrolments over the next ten years. The age structure within the Plan area is very similar to that of the Regional District and the Province.

In the enumeration areas listed on Table 5, there are 635 families residing within 835 households during the 1981 Census. The average number of persons per household is 2.7. About 52.5% of the total population is male, and 47.5% is female. Some 50% are married, 42% single and 8% are other status.

TABLE 5: AGE GROUPS - 1981

AREA	TOTAL	0-19	20-39	40-59	60+
<u>AREA B</u>					
Kawkawa Lake (10)	591	110	190	115	75
Schkam Lake - Ruby Creek (37)*	228	60	70	50	30
<u>AREA C</u>					
Silver Creek (08)	991	355	295	235	105
Silver Creek: Lismore-Luck Subdivision (39)	202	75	60	40	30
Flood/ Laidlaw (09)	348	90	75	115	60
Distribution:		30%	30%	25%	15%
Regional District		33.3%	30.3%	21.8%	14.5%
Province of B.C.		30.2%	33.8%	20.8%	15.2%

Note: Population totals do not necessarily equal sum of age class totals, due to rounding. Source: Census Canada, 1981, by enumeration () area.

* Includes Ruby Creek/Katz area outside of Plan area.

Housing Demand

Given an annual population growth rate of 3.5% and the limited supply of single family residential land within the Town of Hope, there is likely to be a steady demand for residential land in the areas adjacent to Hope.

Table 6 shows the changes in structural types of occupied dwellings between 1971-81. The Census data record about 840 occupied dwellings in 1981, and 510 in 1971. About two-thirds are single detached dwellings and one-third are mobile home dwellings. This is a significant increase in the proportion of mobile home units over the previous ten years. Similar trends are reflected in the building permit statistics (Table 4).

Four different types of housing markets are evident in the Plan area: urban single family residential, mobile home parks, country residential and rural residential. Urban residential demand is well satisfied within the serviced or potentially serviced areas, which have about 240 lots presently vacant, and at least another 900 lots which could be developed. Residential growth has been especially active in the Kawkawa Lake area, with 20 - 30 new single family residences per year. At Silver Creek, there are 5 - 10 new single family residences constructed each year. The land base for country residential development is much more limited and the Plan provides a special designation to protect these areas.

The demand for large lot residential uses, including workshops and ancillary buildings, is also apparent in the Plan area. Providing adequate land for these rural uses should relieve some of the problems of ancillary uses on small urban residential lots.

Thus, the Plan provides a framework for the development of both urban and rural housing markets and different types of residential dwellings.

TABLE 6: OCCUPIED DWELLINGS BY STRUCTURAL TYPE, 1971-1981

AREA B	TOTAL DWELLINGS			SINGLE DETACHED			MOVABLE		
	1981	1976	1971	1981	1976	1971	1981	1976	1971
Kawkawa Lake	205			150			55		
Schkam Lake - Ruby Creek*	90	260	150	40	155	120	40	90	20
<u>Sub-Total</u>	<u>295</u>	<u>260</u>	<u>150</u>	<u>190</u>	<u>155</u>	<u>120</u>	<u>95</u>	<u>90</u>	<u>20</u>
AREA C									
Silver Creek/ east Flood	430	315		250	180		145	115	
Flood/Laidlaw	115	125		85	85		25	30	
<u>Sub-Total</u>	<u>545</u>	<u>440</u>	<u>360</u>	<u>335</u>	<u>265</u>	<u>260</u>	<u>170</u>	<u>145</u>	<u>75</u>
<u>TOTAL:</u>	<u>840</u>	<u>700</u>	<u>510</u>	<u>525</u>	<u>420</u>	<u>380</u>	<u>265</u>	<u>235</u>	<u>95</u>
	====	====	====	====	====	====	====	====	====

* Includes Ruby Creek/Katz area outside of the Plan area.

Source: Census of Canada, 1971-81.

5. ENVIRONMENT

The major environmental features which affect development are described below including geological and snow avalanche hazards, sand and gravel deposits, flooding and erosion hazards, fish and wildlife resources and parks and recreation sites. Schedule D, Natural Hazards and Environmental Features, provides generalized mapping of many of these features.

Geological and Snow Avalanche Hazards

Section 734(2) of the Municipal Act requires that where a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, he may request a geotechnical report ensuring that the lands may be used safely for the use intended. To assist in administering this responsibility, the Regional Board commissioned a special study on geological and snow avalanche hazards.

The report, "Review of Geological and Snow Avalanche Hazards for The Official Community Plan for Electoral Areas 'B' and 'C', Upper Fraser Valley, B.C.", May 1986, was prepared by Hardy Associates Ltd. to assist in the formulation of Plan policies. This report consolidates existing information on these hazards and identifies the areas of high and uncertain hazard where a site specific geotechnical study will normally be required prior to development approval. The following description of hazards does not necessarily preclude development nor does it necessarily include all potential hazards.

Areas of geological instability may occur around Wahleach Creek and Lorenzetta Creek where previous slope stability problems exist at the

toe of the mountain. At Hunter Creek there is evidence of large rock block failures. Potential snow avalanche hazards are also reported north-east of Ohamil Reserve.

In the west Flood area, geological and snow avalanche hazards occur south of the new highway. The steep mountain slopes and the drainage pattern contribute to flooding, debris torrent, slope stability and snow avalanche hazards. Chawuthen Creek is particularly prone to torrential flooding.

In the Silver Creek area, evidence of rockfall occurs at the base of the rock cliffs. The rock bluffs to the east of Silverhope Creek exhibit signs of instability, and boulder debris from these bluffs can be seen in other areas of Silver Creek. The significance of the problem has not been determined and the Regional Board has initiated further studies. Slope stability problems also exist on the highway between Silver Creek and Hope.

East of Hope, low hazard areas exist on the fluvio-glacial terraces between the Coquihalla River and Kawkawa Lake. The Thacker Mountain slopes to the west, south and east display evidence of slope instability at numerous locations. Some of the areas west of Kawkawa Lake also have boggy conditions which could create foundation difficulties. At east Kawkawa Lake, slope stability hazards exist adjacent to steep terrain, and debris flow hazards are created by drainage problems in the fan area. Slope stability concerns also exist in localized areas around Othello, generally associated with steep topography.

On the west side of the Fraser River, slope stability and rockfall hazards are identified in certain areas of Landstrom Road. In the vicinity of Schkam Lake, an ancient landslide is reported west of the lake, presenting potential problems. Similarly, local slope stability

and foundation problems exist in the Ross Road area.

The information in the Hardy report on geological and snow avalanche hazards undertaken for the Plan does not necessarily preclude or restrict development. However, this review provides a basis for determining the area within which a site specific geotechnical study will normally be required prior to approval of development. This area is shown on Schedule D of the Plan.

Sand and Gravel Deposits

Commercial extraction of sand and gravel deposits is regulated by the Mines Act and Mines Regulations which require appropriate site planning approval, operation and reclamation.

The alluvial characteristics of much of the Plan area result in abundant sources of sand and gravel. The known gravel and sand sites used for industrial purposes are shown on Schedule D. These ten sites are but a few of the possible sources of aggregate material.

Although no detailed mapping is available of potential sand and gravel deposits, areas adjacent to the Fraser River and within the alluvial fans of various side streams are potential sources of sand and gravel. This includes the bars and terraces of the Fraser River and Coquihalla River, and the lower reaches of Jones (Wahleach) Creek, Hunter Creek, Silverhope Creek and East Kawkawa Lake drainage.

Gravel pits close to residential areas have presented concerns to local residents. The major issues include the safety of the borrow pit slopes, the potential effects on groundwater from backfill material and the aesthetic and traffic impacts on the local area. In general, screening barriers and reclamation activities have not been applied to

the sand and gravel sites in the Plan area.

Flooding and Erosion Hazards

Flooding and erosion hazards impose some important constraints on land use in the Plan area. The constricted floodplain of the Fraser River and the torrential nature of adjacent streams require floodproofing designs and building setbacks from watercourses.

Flooding and erosion problems are major concerns throughout most of the Plan area. Extensive flooding and property damage has occurred from the Fraser River, Coquihalla River, Silverhope Creek, and east Kawkawa Lake drainage. Torrential flows and debris movement have also occurred on the smaller streams: Jones Creek, Lorenzetta Creek, Hunter Creek and Chawuthen Creek.

To protect against flooding, minimum building elevation standards are established in areas susceptible to flooding. To protect against erosion and to ensure that floodways remain undeveloped, minimum building setback standards are established for specific watercourses.

On the basis of historical data, an area approximating the 200 year floodplain of the Fraser River is identified on Schedule D. The map provides a basis for referral and review of building permit applications. This forms the Potential Flood Hazard Area within which all new buildings will be required to meet the floodproofing (building elevation) standards of the Regional Board. The area includes all lands between the Fraser River and the toe of the mountains in the Laidlaw area and substantial tracts in the Flood and Silver Creek area.

The 200 year floodplain of the lower Coquihalla River has been

identified in studies by Ministry of Environment. Upstream, the floodplain area has been approximately defined according to topography. Within these areas, floodproofing elevations are required for all new development.

The floodplains of the other major watercourses are somewhat more uncertain due to the lack of field data and the torrential characteristics of the streams. The general rule for these areas is that buildings be elevated 3 m above the natural boundary of most watercourses, although this may be reduced on minor streams. In alluvial fan areas, the minimum elevation is normally 0.6 m above ground level. The major areas of concern are existing and potential residential developments adjacent to Silverhope Creek and at the east end of Kawkawa Lake. Flooding of Silverhope Creek has caused major loss and damage to properties and led to significant stream protection works. At the east end of Kawkawa Lake a broad alluvial fan is interspersed with at least seven creeks, many of which have intermittent and potentially migrating channels. This fan area is surrounded by steep slopes, which provide a setting for torrential runoff during certain times of the year. Ogilvie Creek in particular tends to overrun its normal channel, carrying debris and flood water and causing damage to roads, sewers and private properties. A recent study of these drainage problems has been undertaken by Ministry of Environment as a first step towards determining appropriate policies and requirements regarding the expansion of development and services at East Kawkawa Lake.

Setback restrictions are intended to regulate the location of buildings near the banks and flood channels of major rivers and streams. In recent years, a standard 1,000 ft. setback from the Fraser River has been administered through zoning bylaws, requiring individual approvals for construction within this area. During the course of preparing the Official Community Plan, this standard has been revised to reflect

specific erosion and floodway hazards. A Potential Erosion Hazard Area is established in Schedule D based upon the areas adjacent to the Fraser River which may be vulnerable to erosion or floodways. These are generally the lands between the river and major road, railway and pipeline rights of way where movements of the river channel could occur without protective measures to guard against erosion. New buildings within this area will require siting approval. New Policies call for standards to be reduced to 30 m for non-habitable/non-commercial buildings within the setback area of the Fraser River.

Setbacks are also established for other watercourses. In most cases, buildings must be set back 30 m from the natural boundary of major streams. However, upon application by the landowner, and after consultation with the Ministry of Environment, this standard may be relaxed where the terrain and river characteristics allow for closer location to the watercourse.

Fish and Wildlife Resources

The significant fish and wildlife resources of the Plan area are managed by the Federal Department of Fisheries and Oceans and the Provincial Ministry of Environment. Land development, however, can have a critical impact upon these resources and hence, the planning policies are intended to recognize such areas of environmental concern. The major environmentally sensitive areas are identified on Schedule D, and relate principally to fish habitat. Various aspects of fish and wildlife protection are considered within the Regional Board policies related to land development, stream protection, storm and waste water discharge, drainage control and access to recreation sites. The major Federal and Provincial concerns are listed below.

The Fraser River is a major migration route for all salmon, trout

and some other species which use upstream spawning areas. Pink and chum salmon and cutthroat trout also use specific areas of the Fraser River mainstem as spawning habitat, while white sturgeon use the river for spawning, rearing and migration. The near-shore areas can be important resting and rearing habitat for juvenile stocks of various species. The major concerns on the Fraser river include water quality, bank erosion, flood protection, instream works and public access to the shore.

In the Laidlaw area, Jones (Wahleach), Lorenzetta and Hunter Creeks are productive fish streams. Wahleach Creek has a spawning channel operated by B.C. Hydro for pink and chum salmon. Historical escapement estimates indicate major runs of pink, chum and coho. Cutthroat trout are also present. Lorenzetta Creek and Hunter Creek are also utilized by pink and chum as spawning habitat, and by coho and cutthroat trout for both spawning and rearing.

Some major fishery values exist on Silverhope Creek. Fish enhancement efforts focus on increasing the steelhead trout population to historic levels. The majority of steelhead in this system are summer run fish although there is also a small winter run population. Cutthroat trout also utilize this river for spawning and rearing, as well as coho, chum and pink salmon. The major concerns on Silverhope Creek are water quality, streamside vegetation, bank protection, flood control, instream works and public access to the river bank for sport fishermen.

There are also significant fishery values associated with Kawkawa Lake and streams and the Coquihalla River. Future development and stream management programs should aim to maintain and where possible enhance conditions for fish stocks.

Kawkawa Lake is a relatively large lake with six stream inlets and one outlet. It has a surface area of about 90 ha, including a large littoral area of 25 ha. The mean depth is 10 m and the maximum is 14 m. The lake is comparatively high in productivity. The Kokanee salmon which inhabit the lake are unique in the Lower Mainland due to their large size (up to 40 cm). The large size may be genetically controlled and hence these fish are considered an important future source of eggs for stocking other lakes. Kokanee are a freshwater sockeye salmon which spend their entire life cycle in Kawkawa Lake and streams, spawning primarily during October. Their annual spawning run has varied from about 800 - 3,000 fish, largely within Kopp Creek, Menz Creek and Stephens Road Creek. Chum, pink and coho salmon also spawn in the streams of Kawkawa Lake, with some competition for spawning habitat occurring between fish species.

There are two fishing seasons on Kawkawa Lake. If the lake surface freezes, an ice fishery occurs, estimated at 1,500 angler days per year. Summer use is also estimated at 1,500 angler days. Total catch from the lake is estimated at 3,000 - 6,000 fish per year. The Kawkawa Lake sport fishery is highly dependent upon maintaining stream habitat. Many of the streams are naturally unstable. Development can accentuate the amount of sediment entering these streams and reduce the quality and capacity of the spawning and rearing habitat. Major concerns include stream encroachments, instream works, streamside vegetation, water quality, flood protection and public access.

The Coquihalla River also provides an important sport fishery. Steelhead trout stocks are under intensive enhancement by Ministry of Environment. There is a major summer run and a minor winter run of steelhead. The areas below the canyon are also inhabited by pink, chum, coho and sockeye salmon. Similar fish habitat concerns therefore exist on the Coquihalla River.

Local sport fisheries occur in Schkam Lake (Lake of the Woods) and Devil Lake, and at access points on the Fraser River. Schkam Lake has been stocked with rainbow trout and supports an active fishery. Devil Lake has been stocked with cutthroat and rainbow trout, although access is limited due to private property. The major concerns are water quality, maintenance of shoreline vegetation and public access to the lakes. The gravel bars off Landstrom Road also provide for a popular salmon and steelhead fishery on the Fraser River.

A variety of wildlife is found in the Plan area. Notably, an area of Class 3 deer winter range exists on Thacker Mountain, but it is largely protected by slope and access constraints to development. Five registered traplines also exist in the Plan area, although these are located away from developed areas.

Parks and Recreation Sites

There are eight parks or park reserves in the Plan area: (a) Kawkawa Lake Provincial Park, a 7 ha park providing for local tourist use; (b) Coquihalla Canyon Provincial Recreation Area, an historic site near Othello; (c) F.H. Barber Provincial Park, an undeveloped park site on the Fraser River near Laidlaw; (d) two recreation reserves adjacent to Schkam Lake and Devil Lake on Highway 7; (e) a park reserve next to Silverhope Creek; and (f) two small neighbourhood park reserves at Silver Creek and Kawkawa Lake Road.

There are also various sites along the Fraser River, Silverhope Creek and Coquihalla River, which are used for angling. The gravel bars of the Fraser River are especially popular fishing and picnicking sites.

Kawkawa Lake is heavily used during the summer by permanent and

seasonal residents and day use visitors. Attendance at the Provincial Park averages about 30,000 visitors per year. Increased use of the lake has created local concerns about noise, safety and congestion during the summer season.

Since 1982, the Regional District has exercised powers under the Municipal Act to reserve from subdivisions a 7-metre strip for public use adjacent to streams and lakes, and has occasionally reserved Crown land and small parcels of subdivision for public use. Community park land, however, has been acquired on an incidental and ad hoc basis, often involving lands which are not well suited to or useful for public recreation. Much of the growth in the Plan area involves suburban development in the vicinity of Hope. In order to ensure adequate community park land for residential areas, the Plan establishes policies and objectives for park dedication. These policies accord with the provisions of Section 992 of the Municipal Act which allows the Regional District to require park land contribution of 5% of the land being subdivided where the proposed subdivision involves three or more lots and the smallest lot is less than 2 ha. A forward planning approach to community park acquisition should assist the development of quality residential environments over the long term.

While the Regional District will not become directly involved with Provincial or regional parks, the Plan will facilitate and encourage the use and development of those parks which serve the needs of both local residents and tourists. In particular, highway improvements should assist the future use of the F.H. Barber Provincial Park and the Coquihalla Canyon Provincial Recreation Area.

6. SERVICES AND ADMINISTRATION

Sewer System

The Hope and District sewer system was substantially completed in 1978 at an initial debt of \$2.3 million. The system is owned and operated by the Regional District to serve Kawkawa Lake, Silver Creek and the Town of Hope. It includes a trunk sewer line, collector sewers and pumping stations discharging to a sewage treatment plant located west of Silverhope Creek, from which the treated sewage is discharged to the Fraser River via a submerged outfall. Figure 2 shows the boundaries of the present trunk sewer service area and the collector sewer areas.

The trunk sewer commences from the east side of Kawkawa Lake, crossing the bottom of the lake to the subdivisions at west Kawkawa Lake, and thence through siphon under the Coquihalla River to a gravity system in the Town of Hope. The Coquihalla pumping station pumps the sewage via a combination forcemain and gravity system to Tom Berry Road and on to the treatment plant on the west side of Silverhope Creek.

The collector sewers are established by specified area, namely the Coquihalla Collector Sewer Area and the Silver Creek Collector Sewer Area. The Coquihalla collector includes the residential areas at east and west Kawkawa Lake, while the Silver Creek collector includes portions of the residential subdivision north of the Flood-Hope Road. A referendum to establish an integrated collector sewer system throughout Silver Creek was defeated in 1980 and thus, collector sewer service is provided only to a small area of new residential development and other users who have specifically petitioned the Regional District for service.

The outstanding debt on the trunk sewer is \$2,06 million (1985).

Property owners within the Defined Area pay sewer taxes on the basis of a variable tax rate to service this debt. Property owners within the Specified Area for collector sewers pay an additional parcel tax (\$30.00 annually), and those connected to the sewer pay a user fee (\$60.00 annually).

The sewage treatment plant is presently operating at about 70% capacity. Based on an average dry weather flow of 1.25 m³/day per connection, the existing treatment plant can service up to 1,840 connections and an expanded lagoon system could service up to 3,680 connections. The treatment plant would require additional expansion to meet the total maximum density capability of 4,100 connections on the sewage collection system. This figure of 4,100 connections is the estimated maximum design capacity, based upon average flow patterns. There are presently 275 residences connected in the Kawkawa Lake area and 26 connected in the Silver Creek area. The Town of Hope has an estimated 1,000 connections.

The Hope and District Sewer System has an important effect on future land use development in the Plan area. Three issues are particularly significant. First, to ensure equitable financing of the sewer system, the boundaries of the Defined Area should be adjusted to coincide with areas which could reasonably be served by sewers in the future. To this end, the Regional District commissioned a study of potential sewer extension west of Silverhope Creek. The report, "Silverhope Sewer System Prefeasibility Study", Stanley Associates Engineering Ltd., February 1986, evaluates the cost of extending the sewer west along Airport Road and Starrett Road. The study shows that service to Bristol Island would be financially prohibitive. But service to other areas west of Silverhope Creek, estimated at a cost of \$435,600 (1986 dollars), could be borne by the Defined Areas without excessive tax increases any time after about 1995 if demand for service should arise

from commercial, industrial or residential growth in the area. The boundaries of the sewer district Defined Area should be adjusted where necessary to reflect the potential for such future service, and to exclude properties which are unlikely ever to be served by sewer.

Secondly, land area designations and policies in the Plan should provide a framework for permitting increased land use density in conjunction with sewer service, and for discouraging septic field systems on small residential parcels in older subdivisions incapable of providing adequate disposal fields for contemporary residential uses.

Thirdly, there is a need to protect the investment in the sewer system by ensuring efficient operation and reliable maintenance of the sewer. This includes minimizing the discharge of stormwater through the sewage treatment plant and protecting the plant, where necessary, from the effects of erosion.

Community Water Systems

There are three areas which are served by community water systems: Silver Creek, Kawkawa Lake and Ross Road. These are shown on Figure 2. Generally, water supply and quality are adequate to meet domestic demand, but there remain deficiencies in capacity of some distribution mains and in the ability to provide for fire protection.

In Silver Creek, there are two private water systems. San Lan Enterprises Ltd. serves lots north of the Flood-Hope Road, with an authorized capacity of 144 lots. The R.M. Gagnon Utility serves lots south of the Flood-Hope Road. Other properties draw water from wells or directly from Silverhope Creek.

A previous proposal to integrate and upgrade water systems at Sil-

ver Creek failed in a referendum in 1980. Major water supply deficiencies therefore remain, and alternative arrangements will be necessary in the near future. There are significant capacity limitations south of Flood-Hope road which will need to be overcome in order to accommodate new growth at Silver Creek. West of Silverhope Creek, a separate water system is feasible, according to the "Silverhope Creek Water Supply Study", Stanley Associates Ltd., 1983. This would depend upon sufficient demand and local approval.

In west Kawkawa Lake, the 753 Waterworks Ltd. provides service to the Thacker Mountain, 753 and Coquihalla Estates residential subdivisions. A second utility, owned by Fred Green Agency Ltd., also provides water supply to the area near the Provincial Park. At east Kawkawa Lake, there are two community water systems, the Summer Road Waterworks and the former Murphy and Kereluk Water Utility. A private group water system also serves residents at the end of Kawkawa Lake Road. There are major inadequacies with the former Murphy and Kereluk water system which escheated to the Crown in 1985 and which is presently under study in order to upgrade the water supply.

The Lake of the Woods Improvement District provides water supply from Schkam Lake to some residents of Ross Road. A few property owners along Haig Station Road are also served by an old water line from the Town of Hope. Other residents in the Plan area depend upon individual wells or otherwise withdraw water directly from streams of lakes.

Community water systems in resort, country residential and rural areas may also be required where densities and site circumstances hinder or preclude individual water supply. Strata resort developments are normally required to establish their own water supply systems. Country residential developments should also be encouraged to establish such systems for domestic and fire protection needs.

The major issues affecting community water systems relate to ensuring the viable management and maintenance of these systems. Some of the water supply systems have deteriorated with age; others are required to provide for increased demands and standards of residential users. Moreover, many of the systems do not provide adequate supply for fire protection.

Fire Protection

Two volunteer fire departments serve most of the Plan area: Laidlaw - Flood - Silver Creek Fire Department and Kawkawa Lake Fire Department. The Landstrom Road-Schkam Lake area is presently unserved. The volunteer fire departments informally co-operate with the Town of Hope Fire Department in responding to fires in the greater Hope area.

The volunteer fire departments provide excellent service to Electoral Area residents. There is nevertheless a need to enhance these programs through mutual aid agreements with the Town of Hope and expanded services to Landstrom Road, Haig Station Road, Ross Road and Schkam Lake.

Water supply facilities, including reservoir storage capacity and distribution mains, are often inadequate to meet fire protection standards. Upgrading of community water systems can assist in improving fire protection especially in parts of Silver Creek and around Kawkawa Lake where particular deficiencies exist. Water storage tanks have been installed in the Laidlaw area and may prove feasible in other areas.

In many Electoral Areas, water storage capacity is unable to provide adequate fire protection supply for large buildings. In order to

ensure adequate fire protection and to avoid excessive demands upon limited reservoir capacity, any major new commercial and multi-family residential buildings should be required to install sprinkler systems unless adequate storage capacity already exists.

Solid Waste Management

The present garbage dump is located north-east of Schkam Lake. It is operated by the Town of Hope, providing service to the entire Plan area. Electoral Areas contribute a substantial proportion of the operation costs of this facility. Capacity limitations and drainage problems, however, will likely require abandonment of this site within the next few years. Recognizing the constraints upon expansion of the existing facility, it is essential that a new landfill site, or some alternative disposal arrangement, be established to serve the Plan area. The Regional Board is actively studying this matter in co-operation with the Ministry of Environment.

7. LOCAL ISSUES

Laidlaw

Laidlaw is predominantly an agricultural community with some commercial land use, located within the floodplain of the Fraser river. The population is about 178 persons, many of whom live on farms in the area. Figure 3a shows general land use in Laidlaw, between Jones Creek and Hunter Creek.

Major changes in recent years include approval of the Kanaka Creek Holdings Ltd. recreational resort development on the former F.H. Barber Estate. If the project proceeds, it will likely result in some increased development pressure upon Laidlaw to serve seasonal visitors.

Other changes include the upgrading of Highway 1 which has resulted in new, longer access routes between Laidlaw Road and St. Elmo Road.

The rural character of the area minimizes the need for development services. Water is obtained by well and sewage is handled by septic field. Strata developments such as Kanaka Creek Holdings will be fully integrated and will not rely upon Regional District water or sewer services.

The planning challenge for Laidlaw is to protect agricultural land and operations, and to ensure that the development of commercial recreation is compatible with other land uses and resource values. Odours and other nuisances associated with certain agriculture may sometimes conflict with recreation and residential development. Policies in the Plan should ensure that intensive agricultural operations are adequately separated from conflicting uses, and that farms are operated so as to minimize adverse impacts on neighbouring areas.

Increased recreational demand in the future is also likely to require improvements for access to recreation sites on the Fraser River and Jones Lake.

Flood - Silver Creek

Flood and Silver Creek are two related communities with a mixture of rural and urban land uses and a population of about 1,472 persons. Figure 3b shows the general land use of the area, with extensive highway and railway corridors and settlement confined within an area between the mountains and the Fraser River. Flood is a largely rural area west of Silverhope Creek, without community sewer or water services. Silver Creek is a predominantly urban area east of the creek, involving both serviced and unserviced land.

Recent changes include the construction of a new highway route which has altered the local road pattern. The old highway, renamed Flood-Hope Road, will now become an arterial route without limited highway access restrictions. Future plans for double tracking the CN railway will also present new land use constraints.

Proposals are also active for paving the Hope airport at Flood. The reorganization of land use due to transportation developments requires clear policies to avoid conflicting land use. Growth pressures are also associated with the limited land supply in the Town of Hope and the availability of serviceable industrial and residential land in the Flood and Silver Creek area.

The development of new subdivisions in recent years, the long-term demand for serviced land and the new highway construction indicate a gradual transition in the type of residential and commercial development toward more intensive suburban land use. This offers new

challenges in guiding the pattern of development and in finding compatibility between old and new areas of development. Residential zoning standards, for example, must be designed to accommodate a variety of housing types, with land use controls which reflect the lifestyles and preferences of local residents. This includes catering to demand for buildings accessory to residences, while maintaining an attractive residential environment.

Over the long term, planning policies must provide for contiguous development between Flood and Silver Creek. The major planning challenge is to accommodate a mixture of land use types and to facilitate the transition toward more intensive land use. The future land use pattern will likely involve a progression of light industrial uses, large lot residential uses, mobile home parks and urban subdivisions, and commercial uses linked along an arterial corridor. Policies must be designed to encourage compatibility between these land uses.

Kawkawa Lake

The Kawkawa Lake area includes the lands north of the lower Coquihalla River, including Thacker Mountain, west and east Kawkawa Lake and Othello. Figure 3c shows general land use. The area has a population of about 842 persons. It has experienced exceptional population growth in recent years, averaging over 7% annually for the past decade. Land use is predominantly residential and recreational, serving permanent and seasonal residents and park visitors.

The settlement of the Kawkawa Lake area occurred initially with rural homesteads and logging and sawmilling. Increased recreational use of the lake and seasonal residences led to a predominantly resort community near the lake. In recent years, much of the area has evolved as a suburban community to the Town of Hope. The construction of the

sewer, beginning in 1974, stimulated increased development, as has improved access.

The demand for single family residential housing in Kawkawa Lake area is likely to remain steady as the supply of developable land diminishes in the Town of Hope. Building permit records show a general pattern of 20 - 30 new single family houses per year. Assuming an availability of about 700 vacant or potential lots, there is adequate land for growth within the existing residential zones for the next few decades.

Some new subdivisions at west Kawkawa Lake have had to cope with storm drainage problems associated with the soil conditions and the use of soak-away pits. In east Kawkawa Lake some residents have experienced flooding problems related to the unstable creeks within the alluvial fan area. Other problems include protection from erosion and flooding problems along the Coquihalla River, and possible increases in run-off associated with logging activities on steep slopes at east Kawkawa Lake.

Roads and services are also important issues identified by local residents during public meetings and private interviews. The Peers Creek interchange on the Coquihalla Highway will increase through traffic along Othello and Kawkawa Lake Roads. Improvements to the safety of intersections and bridges, to pedestrian walkways and to street lighting are the major concerns. Access problems also exist at East Kawkawa Lake and along Union Bar Road.

The major planning goal at Kawkawa Lake is to accommodate both residential housing and recreational use of the lake, while ensuring adequate drainage controls, safe access and improved services. The emphasis is upon moderate density urban land use in existing residential

areas, and rural and limited use policies in outlying areas which have difficult terrain and access.

Landstrom Road - Schkam Lake

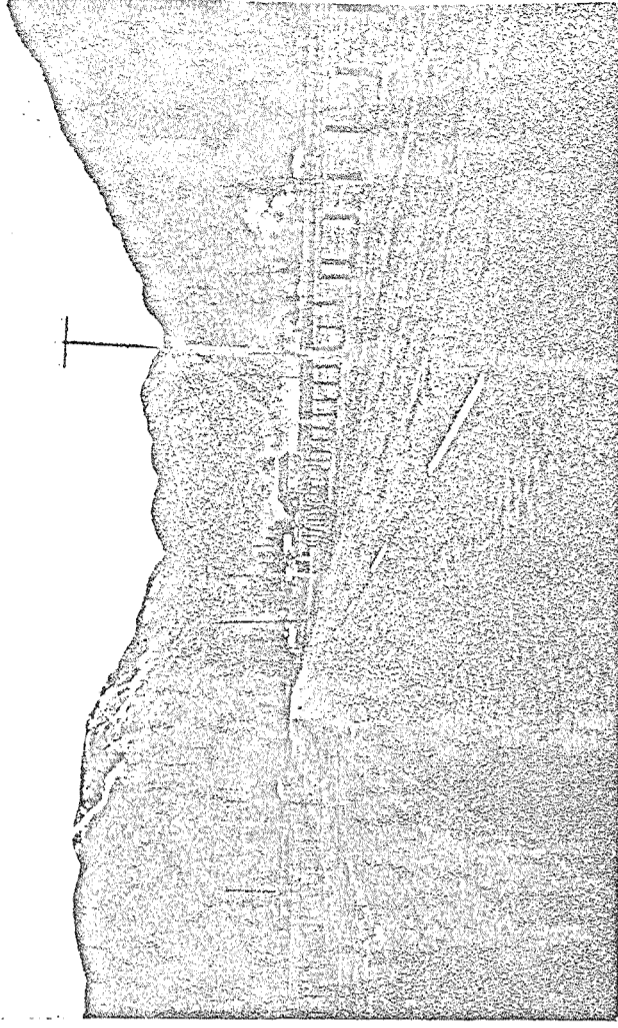
The Plan area on the west side of the Fraser River extends from Landstrom Road to Schkam Lake, excluding the Schkam Indian Reserve No. 2. Figure 3d shows general land use. The area includes primarily rural residential uses and commercial recreation development, with a population of about 204 persons.

The Landstrom Road-Schkam Lake area has experienced some development pressure in recent years, but this has been constrained by physical characteristics, a lack of services and local preferences for low density development. Highway traffic may be reduced on the Hope Bridge due to the new Coquihalla Highway. However, highway access to Ross Road remains a major concern, as does the intersection at Landstrom Road and Haig Station Road. A major focus of discussion is the approximate location and density of future development and the appropriate servicing and access requirements. Alternative futures were considered during public meetings and support was expressed for rural and country residential densities.

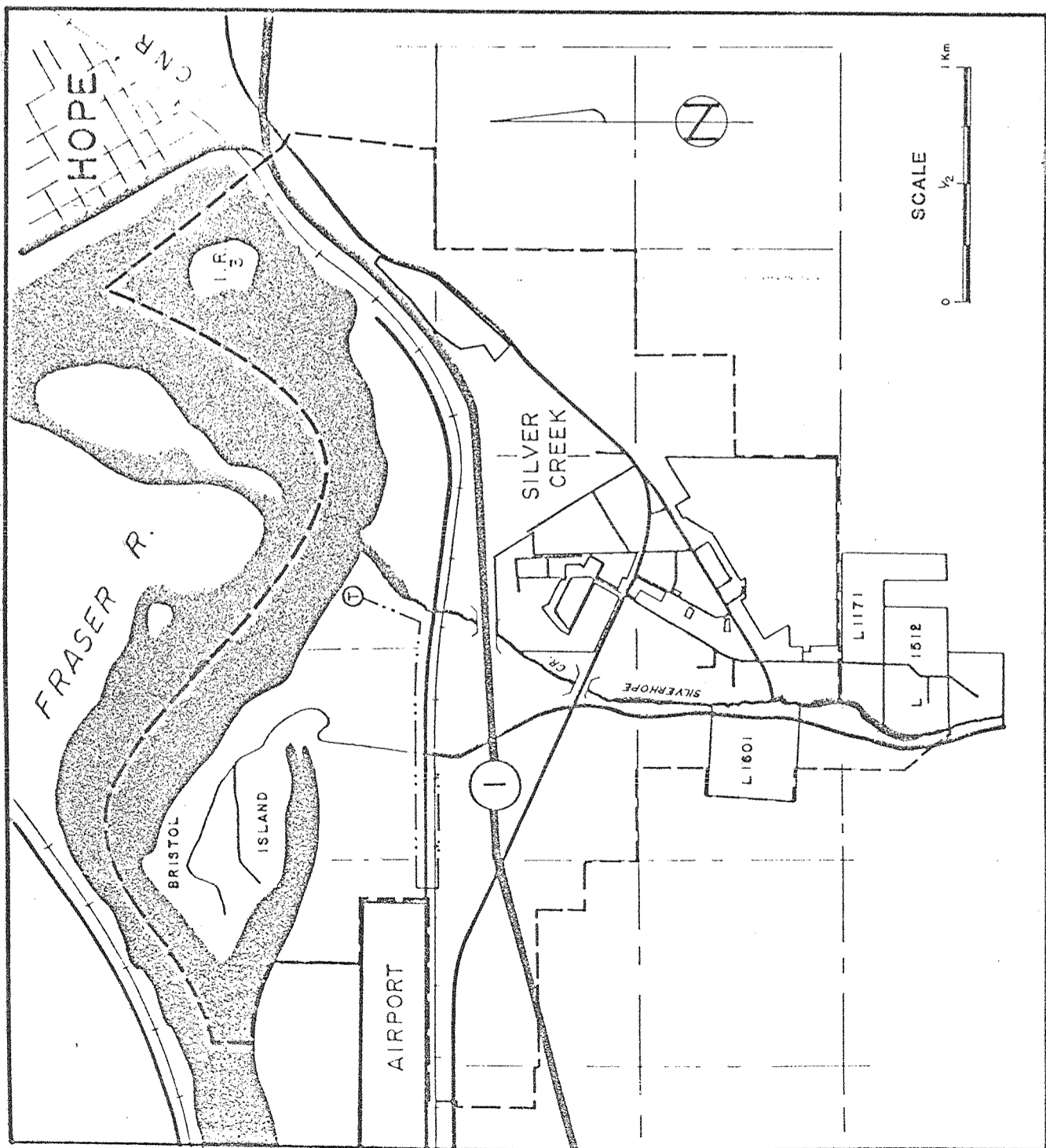
The lack of fire protection is also a major issue in the Landstrom Road/Schkam Lake area. Future development of the area must be contingent upon establishing such services. The future road network will also influence potential residential development. The location of existing and future intersections with the highway and the capacity of Hope bridge must be suitable to accommodate additional developments.

The major planning goal at Landstrom Road-Schkam Lake is to provide for low density residential and recreational use with sufficient mini-

imum services and safe access.



Laidlaw Road



BACKGROUND REPORT
 FIGURE 2a

R.D.F.C.

SEWER SYSTEM
 SILVER CREEK

EXISTING, SEPT., 1986

LEGEND:

- BOUNDARY OF SILVER CREEK SEWAGE COLLECTION SPECIFIED AREA
- BOUNDARY OF THE DEFINED AREA OF ELECTORAL AREA "C" FOR SEWAGE TREATMENT AND DISPOSAL
- ⊕ TREATMENT PLANT
- PROPOSED TRUNK SEWER EXTENSION

BACKGROUND REPORT
FIGURE 2b

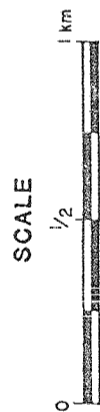
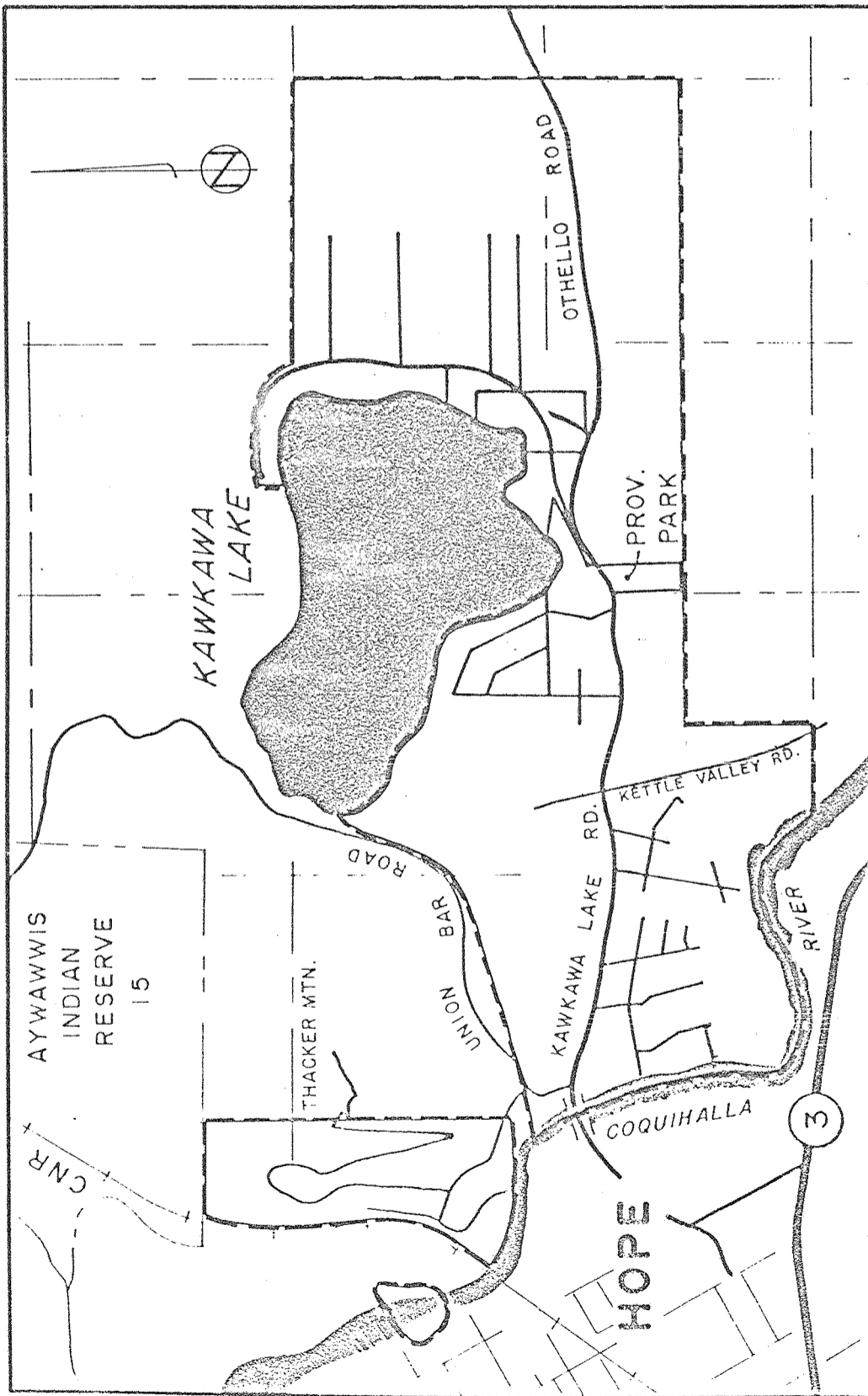
R.D.F.C.
SEWER SYSTEM
KAWKAWA LAKE

EXISTING, SEPT. 1986

LEGEND:

BOUNDARY OF COQUIHALLA
COLLECTOR SEWER SYSTEM
SPECIFIED AREA

BOUNDARY OF THE DEFINED
AREA OF ELECTORAL AREA
"B" FOR SEWAGE TREATMENT
AND DISPOSAL



BACKGROUND REPORT
FIGURE 2c

COMMUNITY WATER SYSTEMS SILVER CREEK

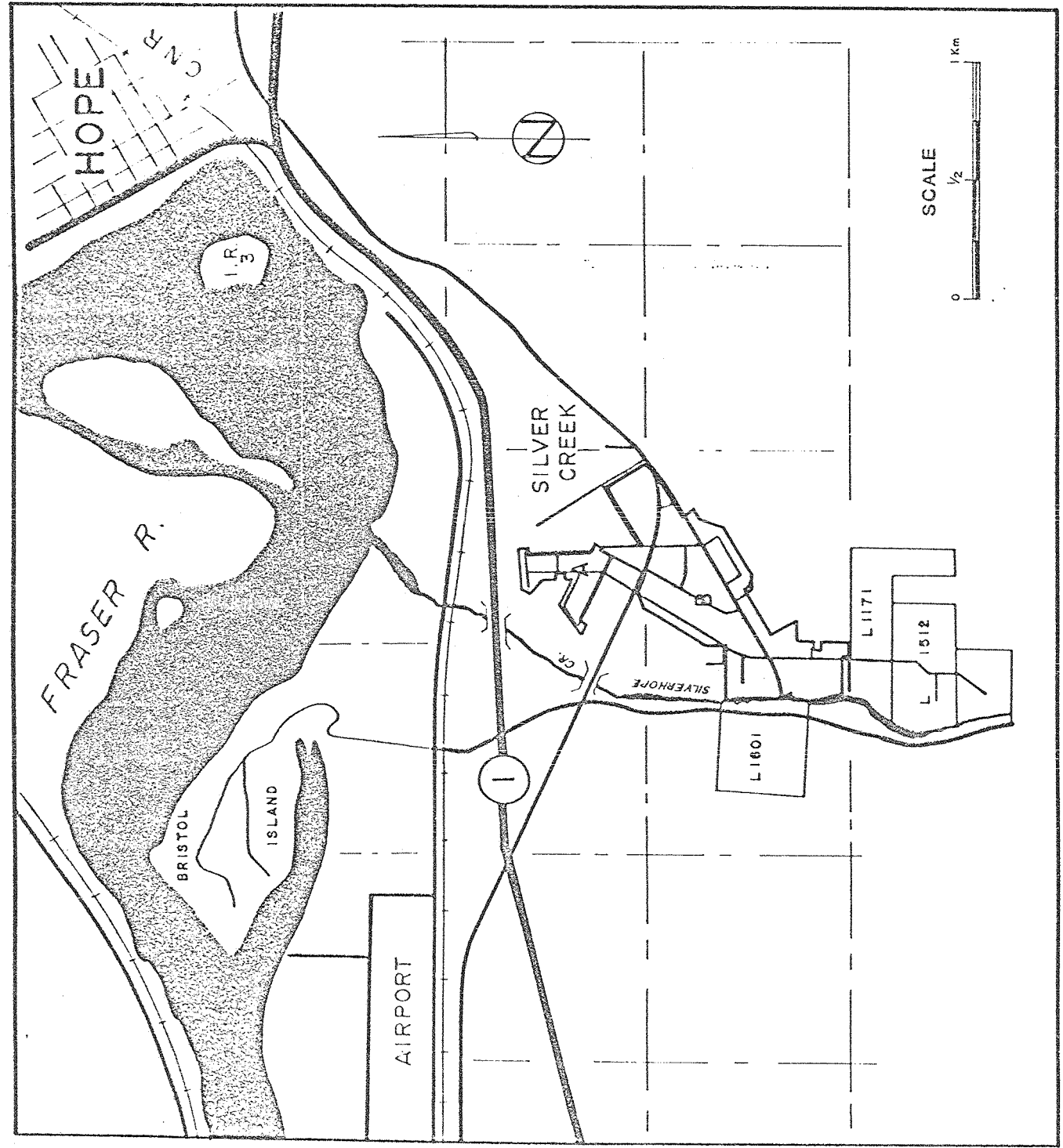
EXISTING, SEPT. 1986

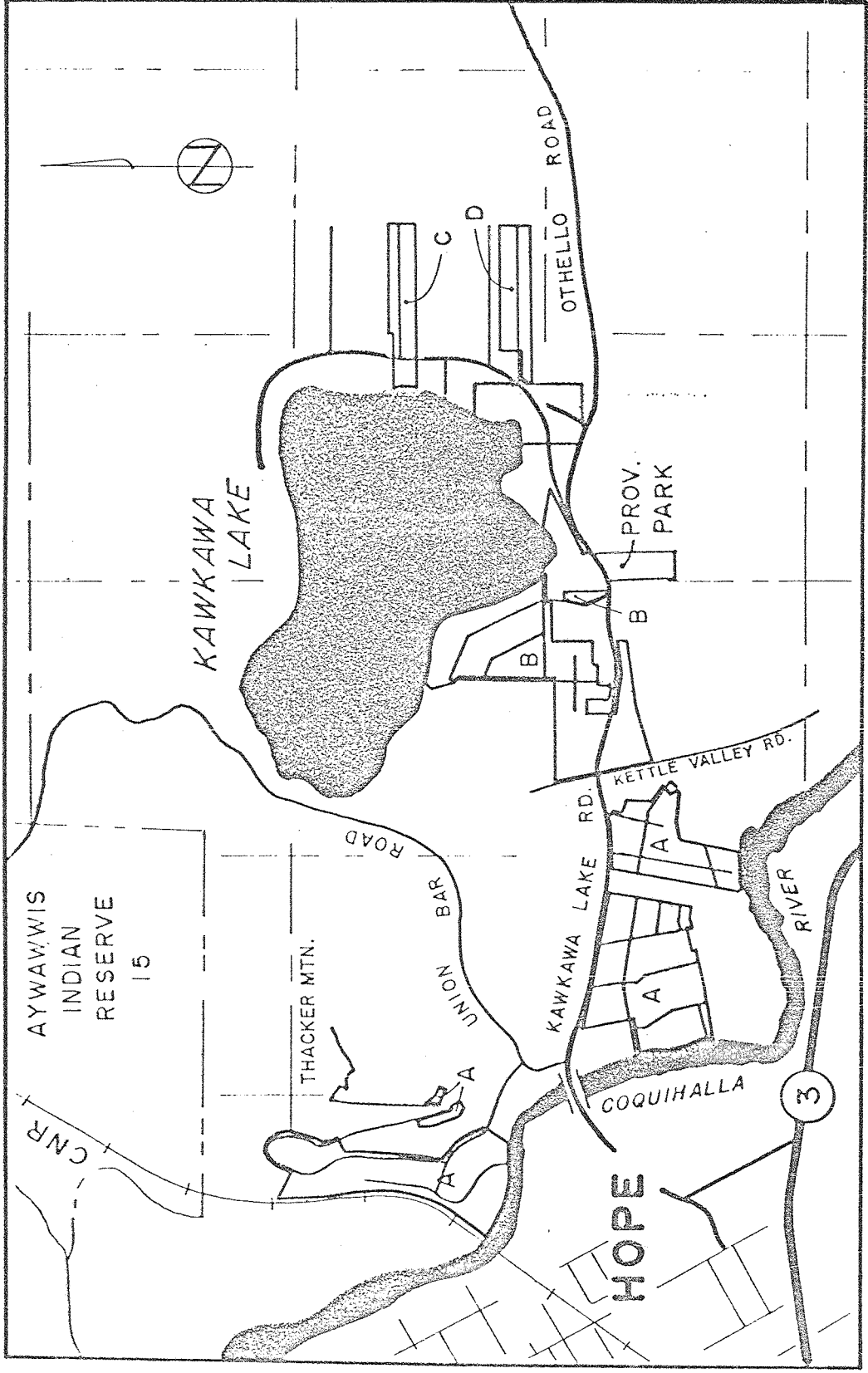
LEGEND:

- A SAN-LAND ENTERPRISES LTD. UTILITY
- B R. GAGNON UTILITY

NOTE

INFORMATION SUPPLIED BY MINISTRY
OF ENVIRONMENT JUNE, 1986





BACKGROUND REPORT
FIGURE 2d

COMMUNITY
WATER SYSTEMS
KAWKAWA LAKE

EXISTING, SEPT. 1986

LEGEND:

- A 753 WATER WORKS LTD. UTILITY
- B FRED GREEN AGENCY LTD. UTILITY
- C MURPHY KERELUK WATER WORKS LTD. UTILITY
- D SUMMER ROAD WATER WORKS LTD. UTILITY

NOTE

INFORMATION SUPPLIED BY MINISTRY
OF ENVIRONMENT JUNE, 1986

BACKGROUND REPORT

FIGURE 2e

COMMUNITY WATER SYSTEM

ROSS ROAD

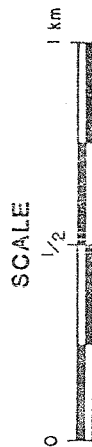
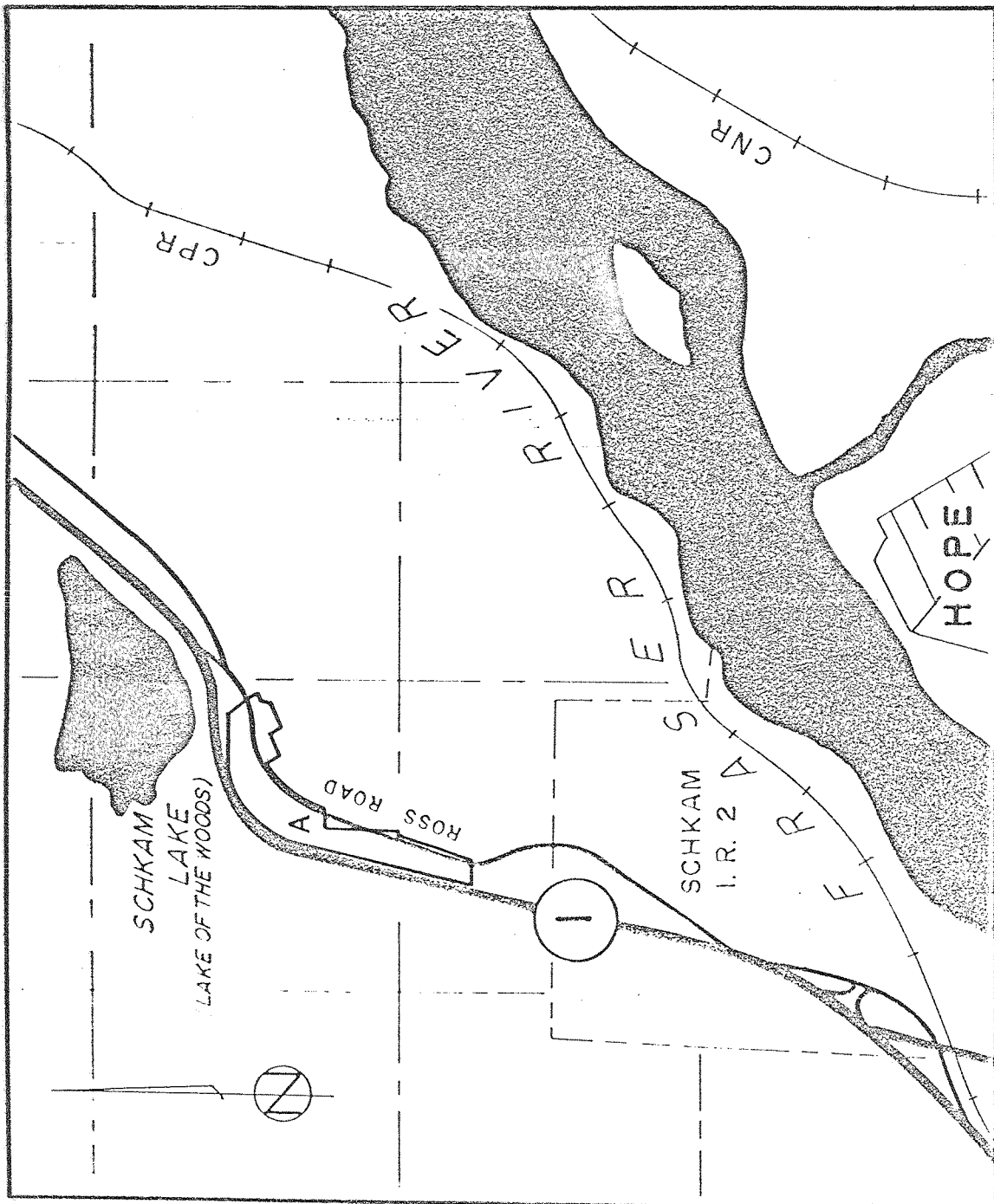
EXISTING, SEPT. 1986

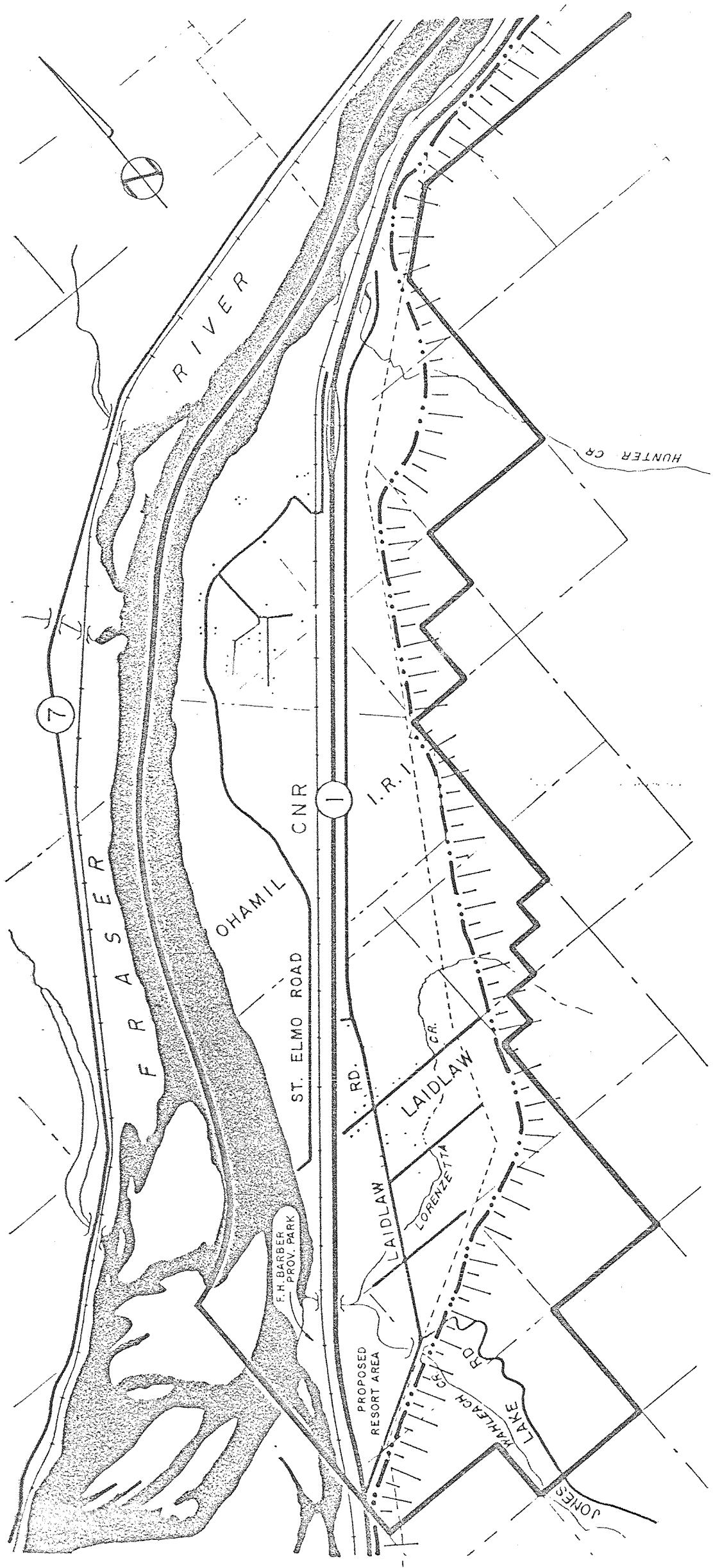
LEGEND:

- A LAKE OF THE WOODS IMPROVEMENT DISTRICT

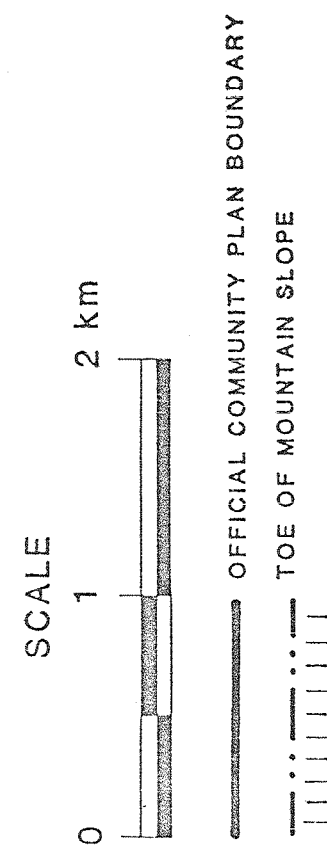
NOTE

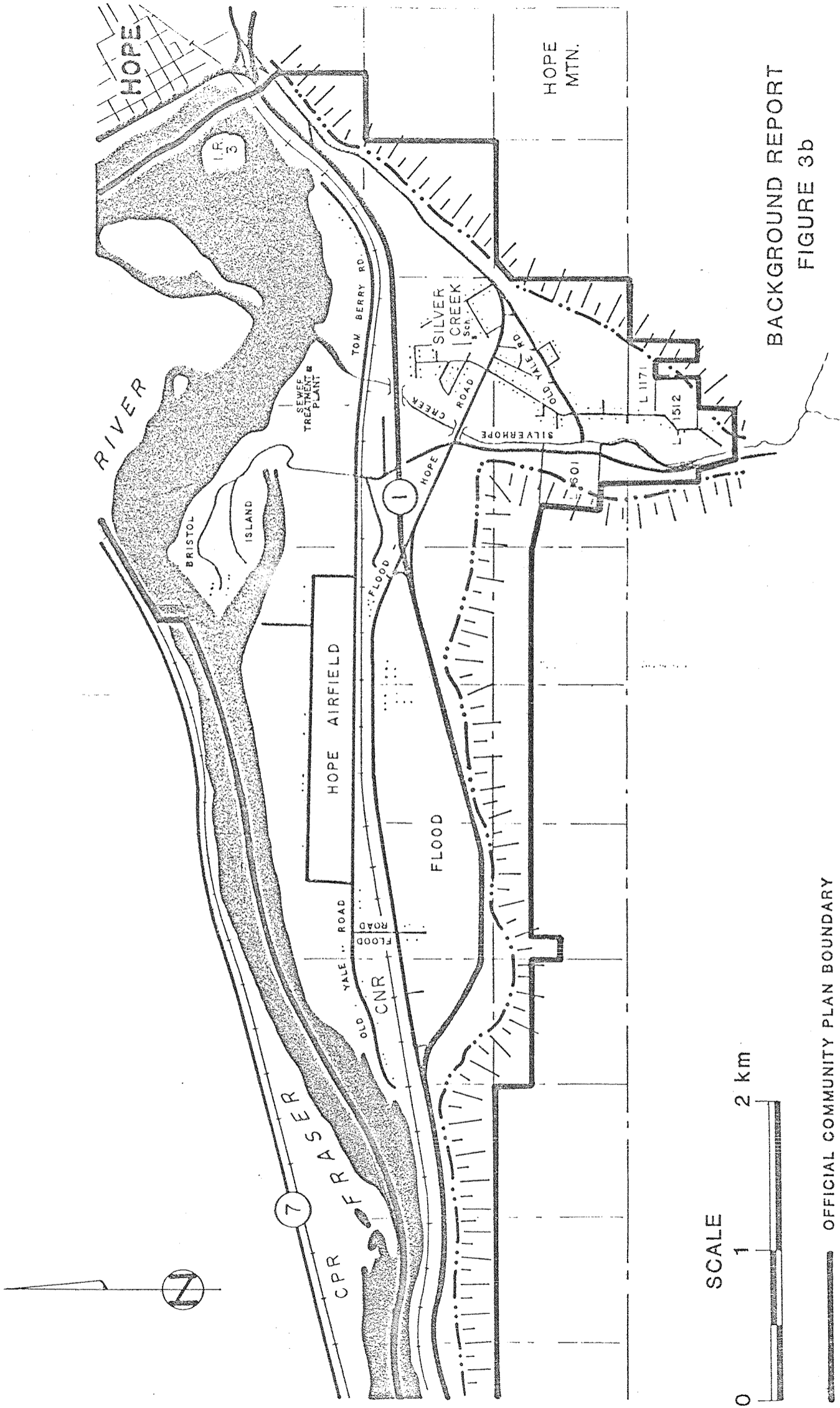
INFORMATION SUPPLIED BY MINISTRY OF ENVIRONMENT JUNE 1986





BACKGROUND REPORT
 FIGURE 3a
MAJOR FEATURES
Laidlaw





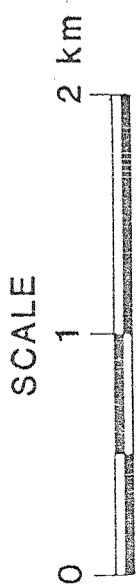
BACKGROUND REPORT

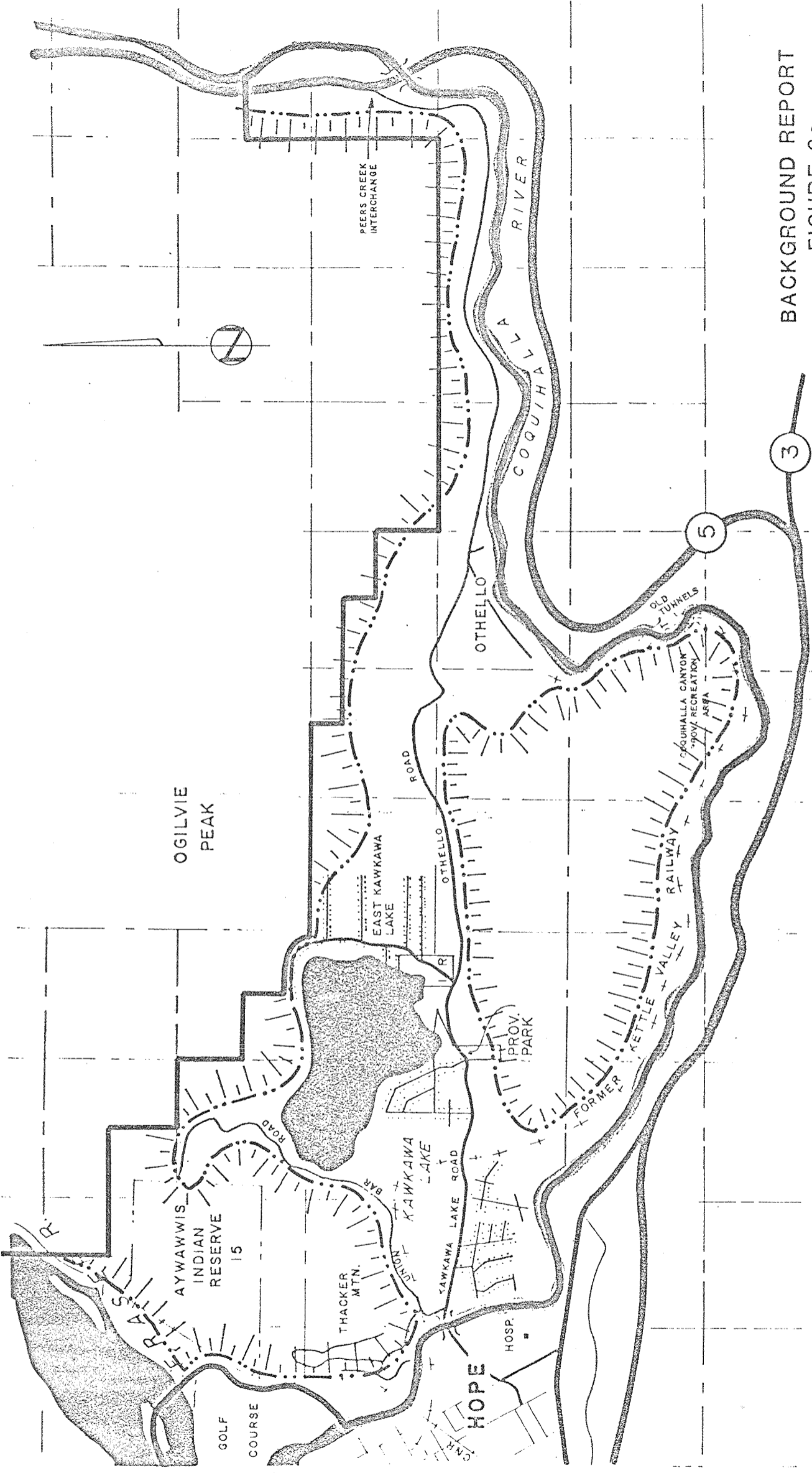
FIGURE 3b

MAJOR FEATURES
FLOOD - SILVER CREEK

OFFICIAL COMMUNITY PLAN BOUNDARY

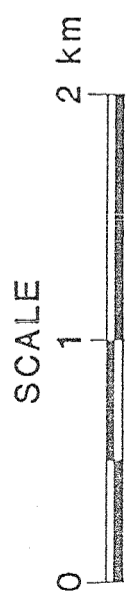
TOE OF MOUNTAIN SLOPE





BACKGROUND REPORT
FIGURE 3c

MAJOR FEATURES
KAWKAWA LAKE



- OFFICIAL COMMUNITY PLAN BOUNDARY
- - - - - TOE OF MOUNTAIN SLOPE

BACKGROUND REPORT

FIGURE 3d

MAJOR FEATURES
LANDSTROM ROAD
- SCHKAM LAKE



OFFICIAL COMMUNITY PLAN BOUNDARY

TOE OF MOUNTAIN SLOPE

SCALE


0 1 2 km

SCHEDULE A

OFFICIAL COMMUNITY PLAN

This is Schedule A of the "Official Community Plan for Portions of Electoral Areas "B" and "C",
Regional District of Fraser-Cheam Bylaw No. 800, 1986".

Reconsidered and adopted this 18th day of November, 1986.



Chairman



Secretary (Deputy)

OFFICIAL COMMUNITY PLAN

This is Schedule A of Bylaw No. 800, the Official Community Plan of the Regional District of Fraser-Cheam for portions of Electoral Areas "B" and "C". 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 Board. This part of the Plan is organized into the following sections:

1. Introduction
2. Community Plan Objectives
3. General Policies
4. Area Designations
5. Development Services
6. Roads and Transportation
7. Environmental Protection
8. Community Parks and Social Services
9. Development Permit Areas
10. Temporary Use Permits
11. Interpretation

Four sets of maps form an integral part of the Official Community Plan bylaw. These maps, at 1:5 000 scale, include:

- Schedule B: Boundaries and Area Designations
- Schedule C: Road Plan
- Schedule D: Natural Hazards and Environmental Features.
- Schedule E: Development Permit Areas

1. INTRODUCTION

In accordance with Section 945 of the Municipal Act, the Official Community Plan identifies the general pattern of existing and future land use, the appropriate level of services and the conditions under which land may be developed or altered. Within the area designations, specific zoning bylaws will prescribe the form and character of development. Some areas may be designated in anticipation of long term land use change to accommodate future growth.

The General Policies section describes the effect of the Plan, provides an index to permitted uses, describes special circumstance procedures for nonconforming uses and presents the policies regarding review and amendment of the Plan. This is followed by specific Area Designation policies in conjunction with the maps of Schedule B. Detailed policies are then presented for Development Services, Roads and Transportation, Environmental Protection, and Community Parks and Social Services. This is followed by the rationale, designation and guidelines for Development Permit Areas. Finally, policies are established regarding Temporary Use Permits.

Particular attention should be given to the wording of the Regional Board 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 or other bodies or persons; and

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

The land area designations and policies apply to areas shown on the maps of Schedule B. Each area designation contains the following:

DESCRIPTION is a brief outline and general summary of the purpose and rationale for the designation. The formal statement of Regional Board policy is contained in the four following sub-headings.

GENERAL POLICIES are the policies of the Regional Board regarding the amount and location of land to be designated and the local and regional development policies in a particular land area designation.

DESIGNATION POLICIES state the type of land placed in a particular designation and the conditions for extending existing areas or creating new areas in the designation as provided for through Plan amendment.

USE POLICIES list the uses that may be permitted on lands within a designation and, in some cases, state the standards under which a given permitted land use must be developed.

SUBDIVISION POLICIES specify the minimum lot size permitted for new subdivisions within a designation under various servicing and other conditions.

O.C.P. SCHEDULE A

2. COMMUNITY PLAN OBJECTIVES

A set of planning objectives is presented in Table 1 to guide the formulation of policies and implementation of the Official Community Plan. These objectives are derived from a review of land use problems and from the comments and concerns of local residents and government agencies. Achieving these multiple objectives will require a careful balancing of priorities in specific situations.

The designations and policies which are presented in Section 4 support and enhance the development of four distinct sub-area communities within the Community Plan area: Laidlaw, Flood-Silver Creek, Kawkawa Lake area and Landstrom Road-Schkam Lake. The Plan establishes land use policies in relation to terrain, hydrological and other environmental characteristics, existing and future growth pressures, access, the feasibility and cost of providing public services, and residents' preferences regarding land use.

Figure 1 presents a graphic summary of the general development concept. The specific policies and area designations which activate this concept are described in subsequent sections of the Plan and on the maps of Schedule B.

TABLE 1: OFFICIAL COMMUNITY PLAN OBJECTIVES

Farmland Protection

Direct development away from farmland, support the Agricultural Land Reserve and facilitate agricultural operations in Laidlaw and Flood areas.

Hazard Protection

Direct development away from lands susceptible to flooding, erosion and geological and snow avalanche hazard, and protect against such risks wherever possible.

Environmental Conservation

Plan and develop land use and access so as to protect fish, wildlife and community watersheds, and facilitate the use of outdoor recreation sites.

Adequate and Efficient Services

Provide for the co-ordinated, phased development and expansion of water, sewer, fire protection, and other public services of adequate standard.

Safe Transportation

Ensure the development of an adequate road network, compatible with land use, and provide for safe pedestrian access along and across transportation corridors.

Community Enhancement

Promote the identity of four distinct sub-areas: Laidlaw, Flood-Silver Creek, Kawkawa Lake, Landstrom Road-Schkam Lake; facilitate social services and protect community values and lifestyles through land use controls.

Economic Development

Provide adequate land and appropriate services for commercial and industrial development in the Flood/Silver Creek area.

Compatible Land Use

Organize land uses so as to minimize conflicting uses and standards of development, recognizing local needs and preferences.

Flexible Implementation

Provide for flexibility in the administration of land use planning policies to accommodate existing non-conforming uses and temporary land uses, wherever feasible.

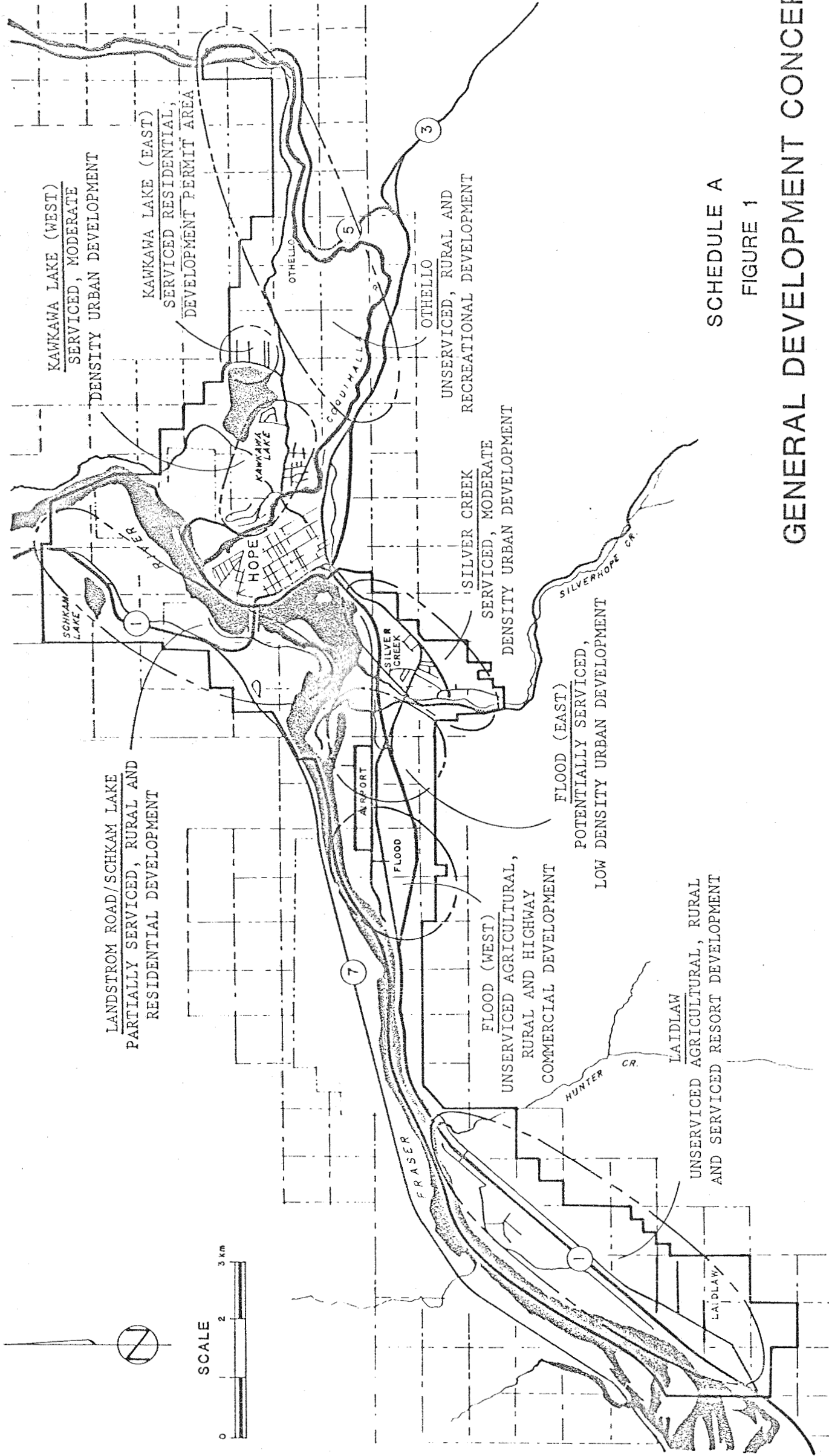
Co-ordinated Development

Provide for the future growth and servicing of development, in conjunction with the Town of Hope and Provincial agencies.

GENERAL DEVELOPMENT CONCEPT

The overall development concept can be summarized as follows:

- * Agricultural and rural land uses in the Laidlaw area, with the emphasis upon supporting agricultural operations and ensuring compatible development of resort recreation and other uses.
- * Agricultural, rural and highway commercial uses in the west Flood area, providing for various unserved rural land uses and future airport improvement.
- * Industrial, highway commercial, rural and residential uses in the east Flood area, providing for a broad mix of potentially serviced, low density urban land uses.
- * Residential, local commercial and highway commercial uses in Silver Creek, providing for fully serviced, moderate density urban land uses and recognizing environmental constraints.
- * Residential and local commercial uses in Kawkawa Lake area providing for fully serviced, moderate density urban land uses and recognizing environmental constraints.
- * Rural and recreational development in the Othello area, with emphasis on minimum services, and respecting the constraints imposed by topography, natural hazards and access.
- * Country residential and rural uses in the Landstrom Road and Ross Road area, providing for integrated developments and encouraging community water systems and safe highway access.



SCHEDULE A
FIGURE 1

GENERAL DEVELOPMENT CONCEPT

OFFICIAL COMMUNITY PLAN BOUNDARY

3. GENERAL POLICIES

the parcel in which the nonconforming use is situated.

3.01 Effect of the Plan

3.01.03

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 Regional Board policy and a basis for co-operation between different levels of government.

Should a government ministry or agency propose a development which is contrary to the policies of this Plan, then the Responsible Authorities are encouraged to make application for plan amendment as outlined in this Plan. Not only would the application allow the Board to express its interest in the proposed development and provide for public input at a local level, but this procedure will enable the Regional Board to adjust its policies for adjacent lands over which it has jurisdiction thereby securing integrated and compatible development throughout the Plan area.

3.01.01

In accordance with the provisions of the Municipal Act, the Regional Board is required to comply with the policies of this Official Community Plan as follows:

(a) A zoning bylaw enacted prior to the effective date of this Plan is not altered by this Plan. Where such a bylaw is amended, the amending bylaw must be consistent with the provisions of the Official Community Plan.

(b) 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.

(c) In accordance with section 949(2) of the Municipal Act, all bylaws enacted, permits issued and works undertaken by the Regional Board shall be consistent with the Official Community Plan.

3.01.02

A legally established land use which does not conform to the zoning bylaw 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

O.C.P. SCHEDULE A

3.02 Permitted Uses

The area designations provide for a range of land uses and the condition of use. The permitted land uses are identified within the policies for each area designation, and in greater detail in the zoning bylaws. An index of the permitted land uses in area designations is provided in Table 2. Specific conditions to such uses may apply, as prescribed in zoning bylaws and other regulations.

It is the Regional Board's policy that:

3.02.01

New land uses shall accord with the Area Designation use policies and the permitted land uses matrix on Table 2, subject to policies 3.02.02 and 3.03.04.

3.02.02

Where an existing use is at variance with the use policies of the area designation, an extension of that use into an adjacent portion of the same parcel may be permitted by rezoning provided that the proposed extension does not exceed 50% of the area of the existing use and does not conflict with surrounding land uses, natural hazards or environmental sensitivities.

3.02.03

Single family residential uses shall be permitted in all area designations with the exception of Industrial and Park designations where allowance is made for employee residence. Second dwellings shall be permitted for agricultural and campground assistants and for care of a relative. Zoning regulations will also be established to permit second dwellings, under certain conditions, on large parcels greater than the minimum parcel size

for subdivision, in areas designated Highway Commercial, Country Residential, Rural and Limited Use.

AREA DESIGNATION

TABLE 2 AREA DESIGNATION AND PERMITTED LAND USES

PERMITTED LAND USES *	URBAN	DEVELOPING URBAN	HIGHWAY COMMERCIAL	COUNTRY RESIDENTIAL	RURAL	AGRICULTURAL	RESORT	INDUSTRIAL	LIMITED USE	PARK
<u>RESIDENTIAL</u>										
Single Family Residential	X	X	X	X	X		X	X	X	
Duplex Residential	X									
Strata Title Townhouse	X									
Strata Title Mobile Home Park	X	X	X	X	X					
Rental Mobile Home Park	X	X	X	X	X					
Associated Country Residential										
Associated Rural Residential										
<u>COMMERCIAL</u>										
Local Commercial	X	X	X	X	X					
Highway Commercial	X	X	X	X	X					
Hotels, Pubs	X	X	X	X	X					
Commercial Campground	X	X	X	X	X					
<u>INDUSTRIAL</u>										
Light Industrial										
Resource Industry										
Service Industry										
Resource Extraction										
<u>AGRICULTURAL</u>										
Intensive Agriculture										
Other Agriculture										
<u>INSTITUTIONAL</u>										
Low Density Recreation										
Park and Park Reserve										
Semi-Public Uses										
Public Uses										

* Applies to new uses only, subject to Area Designation policies in Section 4

O.C.P. SCHEDULE A

3.03 Special Circumstances

Legally established existing land uses which are not permitted in the zone within which they are located, are considered to be nonconforming under Section 970 of the Municipal Act. Most nonconforming uses are associated with development which was constructed before zoning bylaws were established.

In many cases, rezoning to establish conformity is not an acceptable option, although continuance of the use under certain restrictions may be acceptable. In recognition of these special circumstances, three classes of nonconformity are recognized. In addition to nonconformity situations, special circumstance policies are established for properties with potential geological hazards. These are summarized on Table 3 and discussed below.

"Class 1 nonconformity" involves a land use, established prior to enactment of the zoning bylaw, which is not included as a land use permitted in the present zoning of the property. Under Section 970 of the Municipal Act, such a nonconforming use is permitted until discontinuance of the use or until the building in which the nonconforming use is taking place is destroyed. In these situations, existing land uses are considered nonconforming, and long-term use rights are limited to those in Section 970 of the Municipal Act, and the Board will take no action. Fortunately there are relatively few of these inappropriately located uses in the community plan area.

"Class II nonconformity" involves a land use, established prior to enactment of the zoning bylaw, which is not included as a land use permitted in the present zoning of the property, but whose continued existence under certain conditions and restrictions, would

not create a serious hazard or conflict with surrounding land uses. Often, however, the long established use cannot be rendered conforming through rezoning because such zoning would permit the expansion of the use or the addition of other related uses which could prejudice neighbouring land values or amenities or create a hazard.

In such cases, upon application by the landowner, the Regional Board is prepared, subject to a public hearing, to consider the property as a Class II nonconformity. Subject to a covenant restricting future development and use of the property to existing levels, the Board may then render the property conforming. Such recognition would allow the landowner to secure a long-term right to use and to rebuild existing buildings, though not necessarily on the same site, in the event of destruction by fire or other causes. The applicant would indicate a desire to negotiate a covenant with the Board, limiting future uses and buildings to those legally established at present. If the Board agrees, the parcel might be rezoned to an "open" zone allowing many uses, and most land use regulations would reside in the covenant.

"Class III nonconformity" involves a land use which is appropriately zoned, but where buildings do not meet current building or siting regulations in the zoning bylaw and will not be able to meet such regulations in the event of a need to reconstruct the building. Upon application by the landowner, the Regional Board is prepared to consider, subsequent to a public meeting, the issuance of a development variance permit which would have the effect of varying the siting regulations and rendering the building conforming, provided that no increase in density is permitted. This procedure allows the landowner relief from specific building and setback regulations and thereby secures the right to rebuild on

TABLE 3: SPECIAL CIRCUMSTANCES

	CLASS I NONCONFORMITY	CLASS II NONCONFORMITY	CLASS III NONCONFORMITY	LIMITED USE CIRCUMSTANCES
Land Use Circum- stances	non-conforming land use under zoning bylaw	non-conforming land use but com- patible with surrounding uses and not hazardous	siting of buildings non- conforming with siting regula- tions	land located within Develop- ment Permit Area No. 4 and desig- nated LIMITED USE
Board Policy	no special action - rely on Section 970 of the Municipal Act	opportunity to apply for rights to continue existing use and to rebuild to same scale	opportunity to apply for rights to continue existing build- ing siting and to rebuild to same scale	opportunity to apply for rezon- ing or to vary subdivision regu- lations in accor- dance with a geo- technical study
Implement- ation process	bylaw enforcement procedures	rezoning applic- ation, public hearing and cov- enant registered on title	development variance permit application and public meeting	geotechnical study and rezon- ing application and/or develop- ment permit application

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the existing site for the long term. Note that the right to repair, alter and extend any building which might be eligible for a Class III nonconformity development variance permit is protected, subject to certain limitations, by section 970(a) of the Municipal Act.

"Limited Use circumstances" involve lands which are subject to geological hazards within Development Permit Area 4-BC and designated LIMITED USE. In addition to procedures for reducing nonconformity, special consideration is given to properties with limited use constraints imposed by geotechnical problems. Siting and subdivision policies may be altered by development permit and development variance permit in accordance with the results of a geotechnical study.

It is the Regional Board's policy that:

3.03.01

To streamline the building process and to minimize hardships for landowners, the Regional Board intends to reduce nonconformity wherever possible in the Plan area and will give special consideration to the problems created by geotechnical hazards in accordance with the conditions and procedures set out in policies 3.03.02 - 3.03.04.

3.03.02

In cases of "Class II nonconformity" of land use, where neighbouring property values and amenities would not be prejudiced and where there is no hazard to public health and safety, the Regional Board may, upon application of the landowner and subsequent to a public hearing, rezone a property to an open zone and enter into a covenant pursuant to section 215 of the Land Title Act or other

legal agreement. The terms of this instrument would not change without a further public hearing and would have the effect of limiting the uses to those presently existing or to other uses deemed to be desirable and of permitting existing buildings to be rebuilt at the same scale.

3.03.03

In cases of "Class III nonconformity" of buildings, where a land use is appropriately zoned but exists in a building or buildings which do not meet current building and siting standards, the Regional Board may, upon application of the landowner and subsequent to a public meeting, issue a development variance permit, the terms of which would not change without a further public meeting, and which would have the effect of rendering the siting of a building or buildings conforming.

3.03.04

In cases of "Limited Use circumstances", notwithstanding the area designation policies of the Plan, parcels of land wholly or partially located within Development Permit Area No. 4-BC, involving lands within the area of High Geological Hazard Potential, may be used and subdivided in accordance with the following:

- (a) where a parcel of land is located entirely within Development Permit Area No. 4-BC and designated LIMITED USE, the Regional Board may issue a development permit pursuant to section 976(2) of the Municipal Act and may also (i) rezone the parcel to permit other uses in keeping with the results of a geotechnical study, or (ii) vary the minimum parcel size where a geotechnical study identifies a safe building site for each parcel and where the owner agrees to register a covenant against the title of the land preventing further subdivision; and

(b) where only a portion of a parcel of land is located within Development Permit Area No. 4-BC and designated LIMITED USE, and another portion of the parcel lies outside Development Permit Area No. 4-BC and with another area designation which allows for smaller parcel sizes for the purpose of subdivision, the Regional Board may vary the minimum parcel size so that the smaller minimum parcel size applies to the entire parcel, provided that, (i) the use restrictions remain on the area within Development Permit Area No. 4-BC, and (ii) each new parcel includes land which is not designated LIMITED USE.

3.03.05

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

3.04 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 will 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 be amended through two procedures.

First, applications for rezoning to permit developments which do not comply with the Plan will be considered to be applications for amendment of the Plan. The Board may reject the application or initiate Plan review and amendment procedures, in accordance with the provisions of the Municipal Act.

Secondly, 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.

It is the Regional Board's policy that:

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3.04.01

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.

3.04.02

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.

3.04.03

All rezoning applications which are inconsistent with the Official Community Plan shall be deemed applications for amendment to the Plan. Rezoning applications pursuant to sections 3.01.02 and 3.02.02 shall not require Plan amendments.

3.04.04

Applications for amendment 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, 1986, and the Development Application Fees Bylaw No. 672, 1986.

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4. AREA DESIGNATIONS

The area designations and policies provide a framework for guiding land use and services in keeping with the objectives described in Section 2 above. Specific zoning and subdivision control bylaws and other regulations and procedures provide a means of implementing the designations and policies. The area designations are:

URBAN - residential and commercial land uses with full services now or in the near future;

DEVELOPING URBAN - residential, commercial and light industrial land uses with full services in the long term future;

HIGHWAY COMMERCIAL - commercial and rural land uses near highway interchanges with on-site services;

COUNTRY RESIDENTIAL - large lot residential land uses with on-site services;

RURAL - rural and natural resource land uses with on-site services;

AREA DESIGNATIONS (CONTINUED)

RESORT - integrated bare land strata holiday park and recreation developments with full services;

INDUSTRIAL - resource and service industrial land uses with potential for full services;

AGRICULTURAL - farm and Agricultural Land Reserve land uses;

PARK - major parks and reserves for public recreation or conservation;

LIMITED USE - rural land uses with limited access, isolated location, or with hazard or environmental constraints.

4.01 URBAN AREAS

Description

The major purpose of the URBAN designation is to encourage and maintain an attractive residential environment with adequate and efficient community services. The boundaries of the URBAN AREAS are established on the basis of existing and foreseeable sewer and water services, topographic constraints and the availability of vacant developable land within existing residential zones.

The URBAN AREAS include the Silver Creek and Kawkawa Lake communities, adjacent to the Town of Hope. They are predominantly areas of single family residences, commercial uses and mobile home parks which have, or in the immediate future could have access to, full community sewer and water services.

The Kawkawa Lake and Silver Creek areas have experienced an average annual population growth rate of over 5 percent in recent years. This growth has resulted in a mixture of new subdivisions alongside older housing and long established rural land uses. Future development will increase the transition toward more intensive, urban forms of land use.

The Plan policies recognize a need to accommodate residential growth and to encourage compatibility between old and new residential standards. In recognition of the different character of subdivisions, distinct residential zones will be established to provide for the special needs and preferences of local residents. Single family residential zones will recognize the difference between (a) newer residential areas within Silver Creek and Kawkawa Lake, (b) older residential areas of Silver Creek where narrow width dwellings will be permitted, and

(c) newer large lot residential areas near Kawkawa Lake.

Proposals for multi-family residential development have also been presented in recent years. In order to complement the Town of Hope policies and to minimize conflict with single family residential areas, the Plan limits multi family development to strata townhouse developments in select locations within the URBAN AREA.

Incentives are also provided to encourage connection to the sewer system and to approved community water systems. Many older residential lots cannot safely accommodate, over the long term, new or expanded housing on the basis of on-site sewage disposal or water supply.

The changing road pattern and other transportation developments in the URBAN AREAS are also a concern as they relate to public safety. Policies in the Plan seek to improve vehicle and pedestrian access within the Silver Creek and Kawkawa Lake area.

It is the Regional Board's policy that:

General Policies

4.01.01

URBAN AREAS are established to provide for and to protect residential and commercial land uses. All land uses in URBAN AREAS should be compatible with the standards associated with an attractive and safe residential and commercial environment.

4.01.02

URBAN AREAS should be developed in a phased manner which minimizes the capital and operating costs for the provision of services.

4.01.03

Except where the lot is connected to and actually served by the community sewer system, maximum site coverage in URBAN AREAS should be limited to 20 percent.

4.01.08

Ancillary uses in URBAN AREAS should be limited to home occupancies on lots less than 0.2 ha and to associated country residential uses on lots greater than 0.2 ha.

Designation Policies

4.01.09

Townhouse residential development may be permitted through rezoning only on new bare-land strata subdivisions, (a) adjacent to Kawawa Lake Road, west of Mt. Hope Road, and (b) in the vicinity of Beacon Road and School Road in Silver Creek.

4.01.10

In order to facilitate the role of Hope as a regional town service centre, commercial land uses should be limited to local neighbourhood and highway commercial uses, including small scale retail centres serving the local population.

4.01.11

Neighbourhood pubs and hotels may be permitted through rezoning provided that the use:

(a) will not adversely affect adjoining lands;

(b) is accessed via a collector or arterial road; and

(c) is serviced by an approved community sewer and water system

Subdivision Policies

4.01.12

Land in URBAN 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 m² where there is an approved community water system and an approved community sewer system,

4.01.05

In order to ensure efficient use of public services, URBAN AREAS shall not be extended until a substantial amount of the existing vacant land has been developed. Development trends should warrant such an extension and the additional lands should meet the designation policy criteria above.

Use Policies

4.01.06

URBAN AREAS may be used only for single family and duplex residential uses, strata townhouse, strata mobile home park, local and highway commercial uses, and public and semi-public uses.

4.01.07

In order to protect property values and to accommodate different residential standards, three single family residential zones will be provided, with differences in the size, shape and dimensions of parcels and the minimum width of the residential dwellings. :

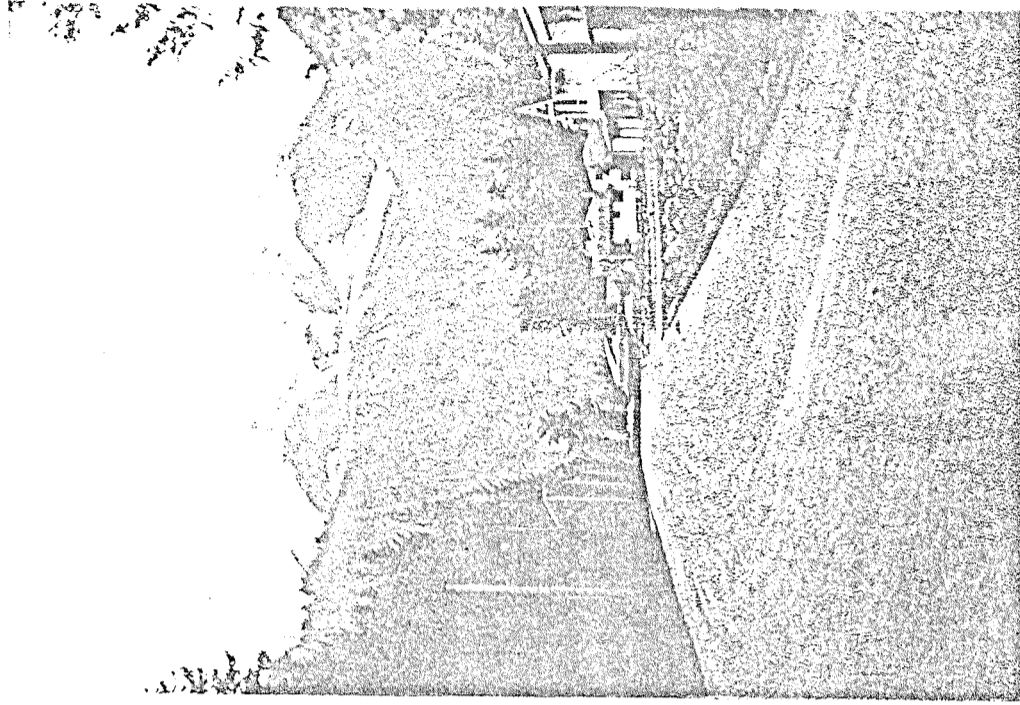
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- (b) 0.4 ha where there is an approved community water system, and
- (c) 1 ha where there is neither an approved community water or sewer system.

4.01.13

Notwithstanding the above, where approved community water and sewer systems or equivalent are provided, land in URBAN AREAS may be subdivided according to a bare land strata plan approved by the Responsible Authorities provided that the minimum area permitted for strata lots shall not be less than:

- (a) 200 m² for townhouse units with one bedroom, 240 m² for two bedroom units and 280 m² for 3 bedroom or larger units;
or
- (b) 370 m² for mobile home lots for single-wide units and 425 m² for double-wide units.



Cypress Street, Silver Creek

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4.02 DEVELOPING URBAN AREAS

Description

The major purpose of the DEVELOPING URBAN designation is to provide for a variety of large lot, urban land uses which will eventually be serviced by approved community water and sewer systems. The DEVELOPING URBAN AREA includes lands west of Silverhope Creek extending to the boundary of the sewer district. It includes a mix of existing residential, commercial and light industrial uses. The boundaries are established on the basis of existing land use, potential sewer and water services and the Agricultural Land Reserve boundary.

The Plan policies for the DEVELOPING URBAN AREA are designed to provide for a mixture of land uses associated with an urban fringe area. To ensure compatibility between such uses and to avoid land use conflicts, larger parcel sizes are maintained until the time that sewer and water services become available. To a large extent, this is a transitional area which, over the long term, could evolve toward more intensive urban land use as demand increases and services are extended.

Development pressures along the arterial Flood-Hope Road will gradually lead to more contiguous land use between Flood and Silver Creek, particularly as regional growth shifts toward the Electoral Areas. A wide range of uses is permitted in this area including highway commercial, light industrial and rental mobile home parks.

In addition, the Plan policies provide for large lot residential uses, as requested by residents of Elder Road. The predominant local concern is with maintaining a large lot residential lifestyle, including ancillary 'shop' uses associated with residences. To this end,

the Plan provides for rural zoning, allowing for minimum 1 acre residential lots with sewer or water services.

The feasibility of extension of the sewer to serve the area of mobile home parks and commercial development along the old highway was confirmed in a recent study [see section 5]. Increased development will eventually provide sufficient demand to service this area. The DEVELOPING URBAN designation, therefore, strives to accommodate a compatible mix of land uses and densities.

It is the Regional Board's policy that:

General Policies

4.02.01

The DEVELOPING URBAN AREA shall provide for a mixture of land uses which, over the long term, can support community sewer and water services.

4.02.02

Community sewer services shall be developed in accordance with the objectives and schedule set out in Section 5.

Designation Policies

4.02.03

The Plan designates as DEVELOPING URBAN AREA those lands contiguous with the URBAN AREA, included within the sewer district and bordered by the designated AGRICULTURAL AREA, INDUSTRIAL AREA and LIMITED USE AREA. DEVELOPING URBAN AREAS shall not be expanded, except where additional lands are identified which meet these designation criteria. As community services are

constructed, land designated DEVELOPING URBAN may be redesigned URBAN.

Use Policies

4.02.04

The DEVELOPING URBAN AREAS may be used only for rural residential, rental mobile home park, associated rural residential, highway commercial uses, light industrial, agricultural and semi-public and public uses.

4.02.05

Rezoning applications for highway commercial and light industrial land uses may be approved in the DEVELOPING URBAN AREA but only where the proposed uses are compatible with existing residential uses.

4.02.06

Silver Creek Park should be maintained in a predominantly natural state. The linear parcel of parkland north of Highway 1 should remain as a natural buffer between the highway and residential uses.

4.02.07

Land uses in the vicinity of the Hope airport shall be subject to airport height restrictions based on recognized obstacle limitation requirements along the sides and ends of the runway as described in Section 6.

Subdivision Policies

4.02.08

Land in the DEVELOPING URBAN AREA 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 neither an approved community sewer nor an approved community water system is available; and
- (b) 0.4 ha where either an approved community sewer or an approved community water system is available; and
- (c) 0.930 m² where both an approved community sewer and an approved community water system are available.

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4.03 HIGHWAY COMMERCIAL AREAS

Description

The major purpose of the HIGHWAY COMMERCIAL designation is to provide defined areas close to highway interchanges for land uses associated with highway commercial services. This designation encourages well planned developments with on-site services and good highway access. The boundaries are based upon existing land uses, physical limitations, access constraints and Agricultural Land Reserve boundaries.

The HIGHWAY COMMERCIAL AREAS include a variety of commercial uses, campgrounds, mobile home parks and rural land uses without community sewer or water services. The major area for this designation is at west Flood, where Highway 1 intersects with the Flood/Hope Road. A service station, restaurant, campground and mobile home park exist in this area.

The recent development of new highway routes creates potential land use changes in the Plan area. Proposals for new highway commercial development may occur in the vicinity of highway interchanges, such as Hunter Creek, Peers Creek and other areas. The focus of the HIGHWAY COMMERCIAL designation is to concentrate such land uses within defined areas so as to minimize land use sprawl along the highway corridors. The type and level of development must also be suited to site conditions and surrounding land uses. Due to the local and site impact of new highway commercial development, any Plan amendment proposing new HIGHWAY COMMERCIAL designation will receive particularly close scrutiny by the Regional Board and Provincial agencies. The density of development will also be limited by on-site capacity for sewage disposal and water supply as well as by conditions of access and neighbouring uses.

Two major objectives guide the policies for HIGHWAY COMMERCIAL AREAS. First, the policies endeavour to protect and enhance existing commercial operations adjacent to the Flood-Hope Road so as to offset the impact of highway relocation. Secondly, the policies attempt to ensure that new areas of highway commercial are developed in a planned, integrated manner, appropriate to the specific site conditions.

It is the Regional Board's policy that:

General Policies

4.03.01

The HIGHWAY COMMERCIAL AREAS are established to accommodate commercial land uses which depend upon highway traffic and tourism and which will not require community water and sewer services in the long term.

4.03.02

Development proposals shall ensure adequate sewage disposal, water supply, site drainage and access, and recognize environmental constraints, subject to the approval of the Responsible Authorities and in accordance with relevant bylaws.

Designation Policies

4.03.03

New HIGHWAY COMMERCIAL AREAS may be designated where approved by the Responsible Authorities and where it is demonstrated that the land:

(a) is located adjacent to a limited access highway interchange;

- (b) has appropriate site conditions to accommodate the proposed uses and their on-site services;
- (c) has safe and adequate access, as approved by the Ministry of Transportation and Highways; and
- (d) is developable in the context of existing development trends and market demand.

4.03.08

All new uses permitted under policy 4.03.06 in the Flood Interchange Development Permit Area shall be required to secure a Development Permit which will ensure compatibility between adjacent land uses and the adequacy of services in the long term in accordance with the provisions of section 9.02.

4.03.04

HIGHWAY COMMERCIAL AREAS may be extended where additional lands are identified which are contiguous with an existing HIGHWAY COMMERCIAL AREA and which meet the designation policy criteria above.

4.03.05

HIGHWAY COMMERCIAL AREAS may be redesignated DEVELOPING URBAN only where full community sewer and water services are provided.

Use Policies

4.03.06

HIGHWAY COMMERCIAL AREAS may be used only for highway commercial uses, campgrounds, rural residential, associated rural residential and public uses.

4.03.07

Different minimum site areas will be established for the uses permitted in HIGHWAY COMMERCIAL AREAS to reflect the need to limit the density of development in areas with on-site services. Certain uses may not be permitted on smaller lots.

Subdivision Policies

4.03.09

Land in 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 1 ha.

4.04 COUNTRY RESIDENTIAL AREAS

Description

The major purpose of the COUNTRY RESIDENTIAL designation is to provide for large lot, single family residential use on land without major development constraints and close to urban areas. COUNTRY RESIDENTIAL AREAS will remain, over the long term, without full services due to their location and to the rural residential lifestyle which is preferred by residents of these areas. The emphasis in this designation is to accommodate the demand for residential housing in a rural setting. Other rural uses will not normally be permitted in order to protect the special quality of the country residential environment.

The boundaries of the COUNTRY RESIDENTIAL AREAS are established on the basis of proximity to URBAN AREAS, suitability for residential use and adequate road access. They include the areas around Landstrom Road, Haig Station Road and upper Silverhope Road. The majority of property owners in these areas expressed strong preferences for maintaining a low density residential area with limited services.

Sewer services will not be extended to COUNTRY RESIDENTIAL AREAS. However, in order to improve fire protection, the development of community water systems will be encouraged. The Plan policies provide use and density restrictions to protect the residential character of the designation.

It is the Regional Board's policy that:

General Policies

4.04.01

COUNTRY RESIDENTIAL AREAS are established to accommodate large lot, single family residential uses close to URBAN AREAS and with on-site sewage disposal over the long term.

4.04.02

Bare land strata residential development should be encouraged in COUNTRY RESIDENTIAL AREAS, in order to minimize the on-site servicing costs and to maximize integrated site development potential.

Designation Policies

4.04.03

COUNTRY RESIDENTIAL AREAS may be extended or created through Plan amendment on lands:

- (a) where topography is suitable for country residential density and free from geological, erosion and flood hazards;
- (b) where the Responsible Authorities consider that access is adequate to accommodate such density; and
- (c) where water supply and sewage disposal are approved by the Responsible Authorities.

Use Policies

4.04.04

COUNTRY RESIDENTIAL AREAS may be used for country residential, associated country residential, public and semi-public uses.

Subdivision Policies

4.04.05

Land in COUNTRY RESIDENTIAL AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities except that where on-site services are proposed the minimum parcel size shall not be less than 1 ha.

4.04.06

Notwithstanding 4.04.05 above, where an approved community water system is provided and the approval of the Medical Health Officer has been obtained with respect to on-site sewage disposal, land in COUNTRY RESIDENTIAL AREAS may also be subdivided in accordance with the standards of the Responsible Authorities except that:

- (a) the minimum parcel size shall not be less than 0.4 ha; or
- (b) where a bare land strata plan pursuant to the Condominium Act is approved by the Responsible Authorities the minimum parcel size for strata lots shall not be less than 0.1 ha provided that the gross density of the subdivision does not exceed 2.5 lots per ha.

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4.05 RURAL AREAS

Description

The major purpose of the RURAL designation is to maintain low density residential and natural resource land uses in areas which, because of location, topography and lack of services, are likely to remain rural in character. The RURAL AREA designation provides for a variety of rural residential and associated rural residential uses, and a range of other uses compatible with the rural character.

The RURAL AREAS include large parcels of sparsely populated land in the Hunter Creek, Silver Creek, Othello and Landstrom Road-Ross Road area. Low density residential land uses predominate, along with campgrounds and natural resource extraction uses.

The boundaries of the RURAL AREAS are structured by the limits of community sewer and water services, by constraints associated with adjacent LIMITED USE AREAS and by access and developable land conditions in the RURAL AREAS. The policy emphasis is upon accommodating independent rural development with adequate on-site services.

It is the Regional Board's policy that:

General Policies

4.05.01

RURAL AREAS are established to provide for a variety of rural lifestyles and land uses and to maintain a low density rural character with appropriate on-site services.

Designation Policies

4.05.02

The Plan designates as RURAL those lands outside the future limits of the sewer district, predominantly in large parcels, with limited capability for soil-bound farm production, generally free from geological hazard and severe flooding hazard, and suitable to support on-site sewage disposal and water supply.

4.05.03

RURAL AREAS may be extended or created where additional lands are identified which meet the designation policy criteria above.

Use Policies

4.05.04

RURAL AREAS may be used only for rural residential, associated rural residential, campgrounds, agricultural, resource extraction and public uses.

Subdivision Policies

4.05.05

Land in RURAL 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 2 ha and the approval of the Medical Health Officer has been obtained where on-site sewage disposal is proposed.

4.05.06

Notwithstanding the above, where an approved community water or sewer system is provided, land in RURAL AREAS may also be sub-

divided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than 0.4 ha.

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4.06 RESORT AREAS

Description

The purpose of the RESORT designation is to encourage integrated planning of resort developments, with self-sufficient servicing for bare land strata holiday parks and tourist commercial operations in destination recreation areas. Wherever possible, such developments should be planned to complement natural features, to minimize impact on the landscape, and to ensure adequate buffer areas so as to avoid conflict with surrounding land uses.

The character and form of a resort - its land use, buildings and landscape - are shaped, to a great extent, by the kind of natural asset around which it is built. This raises a distinctive set of issues and challenges including public access to the natural assets, protection of the environment from pollution, and management, as well as dedication, of public space. Resort residential developments, in particular, require different planning controls from other forms of residential settlements. Resort developments may not require the lot sizes and high standards of roads, street lighting and sidewalks (where applicable) that are required in permanent residential areas. However, resorts do need a higher proportion of open recreational space, footpaths which are separated from roadways, access to hiking trails, special protection against pollution and run-off, and vehicle parking and traffic control. The most direct way to achieve these resort standards while providing for the long-term maintenance and control of open space areas and facilities, is through a strata title ownership of lots and common land. Thus the zoning and regulatory bylaws will provide for the establishment of strata lots in RESORT areas.

The RESORT AREA includes the properties within the proposed

Kanaka Creek Holdings Ltd. Resort near Laidlaw. In recent years, the growth of demand for recreational holiday parks has required special planning policies to encourage integrated developments, compatible with existing rural and agricultural uses. The Kanaka Creek proposal involves 69 ha of recreational park, involving cabin sites, campsites, a golf course, a lake, and other recreational properties.

It is the Regional Board's policy that:

General Policies

4.06.01

Private resort development should be fiscally self supporting and should not create a tax burden for the general resident population.

4.06.02

New RESORT residential developments should be internally self-supporting in terms of recreational facilities.

4.06.03

Resort developments should be encouraged to proceed as strata title developments under the Condominium Act so as to provide long-term security of management and ownership of services and common facilities.

4.06.04

Applications for rezoning to permit resort development should be presented as comprehensive, integrated plans which complement and recognize the sensitivities of the natural features and which pay particular attention to public access and environmental protection.

4.06.05

Residential development within RESORT AREAS shall be serviced by approved community water and sewage systems or equivalent and should be within an eight kilometre radius of a responding fire hall

Designation Policies

4.06.06

The Plan designates as RESORT AREAS those lands which are suitable for seasonal residential developments and destination recreation with adequate regional transportation access and capacity to accommodate proposed uses and which are not environmentally sensitive or hazardous.

4.06.07

RESORT AREAS may be extended or created where additional lands are shown to meet the designation policy criteria above, where comprehensive, integrated plans are presented and where recreational development trends warrant such extension or creation.

Use Policies

4.06.08

RESORT AREAS may only be used for campgrounds, holiday parks, local and highway commercial uses, semi-public and public uses.

4.06.09

Rezoning to permit campgrounds and holiday park developments may be permitted, subject to the following requirements:

- approval of sewage disposal and water systems by the Responsible Authorities;
- that adequate land, the amount of which may vary with each development, but which will never be less than 10% of the lands to be developed, is designated for buffer areas and outdoor recreation, and that comprehensive recreational facilities (internal to the development) are provided;

Subdivision Policies

4.06.10

Land in RESORT AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the parcel size for other than bare-land strata lots shall not be less than 1 ha.

4.06.11

Notwithstanding the above, where a community water system is provided, land in RESORT AREAS may be subdivided according to a bare land strata plan approved by the Responsible Authorities, provided that the minimum area for recreational strata lots shall be:

- 130 m² for strata title recreational vehicle sites, or a maximum gross density of 40 per hectare;
- 370 m² for holiday park cottage lots with both community water and sewer services, or a maximum gross density of 14 per hectare;
- 700 m² for holiday park cottage lots serviced by a community water system and on-site sewage disposal, or a maximum gross density of 8 lots per hectare.

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4.07 INDUSTRIAL AREAS

Description

The major purpose of the INDUSTRIAL designation is to provide a suitable area to serve and encourage industrial activity. The area is designated so as to avoid conflict with other land uses such as agriculture and residential development. The INDUSTRIAL AREA is located close to the Fraser River, near the airport and in an area of existing industrial uses west of Silverhope Creek.

The Flood area provides a supply of industrial land to serve the greater Hope region. Close to transportation facilities and other services, it offers advantages for industries suited to a suburban location. Manufacturing and light industry are also permitted in the adjacent DEVELOPING URBAN AREA. Moreover, selected industrial uses, with certain conditions, have been accommodated in the nearby AGRICULTURAL AREA and LIMITED USE AREA. These are described in the designations which follow. Thus, a range of industrial properties is available to encourage economic development.

The current boundaries of the INDUSTRIAL AREA are established on the basis of suitability for industrial use, existing use and zoning and the availability of vacant land.

It is the Regional Board's policy that:

General Policies

4.07.01

INDUSTRIAL AREAS are established to accommodate resource, service and other industrial land uses which, by their nature, are

appropriately separated from other land uses.

4.07.02

The Regional Board is prepared to extend community sewer service to the INDUSTRIAL AREA after 1995, and possibly earlier, if warranted by local demand and approved by local property owners

Designation Policies

4.07.03

The Plan designates as INDUSTRIAL those lands which have adequate transportation facilities, which are located away from the major residential areas, which have access to the community sewer, and which are suited to industrial use because of slope and soil conditions, parcel size and existing use.

4.07.04

INDUSTRIAL AREAS may be extended or created where additional lands are identified which meet the designation policy criteria above.

Use Policies

4.07.05

INDUSTRIAL AREAS may be used only for resource industrial, service industrial, light industrial, resource extraction, log storage and handling, agricultural, residential and public uses.

Subdivision Policies

4.07.06

Land In 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 not an approved community water system available;
- (b) 0.4 ha where there is an approved community water or sewer system available; and
- (c) 930 m² where there are approved community water and sewer systems available.

4.08 AGRICULTURAL AREAS

Description

The purpose of the AGRICULTURAL designation is to protect agricultural land, to enhance agricultural operations and to facilitate the compatibility of agriculture and other land uses. The policies endeavour to maintain large parcel size and to ensure that land uses are compatible with farming and the rural character of the AGRICULTURAL AREAS.

The protection of agricultural land and operations is an important objective of the Official Community Plan. The designated AGRICULTURAL AREAS are largely consistent with the boundaries of the Agricultural Land Reserve. The policies of the Plan firmly support the Agricultural Land Reserve and complement the concerns and regulations of the Provincial Agricultural Land Commission and the Ministry of Agriculture and Food.

The Provincial Agricultural Land Commission and Orders of the Commission regulate most matters of land use and subdivision within the AGRICULTURAL AREAS. The Regional Board assists the Commission by commenting on applications for exclusion from and for subdivision of land within the Agricultural Land Reserve. The policies established in this Plan serve to guide Regional Board recommendations on these applications. Proposed land uses must also comply with the relevant zoning and other bylaws of the Regional Board. The policies guide such Board requirements regarding land use in AGRICULTURAL AREAS.

There are two distinct agricultural areas - Laidlaw and Flood. The Laidlaw area includes large agricultural holdings with active farming uses. The Flood area, in contrast, includes many small agricul-

tural holdings, with a wide range of non-farm uses. The policies recognize these differences of parcel size and associated non-farm uses. The need for greater land use flexibility is especially apparent in the Flood area where rural residential uses predominate. A small area of Agricultural Land Reserve also exists east of the Ross Road area.

General Policies

It is the Regional Board's policy that:

4.08.01

The preservation and enhancement of existing agricultural operations in designated AGRICULTURAL AREAS should have priority over newly proposed non-farm uses in considering applications for rezoning. Major non-farm land development and use shall be directed to areas outside of the AGRICULTURAL designation.

4.08.02

The Regional Board will not, except under exceptional circumstances not foreseen in this Plan, make or support applications for exclusion of land from the Agricultural Land Reserve. However, the Board may support applications for non-farm use within the Reserve.

4.08.03

In order to minimize conflict with non-farm land uses, major new intensive agricultural operations should only be established on parcels of 8 ha or larger. The Regional Board will assist the Ministry of Agriculture and Food in establishing minimum parcel size, setback requirements and separation distances between intensive agriculture and neighbouring uses. Where applicable,

these operations should comply with the Environmental Guidelines for Swine Producers, Poultry Producers, Beef Producers and Dairy Producers, B.C. Ministry of Agriculture and Food.

4.08.04

The variety of rural lifestyles in AGRICULTURAL AREAS will be protected and enhanced by providing for a range of uses, supplementary and ancillary to farm use, which will support farm incomes without jeopardizing the long-term viability of farmland.

Designation Policies

4.08.05

The Plan designates as AGRICULTURAL those lands best suited to farm production, including all lands within the Agricultural Land Reserve.

4.08.06

AGRICULTURAL AREAS may be extended or created where additional lands best suited to farm production are identified by the Board and where such lands are included within the Agricultural Land Reserve.

4.06.07

Where land presently within an Agricultural Land Reserve is, pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission, excluded from an Agricultural Land Reserve, exempted by the Agricultural Land Commission Act, or exempted by Regulations or an Order of the Commission, the provisions of this Community Plan shall be binding, and the land shall remain in the AGRICULTURAL designation unless and until the lands are redesignated by bylaw amendment.

Use Policies

4.08.08

AGRICULTURAL AREAS within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, Regulations thereto and Orders of the Commission. New non-farm uses on land within the Agricultural Land Reserve, which are not exempted under Section 19 of the Agricultural Land Commission Act, or under general order of the commission, shall:

- (a) be approved by the Provincial Agricultural Land Commission;
- (b) be approved by other Responsible Authorities;
- (c) be limited to rural, residential, associated rural residential, resource extraction, natural camping ground, public and semi-public uses.

4.08.09

AGRICULTURAL areas not within the Agricultural Land Reserve or land within the Agricultural Land Reserve that is exempted under s. 19 from the provisions of the Agricultural Land Commission Act or exempted pursuant to a general order of the Commission, may be used only for agricultural, rural residential, associated rural residential, resource extraction, natural camping ground, public and semi-public uses.

4.08.10

In order to protect agricultural land, industrial land use shall not be permitted in AGRICULTURAL AREAS, except where industrial zoning presently exists, or where otherwise permitted by the Provincial Agricultural Land Commission on airport land.

O.C.P. SCHEDULE A

Industrial use will be directed to areas designated for industrial purposes. Airport-related industries, however, should be permitted on airport land.

4.08.11

In order to protect agricultural land, commercial land use shall not be permitted in AGRICULTURAL AREAS, except where commercial zoning presently exists. Commercial use will be directed to areas designated for commercial purposes.

4.08.12

Natural camping grounds will be permitted to a maximum density of 5 sites per ha, subject to the approval of the Provincial Agricultural Land Commission, in order to enhance the potential for supplementary farm income.

4.08.13

The removal of soil or placing of fill on land which is in the Agricultural Land Reserve and designated AGRICULTURAL shall be undertaken only in accordance with Section 2 of the Soil Conservation Act. No soil should be removed or fill placed, where such action would jeopardize the long-term viability of agriculture.

4.08.14

Additional dwellings for farm help on land within the Agricultural Land Reserve and designated AGRICULTURAL AREAS shall be permitted pursuant to Section 16 of the Agricultural Land Commission Act and on the basis of the following Board policy:

- (a) on farms of less than 2 ha (5 ac.), one home on a temporary foundation for farm help shall be permitted subject to

approval of the Provincial Agricultural Land Commission and in accordance with applicable zoning and building bylaws;

- (b) on farms of 2 - 16 ha (5 - 40 ac.), additional homes for farm help shall be permitted on either a permanent or temporary foundation and in accordance with applicable zoning and building bylaws.

The need for additional homes for farm help will be determined on the basis of farm classification by the B.C. Assessment Authority and recommendations of the District Agriculturist, and on farms of less than 2 ha, by the Provincial Agricultural Land Commission.

4.08.15

Buildings and other structures shall be subject to airport height restrictions described in Section 6.

4.08.16

The preservation and replanting of trees shall be encouraged in AGRICULTURAL AREAS to reduce the effects of wind and to assist agriculture.

Subdivision Policies

4.08.17

Land in AGRICULTURAL AREAS within the Agricultural Land Reserve shall only be subdivided in accordance with the provisions of the Agricultural Land Commission Act, Regulations thereto and Orders of the Commission, where applicable, and with the approval of other Responsible Authorities.

4.08.18

Land in AGRICULTURAL AREAS which is excluded from the Agricultural Land Reserve or approved for subdivision pursuant to the Agricultural Land Commission Act, or exempted from the Agricultural Land Commission Act, in the Laidlaw and Ross Road area, 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.

4.08.19

Land in AGRICULTURAL AREAS which is excluded from the Agricultural Land Reserve or approved for subdivision pursuant to the Agricultural Land Commission Act, or exempted from the Agricultural Land Commission Act, in the Flood area, shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than 2 ha, and where the land is within the Agricultural Land Reserve the proposed subdivision will only be supported when the agricultural use or potential in the vicinity of the proposed subdivision is not affected.

4.08.20

To encourage consolidation of small parcels of agricultural land, subdivision applications will generally be supported where they involve boundary adjustments that facilitate improved agricultural use of land.

O.C.P. SCHEDULE A

4.09 PARK AREAS

Description

The purpose of the PARK designation is to protect and provide for the public use of lands and waters suitable for outdoor recreation and environmental or heritage conservation. This designation includes the major areas of regional significance for recreation. It does not include specific policies regarding community park sites which are presented in Section 8.

The PARK AREAS involve Crown lands where site features or existing recreational use warrant designation for park purposes. In most cases, they involve reserves pursuant to the Land Act, for the use, recreation and enjoyment of the public, or parks established under the Park Act. The designated areas include the F.H. Barber Provincial Park, the Silver Creek Park Reserve, Kawkawa Lake Provincial Park, Coquihalla Canyon Provincial Recreation Area, Schkam Lake, and Prospect Hill near Landstrom Road. The surface waters of lakes are incorporated into this designation in order to control surface alienation and use, and to integrate shore use with water use.

It is the Regional Board's policy that:

General Policies

4.09.01

Areas of Crown land with significant recreation or conservation potential should be reserved for future park potential.

4.76 The Regional Board will likely not participate in a regional parks function in the near future but may acquire the community parks

function and may assist other levels of government and private groups in the management of PARK AREAS.

4.09.03

Improved access to lands designated PARK will be encouraged and, in particular, access to F.H. Barber Provincial Park should be provided to facilitate appropriate and safe recreational use of the site.

Designation Policies

4.09.04

The designated PARK AREAS include Crown lands suited to recreational and conservation use, namely F.H. Barber Provincial Park, Silver Creek Park Reserve, Kawkawa Lake Provincial Park, Coquihalla Canyon Provincial Recreation Area, Schkam Lake, Kawkawa Lake and Prospect Hill.

4.09.05

New PARK AREAS may be created through Plan amendment where public lands are shown to be suited to the designation.

Use Policies

4.09.06

PARK AREAS may be used for recreation, conservation and public uses.

4.09.07

The Board will not approve or endorse land uses which will substantially preclude future conservation and development of park lands, although temporary uses may be permitted.

4.09.08

The Board will not approve or endorse uses which may result in the permanent alienation of surface waters.

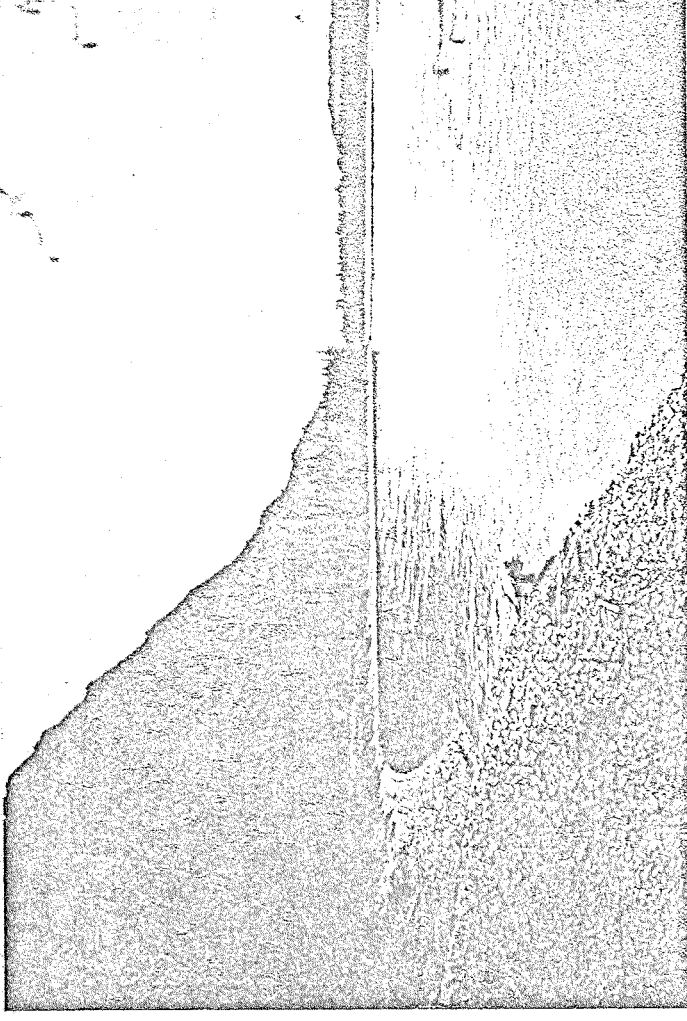
4.09.09

In order to ensure the compatible use of surface waters and in co-operation with other Responsible Authorities, special restrictions may be established by bylaw to control or distribute recreational or other activities within PARK AREAS.

Subdivision Policies

4.09.10

Land in PARK AREAS shall only be subdivided under circumstances where subdivision is required in the interests of responsible park management.



Fraser River near F. H. Barber Provincial Park

O.C.P. SCHEDULE A

4.10 LIMITED USE AREAS

Description

The major purpose of the LIMITED USE designation is to restrict development in environmentally sensitive areas, geological and snow avalanche hazard areas, areas of high flooding or erosion hazard, areas with limited access and areas isolated from community services and development. The policies in this designation are intended to minimize detrimental impacts of development on land and water in these areas and to avoid conflicts between land use, natural landforms and aquatic features and processes.

The LIMITED USE AREAS include extensive lands which have limited development potential due to their physical or environmental features or geographic location.

LIMITED USE AREAS are inappropriate for intensive developments. However, they may be suitable for many outdoor recreation uses and certain kinds of low density industrial use. Nevertheless, the general policy respecting LIMITED USE AREAS is to prevent intensive, isolated development, development in naturally hazardous areas and damage to the natural environment, and to preserve and buffer areas of environmental sensitivity.

It is the Regional Board's policy that:

General Policies

4.10.01

LIMITED USE AREAS shall remain rural in character with only a low density of development.

4.10.02

Development shall be controlled and uses may be restricted in areas of high natural hazard potential and environmental sensitivity.

Designation Policies

4.10.03

The Plan designates as LIMITED USE:

- areas of high geological and snow avalanche hazard potential;
- areas of high flooding and erosion hazard;
- areas of environmental sensitivity;
- areas with difficult site features for development;
- areas isolated from community services and development;
- areas having poor road access;
- areas suited, because of their location and physical characteristics, for low density use, particularly outdoor recreation use.
- areas within community watersheds;
- Crown land within Provincial Forests.

4.10.04

LIMITED USE AREAS may be extended or created when additional areas are identified with the above characteristics. LIMITED USE AREAS may also be reduced and redesignated if future studies show that an area can safely accommodate a broader range of uses without environmental damage, unacceptable public risk, or excessive public expenditure on access or other public works.

Use Policies

4.10.05

LIMITED USE AREAS may be used only for rural residential and associated rural residential uses, agriculture, resource extraction, low density recreation, and public uses.

Subdivision Policies

4.10.06

Land in LIMITED USE AREAS shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the parcel size shall not be less than 8 ha.

O.C.P. SCHEDULE A

5. DEVELOPMENT SERVICES

5.01 On-Site Services

Land uses which are not connected to community sewer or water systems must be provided with adequate on-site sewage disposal and adequate private water supply. These should be adequate to ensure the safe use of such lands over the long term, so as to avoid demand for uneconomic extension of community sewer and water services in the future. Adequate site planning is especially needed in the HIGHWAY COMMERCIAL and COUNTRY RESIDENTIAL AREAS which have the highest permitted land use densities dependent upon on-site services over the long term.

It is the Regional Board's policy that:

5.01.01

All land uses shall have adequate sewage disposal and water supply and meet the requirements of the Responsible Authorities.

5.01.02

In all areas where community sewer or water supply services are not to be provided, development proposals should be designed to accommodate permitted uses and densities on the basis of on-site services for the long term. This may include adequate area for a reserve sewage disposal tile field and site planning which recognizes the potential future expansion of development and use on the site.

5.02 Sewer System

Policies for the operation and expansion of the Hope and District Sewer System will be guided by the principles of efficiency and equity in the provision of services. The long-term goal is for the sewer system to fully serve the URBAN and DEVELOPING URBAN AREAS. One extension of the trunk sewer, in the Flood area, is considered feasible. However, the extension of this trunk is dependent upon sufficient land use demand and local approval, by referendum or petition, to construct collector sewers in the area.

It is the Regional Board's policy that:

5.02.01

The boundaries of the Defined Area of the Hope and District Sewer System should be adjusted to include only those areas which, contingent upon local demand, could be served by trunk sewer. In general, these are the areas designated URBAN and DEVELOPING URBAN.

5.02.02

The Regional Board is prepared to undertake capital expenditures to extend the trunk sewer west of Silverhope Creek to Airport Road and Starret Road, at any time after 1995 in accordance with financing Option 3 (Sewer No. 2) of the report "Silverhope Sewer System Prefeasibility Study, February 1986", Stanley Associates Engineering Ltd. This extension will only occur when and if demand exists for sewer service as expressed through approval of a local referendum or petition for collector sewer construction. No other extension of the trunk sewer system is planned or shall occur without amendment to the Plan.

5.02.03

Residents in URBAN AREAS without sewer services will be encouraged to establish a Specified Area for collector sewer services, in order to ensure adequate long-term sewage disposal.

5.02.04

In accordance with Regional District bylaws, all occupied dwellings within the Specified Areas for collector sewers shall be required to connect to a collector sewer, in order to ensure adequate long-term sewage disposal.

5.02.05

New URBAN subdivisions should be designed to utilize a gravity sewage collector system and to minimize pump stations in order to reduce the costs of sewer service.

5.02.06

To improve sewage treatment efficiency and capacity, the discharge of storm water into the sewer system is prohibited under Bylaws 143 and 404. A program of inspection and enforcement should be established to minimize storm water discharge into the sewer system.

5.02.07

The Provincial Government will be encouraged to connect Kawkawa Lake Provincial Park to the sewer system, in order to minimize impact on water quality in the lake.

5.03 Storm Drainage

Drainage problems have occurred in residential areas in the Kawkawa Lake area. On the west side of the lake, a layer of impermeable clay contributes to the ineffectiveness of soak-away pits in handling drainage. On the east side of the lake, a high water table and unstable streams have also led to localized flooding of roads and properties. Similar problems have occurred in other portions of the Plan area. Thus, preventive measures should be established during subdivision design and approval to avoid these problems. Since drainage problems can be site specific, appropriate controls should be considered in individual subdivision applications.

It is the Regional Board's policy that:

5.03.01

Consideration will be given to the preparation of a bylaw in accordance with Division 4 of Part 29 of the Municipal Act to provide for the disposal of surface run-off and storm water from land when an owner carries out construction of a paved area or roofed area.

5.03.02

Adequate storm drains shall be required in urban subdivisions and the use of soak-away pits should be discouraged due to their limited drainage capacity in such subdivisions except where soil conditions otherwise allow for the use of soak-away pits.

5.03.03

Subdivision applications submitted to the Approving Officer will be required to include drainage plans showing existing and potential surface water and groundwater movement. These plans may

range from a single diagram of the existing natural drainage pattern which will not be disrupted by the proposed subdivision, all the way to an engineer-designed underground storm drain, depending upon the nature of the site and the configuration of the proposed subdivision.

5.04 Community Water Systems

Some community water systems in the Plan area have experienced infrastructure and maintenance problems. In some cases, water systems do not meet adequate domestic water supply and fire protection standards. Some systems have become outdated due to increases in users and average household demands, in addition to a lack of ongoing maintenance. The intent of the Regional Board's policies is to respond to local requests for upgrading water systems where necessary, and to ensure that new systems are designed, constructed and maintained in a manner which provides adequate capacity, reliability and efficiency.

It is the Regional Board's policy that:

5.04.01

The Board will actively encourage and assist the development of adequate community water systems, where requested by local petition or referendum. The Board may also acquire or construct community water systems where approved by petition or referendum.

5.04.02

In order to facilitate efficient maintenance and integration of community water systems in the long term, the extension or construction of these systems should be based upon a uniform set of specifications for components wherever possible. Consultation will be encouraged between utility operators, the Ministry of Environment, the Regional District and the Town of Hope to examine the extent to which agreement could be reached on these uniform specifications.

5.04.03

Water systems within bare land strata subdivisions should remain

under private ownership or operation and will not be acquired by the Regional District.

5.04.04

Where the Regional District owns and operates a community water system, development cost charges will be imposed on new subdivisions in order to equitably finance the extension or upgrading of the water system to supply these subdivisions.

5.05 Fire Protection

The Plan area is presently served by the Laidlaw-Flood-Silver Creek and Kawkawa Lake Volunteer Fire Departments. The policies set out below are intended to respond to the problems and objectives described in the Background Report to the Plan. These include the need to upgrade various aspects of water supply facilities, fire regulations and fire department facilities and operations.

It is the Regional Board's policy that:

5.05.01

The Regional Board will encourage and assist in the maintenance of its volunteer fire departments.

5.05.02

Co-ordinated mutual aid agreements and co-operative planning for fire protection services should be encouraged between the volunteer fire departments and the Town of Hope.

5.05.03

A future fire station site should be secured in the Laidlaw area to serve future increases in population and development.

5.05.04

A program of upgrading fire protection water supply and storage facilities will be undertaken by the Regional District in conjunction with volunteer Fire Departments and Ministry of Environment, where existing facilities are considered inadequate.

5.05.05

In order to ensure adequate fire protection, and where it is necessary in order to avoid excessive public expenditure on reser-

voir storage capacity, new buildings other than single-family residential dwellings may be required to install approved sprinkler systems in accordance with applicable bylaws and legislation.

5.05.06

Forest fire protection service agreements will be established and maintained with the Ministry of Forests.

5.05.07

Fire protection service agreements may be established and maintained with Indian Bands.

5.05.08

A hazardous goods and fire emergency plan should be established with Ministry of Highways, Canadian National Railways and Canadian Pacific Railways and utility and pipelines companies to provide procedures and facilities in the event of emergencies.

5.05.09

Fire protection services should be extended to or established for areas currently unprotected such as Landstrom Road, Ross Road and Haig Station Road.

5.06 Solid Waste Management

The Regional District and the Town of Hope participate in the operation of a landfill site in the Plan area, but there is no specified area for Regional District organization of garbage collection services. The delivery of garbage to the landfill site is handled directly by residents or through private arrangements with contractors.

Policies for solid waste management should aim to provide for the most cost effective and environmentally appropriate disposal of garbage and to clarify the role of the Regional District in the collection and disposal of garbage. The following Board policies are based upon the need to develop a long-term waste management plan, providing for efficient disposal of garbage, equitable financing of such services and a socially and environmentally acceptable site and method of disposal.

It is the Regional Board's policy that:

5.06.01

Where local demand exists, and subject to the acquisition of Letters Patent, the Regional District will organize garbage collection services either directly or through contract.

5.06.02

A waste management plan for the Plan area should be prepared in accordance with Ministry of Environment procedures to provide for long-term garbage disposal. This Plan should consider the reservation of a Crown land site for future incineration facilities.

5.07 Street Lighting

There are presently five specified areas in the Silver Creek and Kawkawa Lake areas for street lighting. Residential development within the URBAN AREAS will undoubtedly increase the demand for street lights. New street lighting will depend upon safety concerns and local initiatives for such services.

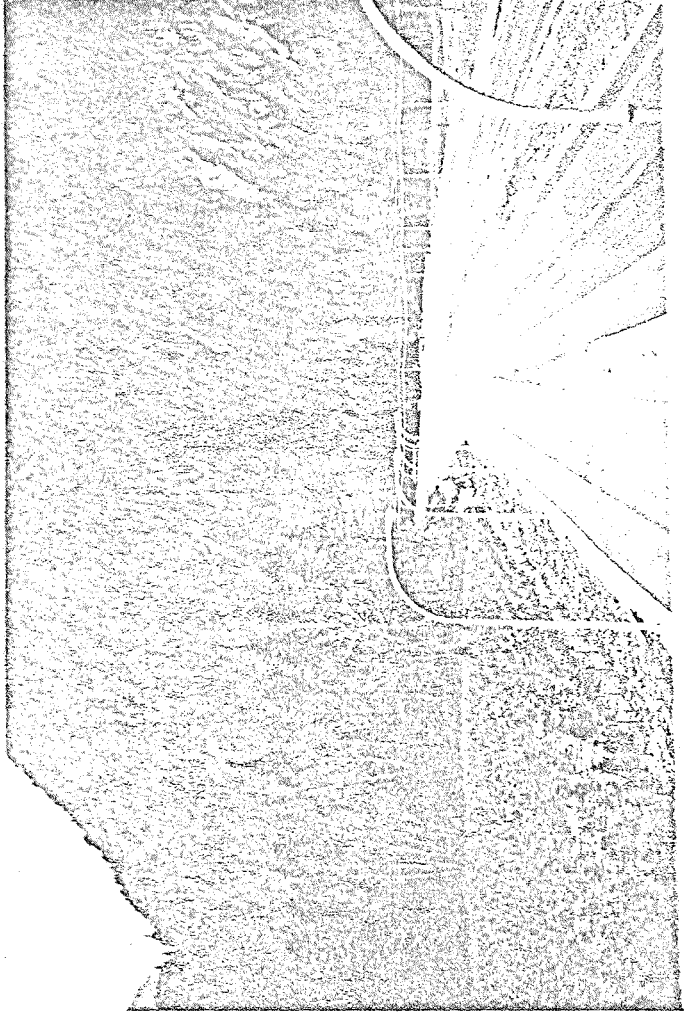
It is the Regional Board's policy that:

5.07.01

The expansion of specified areas and provision of street lighting should, over the long term, service all of the developed portions of the URBAN AREAS as approved by petition or referendum.

5.07.02

The Regional Board will seek cost sharing arrangements for street lighting with Ministry of Transportation and Highways at inter-sections on designated arterial and collector roads. Improvement of lighting around the Kawkawa Lake Road bridge over the Coquihalla River is considered particularly urgent.



Trans Canada Highway near Flood, B.C.

O.C.P. SCHEDULE A

6. ROADS AND TRANSPORTATION

6.01 Road Network

The road plan presented in Schedule C establishes the classification of roads to which the following policies will apply. These policies recognize a hierarchy of road functions and standards. Future local roads will be added to the road plan as development proceeds.

Five classes of roads are recognized in this plan, as follows:

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. Highways 1, 5 and 7 are designated as controlled access highways.

ARTERIAL: A street providing a continuous route, primarily for through traffic, with land access a secondary consideration. Arterial streets will usually be 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, and providing land access with, little or no provision for through traffic. Direct access is allowed to all abutting properties. The maximum desirable spacing of local streets is 400 m.

CUL-DE-SAC: A local street with an opening only at one end, with a minimum turning radius of 15 m at the other end. The maximum desirable right-of-way length of a cul-de-sac is 150 m; the minimum permitted is

15 m.

It is the Regional Board's policy that:

Access

6.01.01

The Regional District will support property owners in acquiring legal access to their properties, where it does not presently exist.

6.01.02

Each new parcel of land shall have frontage on a public road, and neither easements nor forest roads shall be considered adequate public access.

6.01.03

The construction or expansion of large commercial or residential developments, mobile home parks, campgrounds or holiday parks should be required to provide two legal accesses, both of which must be acceptable to the Ministry of Transportation and Highways.

6.01.04

Public ownership of the lower end of Jones Lake Road in the Laidlaw area should be acquired prior to resort development in the area so as to provide for long term public access.

Width

6.01.05

Standards for new roads must be established in the context of

local site conditions and engineering requirements. However, the following guidelines should be used for road rights-of-way in the plan area. These guidelines provide for a reduction in road right-of-way where curbs and gutter and storm drains are installed.

GUIDELINES¹ FOR ROAD RIGHT OF WAY

<u>Classification</u>	<u>Without Curb and Gutter</u>	<u>With Curb and Gutter</u>
Arterial	30 m	30 m
Collector	25 m	20 m
Local	20 m	18 m
Cul-de-sac	20 m	15 m

Where existing roads have deficient right-of-way widths, the Ministry of Transportation and Highways may secure, wherever possible, additional land to provide adequate right-of-way. Elsewhere, building setbacks under the zoning bylaw will ensure that development will not pre-empt future right-of-way requirements. The 30 m requirement for Arterial Roads allows for future development of a bicycle path on Flood-Hope Road and Kawkawa Lake Road.

¹ Standards for roadway and right-of-way widths may vary with local conditions and engineering requirements, and requirements for underground servicing. In hillside locations, and wherever necessary, the minimum road right-of-way width will be increased to contain cut and fill slopes at stable angles of repose.

6.01.06

The Board will support the acquisition of surplus road right-of-way by adjacent property owners, upon application to the Ministry of Transportation and Highways by the property owner and where the amount of surplus right of way warrants such disposal. Where the amount of surplus road right-of-way warrants the cost of disposal, the Board will support disposal of the surplus by the Ministry of Transportation and Highways to an adjacent property owner upon application by the owner.

Improvements

6.01.07

Road standards and improvements in new subdivisions shall meet the subdivision servicing requirements of the Regional District and the requirements of the Ministry of Transportation and Highways.

6.01.08

Improvements to facilitate safe pedestrian access between east Flood and Silver Creek, and along Kawkawa Lake Road, will be encouraged and supported by the Board.

6.01.09

Improvements to facilitate safety at intersections and access points will be particularly encouraged and supported by the Board.

6.01.10

The Board will encourage stream protection on Hunter Creek to ensure maintenance of the Ministry of Transportation and Highways' picnic site and rest area.

6.01.11.

Improved access to Coquihalla Canyon Provincial Recreation Area near Othello should be planned in order to maximize the recreational opportunities of the site.

6.01.12

Residential developments should include appropriate landscaped berms and other barriers between controlled access highways and residential areas. Similarly, the northern portion of Silver Creek Park on Crown land near Elder Road shall be preserved as a natural buffer strip between Highway 1 and residential areas to the north.

6.02 Railway Corridor

The Canadian National Railway proposes to double the existing track through the Silver Creek and Laidlaw area by 1990. During a review of the project, concerns were expressed about utility crossings, train noise, vibration and speed, pedestrian and vehicular crossings and the transport of dangerous goods. The following policies provide a basis for anticipating and avoiding conflicts between land use and the expansion of rail transport.

It is the Regional Board's policy that:

6.02.01

Safe pedestrian access should be provided across the CN railway tracks from Beacon Road underpass to Tom Berry Road.

6.02.02

Provisions should be made for future utility crossings for sewer and water services across the rail right-of-way.

6.02.03

New residential buildings should be set back at least 60 m from rail rights-of-way in order to minimize noise and vibration effects, and where appropriate, mitigation measures should be established in accordance with C.M.H.C. guidelines, "Road and Rail Noise: Effects on Housing".

6.02.04

Provision should be made for co-ordination of emergency response in the rail corridor as detailed in section 5, Fire Protection policies.

6.03 Hope Airport

Land use policies for the area around the Hope Airport at Flood should take into account possible future improvements to the runway and potential increases in the volume and size of aircraft. Policies should reflect Transport Canada guidelines: "Land Use in the Vicinity of Airports".

It is the Regional Board's policy that:

6.03.01

Land use in the vicinity of Hope Airport shall comply with Transport Canada obstacle clearance regulations, including the following:

(a) Within the take-off and landing approach areas, land uses shall comply with a 1:40 obstacle limitation surface, i.e. structures shall not exceed a height of 2.5 m every 100 m from the edge of the runway strip, extending up to 4 000 m horizontally.

(b) Within the transitional surface at the sides of the runway, land use shall comply with a 1:5 obstacle limitation surface, i.e. structures shall not exceed a height of 5 m every 25 m from the edge of the runway strip, extending up to 4 000 m horizontally.

6.03.02

Land use in the vicinity of Hope Airport shall comply with Transport Canada regulations regarding protection of telecommunications and electronic systems.

03.03

Residential developments within 100 m from the edge of the runway will be encouraged to provide adequate sound insulation, in accordance with C.M.H.C. guidelines, "New Housing and Airport Noise".

O.C.P. SCHEDULE A

7. ENVIRONMENTAL PROTECTION

7.01 Flood and Erosion Hazards

The predominance of the Fraser River floodplain and the presence of steep, torrential side streams pose some significant flooding and erosion hazards. Floodproofing standards for new buildings located in flood hazard areas have been developed by the B.C. Ministry of Environment. The Official Community Plan establishes Board policies regarding protection from inundation and erosion in conjunction with these Provincial standards.

It is the Regional Board's policy that:

7.01.01

Lands within areas susceptible to flooding, inundation or erosion should, wherever possible, be designated for agricultural, rural, recreation and other unintensified land uses.

7.01.02

As new information becomes available regarding the nature of these hazards, the Plan will be revised to reflect any new standards recommended by Ministry of Environment.

7.01.03

Notwithstanding the floodproofing and setback standards of this Plan, a site specific geotechnical study, pursuant to Section 734 of the Municipal Act, may be required prior to building permit approval where deemed necessary.

7.01.04

Property owners should be made aware that stream alterations or

works in and about a stream are regulated by Ministry of Environment and by Department of Fisheries and Oceans where anadromous fish stocks and their habitat are affected. The Regional Board will encourage and facilitate co-ordination between property owners and Provincial and Federal agencies in flood and erosion protection schemes to ensure an effective response to hazards and protection of stream habitat. Development proposals will be referred to Ministry of Environment or Department of Fisheries and Oceans where they may affect fish habitat.

7.01.05

The Regional Board will encourage liaison between Provincial Agencies and local property owners to assist in meeting flood and erosion protection standards required throughout the Plan area.

Floodproofing:

7.01.06

Where 200 year flood levels have been established, including all lands within the Potential Flood Hazard Area identified in Schedule D, land should not be used for development unless all new buildings are floodproofed in accordance with the requirements of the Regional Board which will be based upon the following standards.

(a) 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 0.6 m above the 200 year Designated Flood Level of the Fraser River and the Coquihalla River.

(b) buildings used for farm purposes should not require elevation

floodproofing for open-sided livestock structures. Floodproofing to less than full requirements in (a) above may be permitted for farm dwellings on parcels which are greater than 8 ha and for close-sided livestock structures within the Agricultural Land Reserve, but the underside of the floor system should be elevated at least 1 m above natural ground.

(c) buildings used for industrial purposes shall have a building elevation such that the underside of the floor system is not less than the Designated Flood Level as recommended by Ministry of Environment.

7.01.07

Where 200 year flood levels are not known, land should not be used for development unless all new buildings are floodproofed in accordance with the requirements of the Regional Board, which will be based on the following standards.

Except as otherwise approved by Development Variance Permit:

(a) buildings used for habitation, business or the storage of goods damageable by floodwater should have a building elevation such that the underside of the floor system is not less than 1.5 m above the natural boundary of a lake, nor less than 6 m above the natural boundary of the Fraser River upstream of Hope Bridge and 3 m above the natural boundary of any other major watercourse determined to be within a flood hazard area.

(b) adjacent to small watercourses, 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 1.5 m above the natural boundary of the watercourse.

7.01.08

In alluvial fan areas, minimum building elevations will be established in consultation with the Ministry of Environment. It may be necessary to establish special standards in addition to and instead of those identified above and based upon the following:

- (a) Except as otherwise approved by Development Variance Permit, all new buildings, which are in alluvial fan areas including Development Permit Area No. 1-BC and which are used for habitation, business or the storage of goods damageable by floodwater, should have a building elevation such that the underside of the floor system is not less than 0.6 m above the natural ground measured at the perimeter of the building, and
- (b) The building elevations established in (a) above may be supplemented where studies indicate the existence of site specific hazards from flood waters because of low-lying topography, ancient flood channels or other similar or related conditions. For example, for that portion of the Silverhope Creek fan lying north of Flood-Hope Road and east of the present channel, a minimum building elevation as in (a) above and not less than 1.4 m above the manhole at Silverview Road-Beech Avenue should be established.

Setbacks

7.01.09

To protect against erosion and floodway hazards, land should not be used for development unless all new buildings are set back from the Fraser River as follows:

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Except as otherwise approved by Development Variance Permit:

- (a) buildings used for habitation, business or the storage of goods damageable by flood waters should not be located within the Potential Erosion Hazard Area identified in Schedule D, and
- (b) buildings used for other purposes should be set back at least 30 m from the natural boundary of the Fraser River.

7.01.10

To protect against erosion and floodway hazards, land should not be used for development unless all new buildings are set back from other watercourses as follows.

Except as otherwise approved by Development Variance Permit:

- (a) Chawuthen Creek: South of the new Trans Canada Highway right-of-way, no new buildings will be permitted except where a safe building site is identified pursuant to Section 734 of the Municipal Act. North of the new highway right-of-way, the setback should be 15 m from the natural boundary.

(b) Silverhope Creek:

- South of Flood-Hope Road: 30 m from the natural boundary;
- North of Flood-Hope road: 60 m from the natural boundary;

(c) East Kawkawa Lake: as specified in Section 9.

(d) All other major watercourses including Jones Creek, Lorenzetta Creek and Hunter Creek: 30 m from the natural boundary;

(e) All minor watercourses: 15 m from the natural boundary.

7.02 Geological Hazards

The geological and hydrological characteristics of the Plan area present some particular concerns for development on lands which could be subject to rockfall, landslip, erosion, avalanche, debris flows and other hazards. The Plan policies are based upon a generalized survey of geological and snow avalanche conditions. Schedule D identifies a Geotechnical Study Area involving areas of potential high hazard and uncertain hazard. Reasonable precautions are undertaken by identifying potentially hazardous areas and requiring appropriate studies to confirm the safety of building sites.

Protection from geological hazards may pose particular difficulties where such hazards involve a large area of existing or future development. In the case of upper Silver Creek and east Kawkawa Lake, for example, site development is affected by large scale physical and hydrological concerns which affect many sites. In these situations, the Regional District will initiate or undertake the necessary studies which may benefit many property owners.

It is the Regional Board's policy that:

7.02.01

Development shall be directed away from lands susceptible to slope instability, erosion, rockfall and other forms of geological and snow avalanche hazard, and from lands with severe building or road foundation limitations.

7.02.02

On lands within the area of High Geological Hazard Potential, identified in Schedule D and on all other lands which may be considered to be subject to geotechnical hazard in accordance with

section 734 of the Municipal Act, geotechnical studies should be required as part of building permit applications for all new construction.

7.02.03

On lands within the area of Uncertain Geological Hazard Potential, identified in Schedule D, a geotechnical study should be required as part of building permit applications for all new buildings to be used for habitation or overnight accommodation, and may be required for other construction but may not be needed in certain cases of repairs to existing buildings or for minor accessory buildings.

7.02.05

The boundaries of the Geotechnical Study Area, identified in Schedule D, may be revised by Plan amendment where a professional geotechnical engineer certifies that an area may be safely used for development or where additional information becomes available regarding further areas which require a geotechnical study prior to issuance of a building permit or areas which are proven to be unsuitable for development.

7.02.05

Areas of private land that are considered to be subject to flooding, erosion, land slip or avalanche, may be designated to regulate or prohibit the cutting down of trees. An applicant for a tree cutting permit may be required pursuant to Section 978 of the Municipal Act to provide a report by a qualified person which certifies that the proposed tree cutting will not create a danger from flooding or erosion. Applications for woodlot licences, referred to the Regional District, will be reviewed to ensure that impacts of forest harvesting are minimized.

7.03 Community Watershed Protection

There are three watersheds within the Plan area which are designated as community watersheds: Schkam Creek, Pringle Creek (Hope Mountain) and a portion of Silverhope Creek drainage. These areas are identified on Schedule D.

It is the Regional Board's policy that:

7.03.01

Community watersheds, including both private and Crown lands, should be used and managed in accordance with the Provincial "Guidelines for Watershed Management of Crown Lands Used as Community Water Supplies". The regulation of land use within Regional District authority should accord with these guidelines wherever possible, and may include engineering studies as required under Section 734 and Section 978 of the Municipal Act.

7.03.02

Applications for the alienation of Crown lands within community watersheds will not be supported or encouraged by the Regional District.

7.03.03

Development applications for rezoning or development permits which affect community water supply areas will be referred to Ministry of Environment for comment and advice.

7.03.04

All applications which are referred to the Regional District to alter watercourses, to withdraw water or to discharge wastes into watercourses within community watersheds shall be reviewed to

ensure that they do not adversely affect the quantity or quality of water available to existing water users and water supply utilities.

7.03.05

The Ministry of Health will be encouraged to maintain water quality monitoring in Silverhope Creek on a regular basis in order to ensure that upstream resource extraction and recreational uses do not result in unacceptable impact upon domestic water supplies.

7.04 Fisheries Protection

The Official Community Plan policies endeavour to protect fish stocks and fish habitat through restrictions on the use of land that is environmentally sensitive to development. Implementation of these policies will be undertaken in co-operation with Ministry of Environment and Department of Fisheries and Oceans.

It is the Regional Board's policy that:

7.04.01

Watercourses which support fish populations should be preserved in as natural a condition as possible, except where they may be improved under the direction of the Responsible Authorities.

7.04.02

Where new development is proposed on parcels of land adjacent to the Environmentally Sensitive Areas identified on Schedule D, a stable, protective leavestrip of natural vegetation should be provided, the width of which should be determined on a site specific basis in consultation with Ministry of Environment or Department of Fisheries and Oceans. Requirements for specific fish protection measures may be established through provisions of the Fisheries Act or through development permits within the Development Permit Areas.

7.04.03

Developers will be encouraged to design proposals in accordance with the "Guidelines for Land Development and Protection of the Aquatic Environment", the "Culvert Guidelines: Recommendations for the Design and Installation of Culverts in British Columbia to Avoid Conflict with Anadromous Fish", and "Planning Work Near the

Water", all of which are published by Department of Fisheries and Oceans.

7.04.04

The acquisition and development of park land should, wherever appropriate, facilitate the protection and recreational use of fish and wildlife resources.

7.04.05

Storm drainage plans prepared in accordance with the policies of Section 5 should be designed to minimize the discharge of sediment, oil and grease and other contaminants into watercourses.

7.05 Aggregate Site Management

The substantial aggregate resources and sites within the Plan area require specific policies with respect to the use and abandonment of sand and gravel operations, due to the hazardous and environmentally sensitive conditions associated with such sites. The following policies are intended to establish restrictions which will minimize hazards and environmental impacts.

It is the Regional Board's policy that:

7.05.01

All sand, gravel and other sites used for the commercial or industrial extraction of aggregate materials should be operated in accordance with the practices which comply with the Mines Act and Mines Regulations.

7.05.02

All sand, gravel and other sites used for commercial or industrial extraction of aggregate materials should have a plan, approved by the Inspector of Mines, in consultation with the Regional District, for the safe operation, abandonment, recontouring and reclamation of such sites, prior to obtaining any necessary approvals from the Regional District.

7.05.03

Sand, gravel and other sites used for the commercial or industrial extraction of aggregate materials shall only be permitted on a permanent basis within designated RURAL, INDUSTRIAL and LIMITED USE AREAS. It may also be allowed within AGRICULTURAL AREAS, subject to the approval of the Responsible Authorities. In other AREAS, a Temporary Use Permit shall be required for the operation

of aggregate sites.

7.05.04

All gravel extraction within the normal high water wetted perimeter of a watercourse shall be required to obtain a permit pursuant to the British Columbia Gravel Removal Order of the Federal Fisheries Act prior to obtaining any necessary approvals from the Regional District.

7.06 Tree Conservation

Over the years, increased winds have been observed in the Flood and Laidlaw areas in relation to new utility corridors and land clearing activities. The Advisory Planning Commission expressed local concerns about further tree cutting and the difficulties of replanting under windy conditions, particularly along the shores of the Fraser River. Shelter belts can provide protection from winds and assist in stabilizing soils. The Plan seeks to encourage the preservation of trees in an area of land that is environmentally sensitive to development.

To promote the conservation of trees in the Laidlaw to Silver Creek area, a Tree Conservation Area is identified on Schedule D (consistent with the Potential Erosion Hazard Area), within which property owners will be encouraged to recognize the need to maintain trees in order to minimize the effects of wind.

It is the Regional Board's policy that:

7.06.01

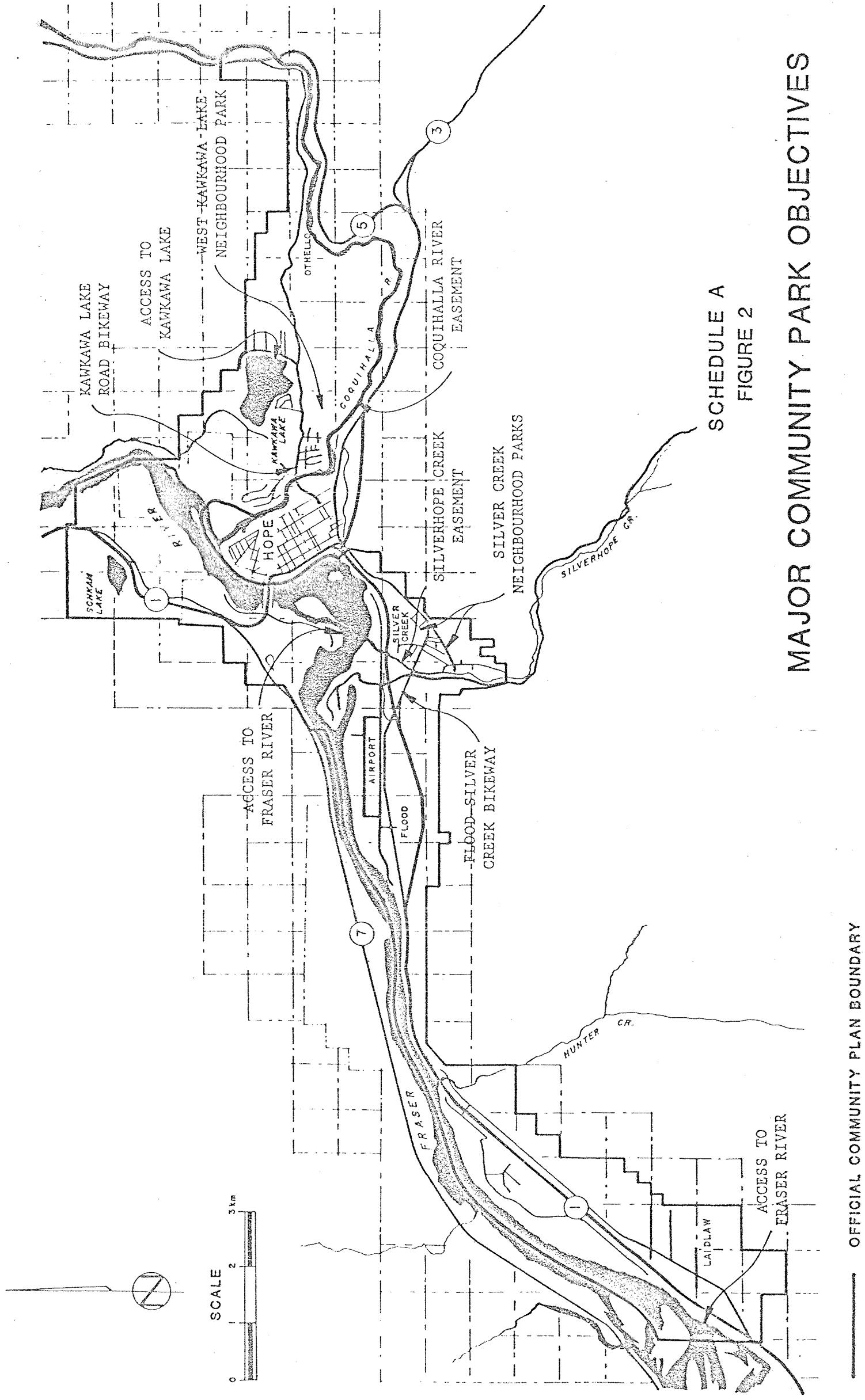
Tree cutting on private lands may be regulated where such activities could result in natural hazards, as outlined in policy 7.05.05.

7.06.02

Protective leavestrips adjacent to streams will be encouraged, as outlined in policy 7.04.02.

7.06.03

The preservation and replanting of trees will be encouraged within the Tree Conservation Area adjacent to the Fraser River and identified on Schedule D.



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FIGURE 2

MAJOR COMMUNITY PARK OBJECTIVES

— OFFICIAL COMMUNITY PLAN BOUNDARY

8. COMMUNITY PARKS AND SOCIAL SERVICES

8.01 Community Parks

Community parks provide for the recreational needs of local residents within or near residential areas. The significant population growth in the Plan area requires policies to reserve community parkland for future use. The major emphasis in these policies is to provide recreational access to rivers and lakes, and to ensure adequate dedication of neighbourhood parkland in suitable locations.

In addition to parkland dedication, public access to waterbodies will be required in subdivision applications adjoining rivers and lakes, in accordance with the Land Title Act and Condominium Act.

Figure 8 presents a graphic summary of the major community park objectives. The specific location and design of parks will depend upon the opportunities and constraints associated with individual park proposals.

It is the Regional Board's policy that:

8.01.01

All new subdivisions involving 3 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 below.

8.01.02

To provide for greater flexibility for parkland acquisition, the Regional District will apply for supplementary Letters Patent to

establish a community parks function and to require, where appropriate, cash in lieu of land for subdivision park dedication requirements.

8.01.03

In the Laidlaw area, the major park objective is to acquire and provide access to recreation sites adjacent to the Fraser River.

8.01.04

In the Flood-Silver Creek area, the major park objectives are:

(a) To establish a minimum 10 m wide linear strip of community parkland adjacent to Silverhope Creek, north of the Flood/Hope Road, contiguous with Silver Creek Park.

(b) To establish a bicycle and pedestrian path between the east Flood area and Silver Creek school.

(c) To provide for the dedication and improvement of neighbourhood parks in upper Silver Creek and in the vicinity of Silver Creek school.

(d) To protect in a natural state the linear portion of parkland along Elder Road.

(e) To acquire and provide access to recreation sites adjacent to the Fraser River.

8.01.05

In the Kawkawa Lake area, the major park objectives are:

(a) To establish a minimum 10 m wide linear park adjacent to the

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Coquihalla River, connecting with the former Kettle Valley Railway to the Quintette Tunnels.

- (b) To establish a bicycle and pedestrian path along Kawkawa Lake Road to Mt. Hope Road.
- (c) To establish a neighbourhood park and playing field in the west Kawkawa Lake area.
- (d) To acquire and improve recreational access to Kawkawa Lake to serve local residents.

8.01.06

In the Landstrom Road-Schkam Lake area, the major park objectives are:

- (a) To acquire and provide access to the recreation sites adjacent to the Fraser River.
- (b) To reserve future parkland on Crown lands adjacent to Schkam Lake for the potential use of local residents.

8.02 Recreation Facilities

The Hope and District Recreation Commission of the Regional Board operates recreation programs and maintains the Arena and Pool.

It is the Regional Board's policy that:

8.02.01

The Hope and District Recreation Commission should continue to co-operate with School District 32 and community groups to provide a full range of recreational programs in the Plan area.

8.03 Schools

There is presently one elementary school at Silver Creek. It is heavily used for community functions during the evenings and weekends. The School Board does not anticipate major changes in enrolment over the next 10 years and hence, no reduction or expansion of facilities is proposed. However, the need for a school in the Kawkawa Lake area may arise after significant increases in population take place.

It is the Regional Board's policy that:

8.03.01

Silver Creek School should be maintained to serve both educational and community needs.

8.03.02

Safe pedestrian access for school children should be provided in co-operation with the Responsible Authorities, particularly in the following areas:

- (a) Kawkawa Lake Road bridge
- (b) Tom Berry Road to Silver Creek School
- (c) Silver Creek to east Flood area.

8.03.03

The future need for a school at Kawkawa Lake should be considered as population increases in the area.

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9. DEVELOPMENT PERMIT AREAS

The Municipal Act provides for the designation of Development Permit Areas for the purposes defined in Section 945(4) of the Act. Development Permit Areas are established in the Plan for

- (a) protection of the natural environment and/or
- (b) protection of development from hazardous conditions.

Development permits may vary the regulations in zoning and other bylaws and impose special requirements in order to overcome the particular natural environment or hazardous conditions or to meet the particular objectives which exist in the Development Permit Areas.

It is the Regional Board's policy that four Development Permit Areas shall be established within the Plan area:

9.01 DEVELOPMENT PERMIT AREA NO. 1-BC, known as East Kawkawa Lake Development Permit Area, is established pursuant to Section 945(4) of the Municipal Act.

Category of Designation

- (a) protection of the natural environment;
- (b) protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 1-BC encompasses the lands identified on Schedule E of Bylaw No. 800.

Justification

The residential subdivisions of approximately 140 homes and cottages, located at the eastern end of Kawkawa Lake, have been developed on an active alluvial fan and have experienced flooding and associated erosion and deposition problems.

The alluvial fan is approximately 750 m wide by 1300 m long and is located at the western end of a basin which is bounded on the south and east by low hills reaching elevations up to 460 m and to the north by Ogilvie Mountain which has a steep terrain and reaches an elevation of 1650 m. The catchment area is approximately 7.5 km² and is drained by seven main stream channels conveying water to Kawkawa Lake which is located at an elevation of 60 m. Under normal conditions much of the drainage infiltrates the upper reaches of the alluvial fan and reappears near or within the developed area as spring-fed creeks. Under extreme weather

conditions, flooding of the watercourses occurs resulting in erosion and deposition of debris.

The area also has a permanently high water table which creates difficulties for underground services and which causes localized drainage problems. Any development in the area, any construction and any corrective engineering work must recognize and protect the valuable fish habitat and fish stocks in the small streams draining to the lakes. On the basis of these considerations, the following conditions, objectives and guidelines apply to Development Permit Area No. 1-BC.

Conditions:

- (a) unstable alluvial fan;
- (b) significant flooding and erosion problems;
- (c) specialized construction conditions for underground community services;
- (d) sensitive to fish habitat.

Objectives:

- (a) to control drainage within confined stream channels;
- (b) to protect private and public property from flooding and erosion problems;
- (c) to protect community water supply sources and infra-structure;
- (d) to protect the community sewer system and prevent water quality deterioration;
- (e) to prevent development from negatively impacting fish habitat.

Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

9.01.01

All new buildings should be set back 15 m from the natural boundary of Camillos Creek and Ogilvie (Kawkawa) Creek. From other watercourses the setback should normally be 15 m also, although certain exceptions may be approved if a lesser setback would not damage fish habitat. The setback should never be less than 7.5 m.

9.01.02

All new buildings should be constructed such that the under side of the floor system is 1.5 m above the natural boundary of any watercourse and no lower than 0.6 m above the natural ground measured at the perimeter of the building.

9.01.03

A site specific geotechnical study may be required pursuant to Section 976(8) of the Municipal Act, in order to determine the conditions or requirements of use and density as they relate to health, safety or protection of property.

9.01.04

Development permits issued for the construction of buildings may include any or all of the following:

- (a) conditions with respect to the timing of construction so as to avoid conflict with fish populations and flooding problems;
- (b) works to preserve or enhance natural watercourses;

(c) retention of vegetation adjacent to watercourses, as requested by Ministry of Environment or specification that these areas remain free of development in order to preserve fish habitat;

(c) requirements that areas remain free of development above the natural boundary of streams and lakes to facilitate or allow for such future flood protection works. The Regional District is pursuing the design for such works following the "Report on Kawkawa Lake Water Investigations: Preliminary Assessment", L.A. Bergman, Ministry of Environment, 1986;

9.01.05

Development permits for the subdivision of land should only be issued where guidelines 9.01.04(a), (b) and (c) above apply and where adequate flood protection works, to preserve and enhance natural watercourses and maintain existing channels, have been constructed or are to be constructed at the time of subdivision.

9.02 DEVELOPMENT PERMIT AREA NO. 2-BC, known as Flood Interchange Development Permit Area, is established pursuant to Section 945(4) of the Municipal Act.

Category of Designation

(a) protection of the natural environment.

Area of Application

Development Permit Area No. 2-BC, encompasses the lands identified on Schedule E, Bylaw No. 800.

Justification

The construction of the new Trans Canada Highway resulted in the establishment of a new interchange at Flood where highway commercial uses are already developed. These uses are separated from the sewer district by land which is in the Agricultural Land Reserve and the Plan discourages ribbon development between the two. Therefore any intensification of land uses at the Flood interchange area must be based on septic disposal systems which can operate for the long term. Water supply is unlikely to be from any source other than individual on-site wells.

To protect groundwater quality and to ensure that development on-site does not adversely affect development potential on a neighbouring site, the following conditions, objectives and guidelines apply to Development Permit Area No. 2-BC.

Conditions:

- (a) groundwater constraints restricting highway commercial uses;
- (b) relatively high density uses dependent for the long term upon on-site services.

9.02.03

On-site sewage disposal, water supply and drainage systems should be prohibited in areas where water is subject to degradation, except as otherwise recommended in engineering studies.

Objectives:

- (a) to ensure adequate on-site sewage disposal for the long term,
- (b) to ensure adequate on-site water supply for the long term;
- (c) to avoid contamination of groundwater.

9.02.04

New development and on-site services should be located so as not to preclude future uses of adjacent properties.

Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

9.02.01

New developments should provide for long-term security in the operation of the sewage disposal system. This may require a site plan for a reserve sewage disposal tile field, as approved by Ministry of Health.

9.02.02

Approvals for new developments may require that an engineering study, signed and sealed by an engineer licensed in B.C. be provided which demonstrates that the proposed sewage disposal, water supply and site drainage facilities are adequate and will not lead to environmental problems in the long term.

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9.03 DEVELOPMENT PERMIT AREA NO. 3-BC, known as Kanaka Creek Resort Development Permit Area, is established pursuant to Section 945(4) of the Municipal Act.

Category of Designation

(a) protection of the natural environment.

Area of Application

Development Permit Area No. 3-BC encompasses the lands identified on Schedule E, Bylaw No. 800.

Justification

A major new resort development of cottage sites, recreational vehicle lots and campgrounds has been proposed for the area around the mouth of Jones Creek. The proposed development would be serviced by a community sewer and water system.

Jones Creek is an important fish spawning habitat and the following conditions, objectives and guidelines apply to Development Permit Area No. 3-BC.

Conditions:

(a) significant fish habitat and populations in Jones Creek;
(b) groundwater constraints to permitted resort holiday park development.

Objectives:

- (a) to ensure adequate building setbacks and maintenance of natural vegetation adjacent to watercourses;
- (b) to ensure adequate sewage disposal for the long term;
- (c) to ensure adequate water supply for the long term.

Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

9.03.01

In order to protect natural watercourses and groundwater, proposed development and sewer and water services should be located in a manner which will not contribute to water degradation.

9.03.02

An area of land adjacent to Jones Creek should remain undeveloped and with appropriate vegetation to maintain stream bank integrity and water quality.

9.03.03

Site development and drainage facilities should be designed to utilize and maintain natural landform drainage and to control discharge of stormwater into natural watercourses.

9.03.04

The sequence and timing of construction should be controlled in a manner which avoids groundwater problems and conflict with fish populations.

9.03.05

Approvals for new developments may require an engineering study, signed and sealed by an engineer licensed in B.C. be provided which demonstrates that the proposed sewage disposal, water supply and site drainage facilities are adequate and will not lead to environmental problems in the long term.

9.04 DEVELOPMENT PERMIT AREA NO. 4-BC, known as Geological Hazard Development Permit Area, is established pursuant to Section 945(4) of the Municipal Act.

Category of Designation

(b) protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 4-BC encompassing the lands within the area of High Geological Hazard Potential on Schedule E, Bylaw No. 800. The boundaries of Development Permit Area No. 4-BC may be amended from time to time as the results of new geotechnical studies become available.

Justification

The Ministry of Environment, Resource Analysis Branch, Geological Hazards Map (April 1979) identified certain areas within the Community Plan Area which had significant potential for geological hazard. In addition, the Regional District commissioned a report from Hardy Associates Ltd., entitled "A Review of Geological and Snow Avalanche Hazards for the Official Community Plan for Electoral Areas 'B' and 'C'" (May 1986). This report was prepared to assist in the formulation of Plan policies. It consolidates existing information on known hazards and identifies areas of high and uncertain hazard potential where site specific geotechnical studies will normally be required prior to development approval. On the basis of these reports the following conditions, objectives and guidelines apply to Development Permit Area No. 4-BC.

Conditions:

(a) high potential for geological hazards.

Objectives:

- (a) to direct residential development away from geological hazards;
- (b) to ensure adequate evaluation and mitigation of geological hazards;
- (c) to allow for land use suitable under hazardous conditions, in accordance with geotechnical studies.

Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

9.04.01

On the basis of a site specific geotechnical study, 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 sections 976(5)(a), (b), (c), (d) and (e).

9.04.02

Notwithstanding the uses permitted in the zoning bylaw, where the geotechnical study identifies a hazard which may be a threat to life no uses should be permitted which involve overnight accommodation or the assembly of people on, or the attraction of people

to, the site.

9.04.03

Notwithstanding the zoning bylaw, 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.

9.04.04

No alterations to the natural drainage, no construction or excavation should be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.

9.04.05

Where the zoning bylaw permits single-family residential use and where the geotechnical study identifies safe building sites all new lots created should provide for suitable building sites in areas not subject to hazard. Clustering of lots away from the hazard area would be advisable and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the best use of the land.

10. TEMPORARY USE PERMITS

Section 975 of the Municipal Act allows for the issuance of permits for temporary commercial or industrial uses in areas designated within an Official Community Plan. Temporary Use Permits may be issued for a period of up to 2 years, and may be renewed once. Table 4 summarizes the types of uses which may be permitted by Temporary Use Permits. The permits provide for temporary uses only, without prejudice to long-term land use.

It is the Regional Board's policy that:

10.00.01

The Official Community Plan area, as shown on Schedule B, is designated for the issuance of Temporary Commercial or Industrial Use Permits.

10.00.02

A Temporary Commercial or Industrial Use Permit may be issued for the following commercial or industrial uses:

- (a) special events of a commercial nature which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
- (b) short-term industrial activity such as portable asphalt plants, heavy equipment storage and construction yards related to specific industrial projects of limited duration;
- (c) temporary sand and gravel extraction;

(d) 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.

10.00.03

A Temporary Commercial or Industrial Use Permit may be issued for other temporary commercial or industrial uses but only within the Areas designated DEVELOPING URBAN, INDUSTRIAL or HIGHWAY COMMERCIAL, on Schedule B.

TABLE 4: TEMPORARY USE PERMITS

TYPE OF USE WHICH MAY BE PERMITTED	AREA WHERE TEMPORARY USE PERMIT MAY BE ISSUED
a) Special events (commercial) 10.00.02(a)	Entire designated area (10.00.01)
b) Short-term industrial and construction 10.00.02(b)	" "
c) Temporary sand and gravel extraction 10.00.02(c)	" "
d) Other commercial or industrial uses	Areas designated DEVELOPING URBAN INDUSTRIAL or HIGHWAY COMMERCIAL

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11. BOUNDARIES AND ADMINISTRATION

For the most part, local public services which are jointly used by the residents of the Town of Hope and Electoral Areas "B" and "C" are also jointly financed on a service-area basis either through the auspices of the Regional District or through equivalent regional agencies. Therefore, all property owners pay more or less equitably for these services. The sanitary sewer, garbage disposal, arena, pool, recreation program, mosquito control and economic development are financed through the Regional District itself while the hospital, school and library services have specific agencies with regional funding. Due to these joint servicing arrangements, the fiscal significance of any changes to administrative and municipal boundaries is considerably less than it might otherwise be.

Nevertheless, boundary adjustments are as natural a part of urban growth as is the increasing demand for services. The annual population growth rate during the past four years is estimated at 4.3% for the Kawkawa Lake and Silver Creek area. On the basis of recent growth rates, the population of unincorporated suburban areas may approximate that of the Town of Hope after about 10 years. The expansion of suburban residential development and the extensive co-ordination of services increase the likelihood of future incorporation of portions of the Electoral Areas with the Town of Hope.

It is unlikely, however, that any changes to municipal boundaries will occur within the five-year term of this Plan. Incorporation of suburban lands into the Town of Hope would probably not be feasible until residential development is substantially more complete in Kawkawa Lake and Silver Creek. Indeed, discussions with the municipality of the Town of Hope during the preparation of the Plan suggest that piecemeal boundary extensions are unlikely to occur; more likely is a

large-scale incorporation, in the more distant future, of an area including most of the Official Community Plan lands other than those in Laidlaw and perhaps Othello.

It is recognized, moreover, that there are local sensitivities involved in boundary adjustments. The feasibility, boundaries, timing and possible conditions of incorporation need not be determined within the five year term of this Plan. However, some initial policies are established to provide guidance to the process of review of Electoral Area boundaries.

It is the Regional Board's policy that:

11.00.01

Future incorporation of areas of Kawkawa Lake, Silver Creek or other portions of the Plan area with the Town of Hope should depend upon:

- (a) substantial residential development within the areas proposed for incorporation;
- (b) arrangements to ensure that existing services to all portions of the Electoral Areas are not disrupted by changes in Electoral Area boundaries; and
- (c) approval of incorporation by Electoral Area property owners.

11.00.02

The Regional District will attempt to guide development in Kawkawa Lake and Silver Creek, particularly in terms of the provision of sewer and water and other hard services, with a view to achieving compatibility of these services with the Town of

Hope and thereby facilitate, rather than complicate, any future incorporation.

11.00.03

Due to the significant population growth in Electoral Area 'B', a new Electoral Area should be considered for the Kawkawa Lake area within the five year term of this Official Community Plan.

O.C.P. SCHEDULE A

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-Chemam. 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;

AGRICULTURAL LAND RESERVE means land that is designated as such under section 8 of the Agricultural Land Commission Act by Order-in-Council and is subject to the provisions of the Agricultural Land Commission Act of the Province of British Columbia and regulations thereto;

AGRICULTURAL USE means the use of land for the growing, rearing, producing, and harvesting of agricultural products; includes the storing and complete processing on an individual farm of the products harvested, reared or produced on that farm only; and includes farming, forestry, fishing, greenhouse, kennels and nurseries uses;

APPROVAL means approval in writing;

APPROVED COMMUNITY SEWER 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 SEWER 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 sewer system", but may be owned, operated and maintained by a corporation, strata corporation or co-operative;

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 are contiguous or which face one another across a road and 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.

ASSEMBLY USE means a use providing for the assembly overnight or temporary accommodation of persons during the term of a defined program or activity for religious, charitable, philanthropic, cultural, recreational, educational and health-care services;

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;

ASSOCIATED RURAL RESIDENTIAL USES means a variety of uses associated with, but clearly ancillary or accessory to, a rural residential use; includes associated country residential uses, cottage industries, outside storage of firewood for sale, kennels and golf courses;

BARE LAND STRATA means a subdivision pursuant to the Condominium Act;

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

BUILDING BYLAW means any building bylaw applicable to Electoral

Areas "B" and "C" of the Regional District of Fraser-Cheam enacted pursuant to sections 734 and 818 of the Municipal Act;

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 appliance and office machinery repair, non-motorized bicycle repair shops;

COUNTRY RESIDENTIAL USE means the use of land for residences on

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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;

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

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 slip, 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;

HOLIDAY PARK means a lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or holiday or summer home sites;

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;

LIGHT INDUSTRIAL USE means light industrial processing, manufacturing, warehousing and wholesaling uses which are clean and non-noxious and some service uses including workshops and yards for trade contractors, building supply and lumber yards, tire sales and rebuilding, auction houses, small appliance sales and service and laundries and dry cleaners, but excluding outside storage of salvage, scrap or junk and related uses;

INTENSIVE AGRICULTURE means the use of land, buildings or structures by a commercial enterprise or institution for:

- (a) the confinement of poultry, livestock or fur bearing animals; or
- (b) the growing of mushrooms;

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;

LOW DENSITY RECREATION USE means a lot-density group recreation use carried out on a seasonal or temporary basis, including ranches, lodges, recreation camps and private recreational, institutional or cultural facilities; includes outdoor recreation use but excludes natural camping ground use;

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 CAMPING GROUND means a use of land for camping sites, on an overnight rental basis, which involves no buildings, structures or service connections except as provided for in the zoning and regulatory bylaws of the Regional District; excludes commercial campgrounds and R.V. parks, sites owned or leased under the Condominium Act, and camps licensed under the Community Care Facility Act of the Province of British Columbia;

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 develop-

ment 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;

OPEN ZONE means an area designation in a zoning bylaw within which most land uses defined in the bylaw would be permitted. Designation of a given parcel into the "open" zone would normally be accompanied by registration of a written agreement between the land owner and the Regional District specifying the permitted uses and the detailed conditions of use;

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;

O.C.P. SCHEDULE A

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; and includes mining, forestry, fishing and associated local transportation uses;

RESOURCE INDUSTRIAL USE means uses related to the extraction, primary processing, transport and manufacturing of products from primary natural resource materials; includes log booming, sawmills, pole treatment plants and gravel sorting and screening plants and similar related industries;

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;

SELF-CONTAINED PLANNED UNIT DEVELOPMENT means a strata title development, pursuant to the Condominium Act, consisting of two or more lots or sites for residential use of a retirement, seasonal or recreational character; excludes a mobile home park, motel and campground;

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;

SERVICE INDUSTRIAL USE means uses related to intensive and light manufacturing, mechanical servicing, transportation, warehousing and wholesaling of goods; includes public works yards, sewage disposal plants, refuse incinerators, truck terminals, concrete and asphalt plants, auto wrecking and junk yards and related uses; includes light industrial uses other than auction houses, small appliance sales and service and laundries and dry cleaners;

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

STRATA MOBILE HOME PARK means a mobile home park use on a bare land strata subdivision with one dwelling unit per strata lot;

STRATA TOWNHOUSE USE means a residential use in a townhouse development on a bare land strata subdivision with one dwelling unit per strata lot;

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 lease

TECHNICAL LIAISON means the participation and co-operation between the Regional Board and the federal and provincial governments and their agencies toward the successful implementation of the Plan's policies;

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.

Province of British Columbia



No. 860944

Certificate of Approval

Under the provisions of section 948

of the MUNICIPAL ACT

I hereby approve Bylaw No. 800

of REGIONAL DISTRICT OF FRASER-CHEAM *, a copy*

of which is attached hereto.

Dated this 18th *day*
of November, 19 86

A handwritten signature in cursive script, reading "Tom Johnston".

Minister of Municipal Affairs

Province of British Columbia



No. 860944

Certificate of Approval

Under the provisions of section 187

of the MUNICIPALITIES ENABLING AND VALIDATING ACT

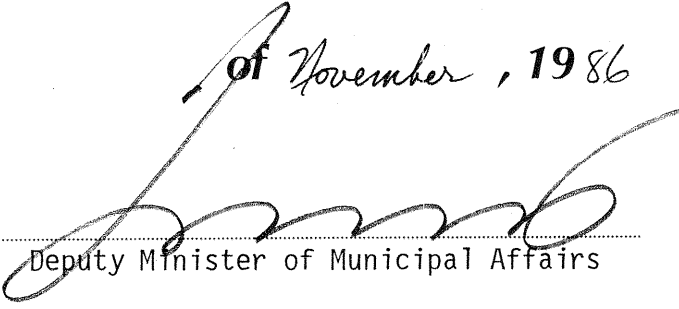
I hereby approve Bylaw No. 800

of REGIONAL DISTRICT OF FRASER-CHEAM *, a copy*

of which is attached hereto.

Dated this 14th *day*

of November *, 19*86


Deputy Minister of Municipal Affairs

Province of British Columbia



No. RD14 36.02.1

Certificate of Designation

Under the provisions of section 944(3)

of the Municipal Act

I hereby designate the lands shown

on the attached map as a

community plan area.

Dated this 24th day

of June, 1986

A large, stylized handwritten signature in black ink, written over a dotted line.

Minister of Municipal Affairs