

**RECORD OF AMENDMENTS TO
OFFICIAL COMMUNITY PLAN BYLAW NO. 20, 1998
MORRIS VALLEY, HARRISON MILLS AND LAKE ERROCK
PORTIONS OF ELECTORAL AREA "C"**

Amending Bylaw No.	Type of Amendment		Summary of Amendment	Date of Adoption
	Text ✓	Map ✓		
FVRD 0020, 1998			Base Bylaw – amends BL 436 (Deroche Lake Errock Nicomen OCP) by removing Lake Errock	2000 04 26
0396, 2000		✓	Development Permits Areas	2000 12 13
0466, 2002	✓	✓	Geological Hazard Development Permit Area 1-C 11402 Hodgkin Rd & PID 023-727-080 Limited Use (L) to Rural (R)	2002 11 26
1262, 2014	✓	✓	Riparian Area Regulations	2014 05 27
1349, 2015		✓	12174 Hodgkins Rd L to R	2018 09 25
1668, 2022	✓		Omnibus Amendment re Regional Consolidated Zoning Bylaw 1638, 2021	2022 10 27

**OFFICIAL COMMUNITY PLAN
Morris Valley, Harrison Mills, Lake Errock
Part of Electoral Area "C"
Bylaw 0020, 1998**

CONSOLIDATED

Not For Legal Purposes

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FRASER VALLEY REGIONAL DISTRICT

Bylaw No. 0020, 1998

**A Bylaw to Adopt the
Official Community Plan
for Portions of Electoral Area "C"
Morris Valley, Harrison Mills and Lake Errock**

WHEREAS The Fraser Valley Regional District was incorporated by Letters Patent effective December 12, 1995;

AND WHEREAS Article 12 of the Letters Patent incorporating the Fraser Valley Regional District provides for the dissolution of the Central Fraser Valley Regional District, Dewdney-Alouette Regional District and the Regional District of Fraser-Cheam effective as and from midnight, December 11, 1995;

AND WHEREAS Article 10 of the letters Patent incorporating the Fraser Valley Regional District provides that all bylaws of the former Central Fraser Valley Regional District, Dewdney-Alouette Regional District and Regional District of Fraser-Cheam in force and effect at the time of the dissolution of the above-named regional district shall continue to apply to the area of the regional district to which they applied at the time of dissolution;

AND WHEREAS the Regional Board of the Fraser Valley Regional District has deemed it advisable to adopt an Official Community Plan, as provided for in Sections 875, 876, 877, 878, 880 and 881 of Part 26 of the Municipal Act, being Chapter 323 R.S.B.C., 1996, for Morris Valley and Harrison Mills portions of Electoral Area "C" and to replace the existing Official Community Plan for the Lake Errock area;

AND WHEREAS the Board of Directors of the Fraser Valley Regional District 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 objectives of the Official Community Plan and is not intended to form a part of the regulatory policies and provisions of the Official Community Plan;

NOW THEREFORE in open meeting assembled, the Board of Directors of the Fraser Valley Regional District enacts as follows:

I. CITATION

This bylaw may be officially cited for all purposes as the “Fraser Valley Regional District Official Community Plan for Portions of Electoral Area “C”, Morris Valley, Harrison Mills and Lake Errock, Bylaw No. 0020, 1998”.

II. AREA OF APPLICATION

This bylaw shall apply to the areas shown on the Official Community Plan Boundary and Land Area Designations, Schedule C-1, attached hereto and forming an integral part of this Bylaw.

III. SCHEDULES

That the “Fraser Valley Regional District Official Community Plan for Portions of Electoral Area “C”, Morris Valley, Harrison Mills and Lake Errock, Bylaw No. 0020, 1998” is comprised of the following Schedules:

- Schedule C Official Community Plan (text)
- Schedule C - 1 Boundaries and Land Area Designations
- Schedule C - 2 Transportation Network
- Schedule C - 3 Geological and Flood Hazards
- Schedule C - 4 Development Permit Areas

attached hereto and forming part of this Bylaw.

- IV.** Upon adoption by the Regional Board, the said Schedules C, C-1, C- 2, C- 3 and C- 4 signed by the Chairman and Secretary, constitute the Official Community Plan applicable within the portions of Electoral Area “C” of the Fraser Valley Regional District as outlined on the Official Community Plan Boundary and Land Area Designations, Schedule C-1.
- V.** If any schedule, section, subsection, sentence, clauses 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.
- VI.** That the Dewdney-Alouette Regional District, Deroche-Lake Errock-Nicomien Official Community Plan, Bylaw No. 436 -1986, is hereby amended by repealing all text, maps and references in the said Bylaw, to reflect the boundary adjustments and changes to the Land Area Designations for Lake Errock, as shown on Schedule C-1 of this Bylaw.

VII. READINGS AND ADOPTION

READ A FIRST TIME THIS 27TH DAY OF OCTOBER, 1998.

A PUBLIC HEARING WAS HELD ON THE 10TH DAY OF MAY, 1999.

READ A SECOND TIME THIS 22ND DAY OF JUNE, 1999.

READ A THIRD TIME 22ND DAY OF JUNE, 1999.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS 28TH DAY OF MARCH, 2000.

ADOPTED THIS 26TH DAY OF APRIL, 2000.

Chairman

Deputy Secretary

VII. CERTIFICATIONS

I hereby certify the foregoing to be a true and correct copy of the Fraser Valley Regional District bylaw 0020, 1998, as read a third time by the Board on the 22nd day of June 1999.

Dated at Chilliwack, B.C. this 15th day of September 1999.

Deputy Secretary

I hereby certify that this is a true and correct copy of Bylaw 0020, 1998 as adopted by the Board of Directors of the Fraser Valley Regional District on the 26th day of April 2000.

Dated at Chilliwack, B.C. this 28th day of April 2000.

Deputy Secretary

Appendix A

PART I

BACKGROUND REPORT

1. INTRODUCTION

1.1 Purpose of the Plan

This is the Background Report to the Official Community Plan (OCP) Bylaw 0020 for portions of Electoral Area "C"; Morris Valley, Harrison Mills and Lake Errock. The OCP 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 as well as servicing issues in the Plan area. The purpose of the Plan is as follows:

- to establish objectives and policies for encouraging and directing settlement growth and development;
- to establish coordinated and consistent objectives and policies between the Regional Board, local citizens, Provincial and Federal agencies;
- to provide guidelines and procedures for the use of land, the provision of public services and the protection of the environment;
- to provide a policy framework for revising and implementing zoning and other bylaws in accordance with local conditions and community needs and preferences.

1.2 Plan Area Boundaries

Harrison Lake and River form the boundary for the Official Community Plan on the east. The Fraser River forms the southern boundary and Pye Creek bounds the Plan area on the west. Within the Plan boundary the main settlement areas include Morris Valley, Harrison Mills and Lake Errock as shown on Map 1. For the purposes of the Plan, Morris Valley will include all areas north of Fenn Lodge to the Plan boundary, which extends just beyond Weaver Lake. Harrison Mills will refer to Fenn Lodge and all properties south, including Tapadera Estates, Lots 3 and 4 and the Sandpiper Golf Course, all located along Morris Valley Road (see Map 2). The Lake Errock area of the Plan refers to all properties south of Harrison Bay and west to the OCP boundary at Brooks Road.

1.3 Planning Process

In April 1995 a meeting between the landowners and Provincial representatives was held to establish guidelines for an OCP for Harrison Mills and Morris Valley. This first meeting included residents, landowners, members of the Board, former Regional District of Fraser Cheam staff and representatives from government ministries. Once the three regional districts including; Central Fraser Valley Regional District, Dewdney Alouette Regional District, and Fraser Cheam

Regional District, amalgamated in 1996, the OCP boundary was extended to include Lake Errock. In April 1998, meetings resumed between landowners and Provincial representatives. These meetings were carried out throughout the summer to develop Community Plan policies which reflect the ideals and goals of the communities.

As a result of the Harrison Mills area undergoing significant development pressure, it was decided that a meeting between landowners and major stakeholders should be called in order to assess the future of the area with the intention of identifying development principles respecting future development proposals in the area. In April 1995 a meeting between the landowners and Provincial representatives was held to establish guidelines for an OCP for Harrison Mills and Morris Valley. This first meeting included residents, landowners, members of the Board, staff from the former Regional District of Fraser Cheam and representatives from various federal and provincial government ministries. Major planning issues and concerns were identified such as: inappropriate "ribbon" development along Morris Valley Road; the preservation and protection of areas of wildlife and ecological value including the identification of an interface between development and environmentally sensitive areas; management of geotechnical hazardous areas; servicing issues and land use in general.

This resulted in the development of a set of interim development guidelines for Harrison Mills which were adopted by the Planning, Building and Mapping Committee of the Regional District of Fraser Cheam in May, 1995 as this process preceded amalgamation. Some of the major interim development guidelines were as follows: "ribbon" development along Morris Valley Road would not be permitted, as well to encourage the development of an integrated local road network for developments along Morris Valley Road; land uses were to be restricted to recreational and residential uses only; environmentally sensitive areas were to be buffered from development; development of an integrated water system for developments along Morris Valley Road; and public access to the waterfront was to be maintained and enhanced.

The three regional districts including; Central Fraser Valley Regional District, Dewdney Alouette Regional District, and Fraser Cheam Regional District, amalgamated in 1995. By mid-1996, the OCP boundary was extended to include Lake Errock. Following this, several technical meetings were held throughout the remainder of 1996 with discussions centered around the proposed Wildlife Management Area, the impact of the proposed Protected Areas Strategy and other issues related to park development and protection of environmentally sensitive areas. As well, issues associated with septic tank problems in Lake Errock and the upgrading of community water systems serving the area, were also major topics of discussion.

The majority of 1997 was dedicated to preparing the background information for the Official Community Plan. By November 1997, it was again decided that an Advisory Planning Commission not be formed, but rather that technical meetings be held between FVRD staff and relevant government agencies, with land owners and residents being invited to attend. Referrals of the background materials that had been collected to date were referred to various ministerial

agencies for comments and Thurber Engineering Consultants Limited had completed a geotechnical report on Morris Valley and Harrison Mills, with a report pending for Lake Errock. In November 1997, three committees were formed: a Technical Advisory Committee for the entire Plan area which consisted of members from various government and technical agencies; a Land Use Planning Committee for Harrison Mills and Morris Valley, and a Land Use Planning Committee for Lake Errock. The Land Use Planning Committees consisted of residents and land owners within the Plan area.

In April 1998, meetings resumed between landowners, residents and Federal and Provincial agency representatives. These meetings were carried out throughout the summer to develop Community Plan policies which reflect the ideals and goals of the communities.

1.4 **Legal Status**

The Official Community Plan is adopted by the Regional Board under Section 875 of the Municipal Act as a general statement of Board objectives and policies of the Plan area. Section 884 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 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, residents and public agencies. The Plan 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.

As a forward plan, the Official Community Plan for portions of Electoral Area "C": Morris Valley, Harrison Mills and Lake Errock; is intended to serve as a guide to the future course of the area's development. More detailed regulations and provisions are contained within the zoning and other bylaws for Electoral Area "C".

2. HISTORY

From the earliest time of European settlement in B.C., the Harrison River was a focal point of development for the Plan area, serving as the centre for trade and commerce. The three main settlement areas within the Plan boundary include; Morris Valley, Harrison Mills and Lake Errock. The origin of these settlement areas dates back to the early Hudson's Bay trappers, the logging industry and the Gold Rush which brought settlers to the area in the 1800's.

The settlement area of Morris Valley is located on the west side of Harrison Lake. Harrison Mills is located south of Morris Valley, on the north side of the junction of the Harrison and Fraser Rivers. The third settlement area, Lake Errock, is located south west of Harrison Bay along the Lougheed Highway. Development in Morris Valley and Harrison Mills began in the 1880's and was based on the extraction of natural resources. Development in Lake Errock was originally based on farming, and eventually developed as a summer recreational area.

2.1 Early Settlers

European explorers first traveled up the Harrison River to Harrison Mills in the mid 1820's¹ to hunt beaver. Once the beaver supply was depleted, traders turned to the fishing industry to supply goods to Fort Langley in the mid 1820's². The fishing industry was a profitable business for early explorers between 1830-1847. The importance of the fur trading and fishing industries decreased with the discovery of gold in 1858.

2.2 Development of Mining and Logging

The discovery of gold represented a key factor in contributing to the development of settlement within the Fraser Valley, due to the housing and services miners required. New industries to emerge at the time of the gold rush were the mining of other minerals and the logging industry. The larger mines to develop just north of the Plan area on the west side of Harrison Lake were Trout Mine, Fire Mountain Mine and Providence Mine³. Although mining failed to develop to a great extent due to the low grade of ore available, it did bring people to the area.

Simultaneously, the logging industry was vital to the development of communities along the Harrison River. The first areas logged were the easily accessible timber stands along the Harrison River which supplied logs to house the miners at the commencement of the 1858 gold rush. Once the easily accessible timber supplies began to be depleted, logging moved to the interior, along the Chehalis River and reached Harrison Lake by 1920⁴. The introduction of railroad logging in the 1920's facilitated the speed at which logs were extracted and delivered to the sawmills.

¹Sleigh, Daphne. The People of the Harrison. Abbotsford Printing, Abbotsford BC 1990, p. 15.

²ibid.

³ibid., p197.

⁴ibid. p. 212.

2.3 The Development of Harrison Mills

The original site of Harrison Mills, (located just outside the OCP boundary at the confluence of the Harrison and Fraser Rivers on the peninsula) experienced some development as a mill town. The town's proximity to the Plan area is important because of the settlers it attracted to the area. The surrounding good agricultural land would seem to be an ideal location for the development of a strong and prosperous community; however, this was not the case. Harrison Mills failed to develop as a trade and commerce centre as there was little need to restock supplies after only travelling from the coast. Harrison Mills did, however, develop to some degree as a sawmill town as a result of a combination of factors which included large supplies of timber, proximity to the water, and eventually the railway access afforded to the area as a result of the development of the CPR.

The first sawmill was built in 1870 by Henry Cooper. In 1887, another sawmill of significance was built and operated by the Martins family. The mill was later bought by the Tretheway family in 1889 who operated it until it was purchased by the Rat Portage Company in 1904⁵. The Rat Portage Company upgraded and expanded the mill, making it the largest and most influential logging operation in Harrison Mills. Lumber used to supply the mill was logged from the Company's own timber stands along Harrison Lake and River and transported by the Company's own sternwheelers. While the mill's capacity to process logs was great, logs could not be supplied quickly enough to keep the mill running at full capacity. By 1911, the Rat Portage Mill closed down primarily as a result of financial difficulties, precipitating the decline of Harrison Mills.

The Rat Portage Mill was the largest in B.C. at the time. The upgrading and expansion of the sawmill coincided with the development of a small company town which comprised approximately 50 company houses, a company store and related buildings, the remainder of which today form the Kilby Museum. These buildings are therefore some of the most important buildings constructed at the original site of Harrison Mills, aside from the sawmill. The Kilby Store and Hotel built in 1906, were built in anticipation of the prosperous development that the Rat Portage Mill was expected to attract, which never occurred. The store was a family run operation until it was handed over to the Provincial Government in 1972 and became the Kilby Provincial Historic Park incorporating a general store and museum.

One of the first and most influential families to ever live in the Harrison Mills area was the Pretty family. The financial success and enterprising nature of Charles Fenn Pretty was evident in his diverse business holdings which ranged from fish canning to the timber industry. When Charles Pretty first arrived in New Westminster in 1890, he quickly made his fortune in the fish cannery business. Upon hearing of the abundant supply of fish in the Harrison River, he acquired the original homestead near Harrison Mills in 1893 and used the vast fish supply for his cannery located in New Westminster. As the timber industry became increasingly important to British Columbia, Charles Pretty began to sell timber. In 1908 he founded Pretty's Timber Exchange. This company was involved with the buying, selling and exchanging of timber limits. Charles Pretty's three sons,

⁵McCoombs, Arnold and Wilfried Chittenden. The Fraser Valley Challenge. Treeline Publishing 1990. p. 101.

Charles Jr., Fenn and Harry were also active in the logging business. The stock market crash of 1929 subjected the Pretty's business enterprises to hard times⁶. However, this difficult economic situation did not last for long. A commercial logging enterprise was soon established and ran by the Charles Jr. while Fenn and Harry formed a separate company called H & F Logging. Ivan Pretty the son of Charles Jr. took over Prettys' Timber Co. Ltd⁷. Today, the Pretty family's continued involvement in Harrison Mills is evident with development of Rowena's Restaurant and the Sandpiper Golf Course.

The house which Charles Fenn Pretty built on his homestead in 1903 still stands today. The house was originally used as a weekend fishing and hunting getaway for the Pretty family and friends. Today, Fenn Lodge is run as a bed and breakfast and is operated by Diane Brady and Gary Bruce. This house has been declared a heritage building due to its uniqueness and early construction.

The location of the Pretty Estate at the Chehalis River provides a diverse habitat for birds and wildlife. The valuable habitat of the area has been recognized by the Nature Trust of BC which purchased 204 hectares (506 acres) of the original homestead as a bird sanctuary.

2.4 Vessels on the Harrison and Fraser Rivers

The transportation of logs, freight and people from the upper portions of the Harrison and Fraser Rivers to the sawmills at Harrison Mills and other communities, meant sternwheelers and steamboats played an essential role in the development of Harrison Mills. Sternwheelers and steamboats were bringing people up the Harrison and Fraser Rivers in the 1870's, and contributing to development in the area. Sternwheelers first brought miners up the Fraser and Harrison Rivers to the gold rush. The first sternwheeler up the Harrison was the Umatilla in 1858. Many sawmills, such as the Rat Portage Mill had their own vessels to tow logs. Although there was commercial logging on the Harrison River by 1870, commercial towing most likely did not begin until 1889 when the first timber lease was issued to the Tretheway family in 1895⁸. The arrival of the Canadian Pacific Railway (CPR) passenger service in 1885 contributed to a decline in the use and need for sternwheelers.

2.5 Development in Morris Valley

The CPR contributed to the development of communities located along the railway lines and those communities within close proximity. Although the CPR was not actually located in the Morris Valley it's construction expanded the market for logs and facilitated the transportation of logs to the various sawmills. However, even with the relatively close proximity of the railway, Morris Valley failed to develop to the degree that early settlers had believed was possible.

⁶Ibid.

⁷Ibid.

⁸Ibid. p17

Early settlers to Morris Valley believed the availability of natural resources and good farmland would attract settlers to the area. However, even the building of the North Fraser Highway prior to World War I did not attract settlers to the area. The extent of isolation and lack of development in Morris Valley is evident in that the only community building ever constructed was a school, which was probably also used as a community building and for church services⁹.

Despite the fact that approximately 200 acres of land in the delta of the Harrison River was flooded each spring, the land at higher elevations was very fertile and not heavily treed which resulted in conditions conducive to farming. However, farming never developed as a prosperous industry in the Morris Valley area. A fish egg-collecting station which supplied eggs to New Westminster and the fish hatchery on Harrison Lake built in 1904 by the Dominion Government, and were successful commercial enterprises in the Morris Valley area.

2.6 Development in Lake Errock and Surrounding Communities

The Deroche-Nicomén areas, located just outside the Plan boundary along Lougheed Highway, were the first areas proximal to Lake Errock to see settlement. The first settler in the area was Joseph Deroche, a French-Canadian gold prospector. The oxen he raised were used to haul supplies to the Cariboo gold fields. The areas of Deroche and Nicomen Island experienced some development in the early 1800's while settlement in Lake Errock occurred later. By 1892 Lake Errock had been incorporated as part of the Nicomen municipality. Although not in the Plan area, Deroche has played a key role in the development of the entire region, including Lake Errock. The railway was established at Deroche in 1915. Increased logging activity on Nicomen Mountain and the dairy industry on Nicomen Island, resulted in Deroche becoming the service centre of the region. As a result, by the 1920's, Deroche had experienced a substantial amount of growth, while Nicomen Island and Lake Errock remained fairly static.

The community of Lake Errock was first established by English ex-servicemen after World War I. However, these men were not farmers and thus not suited to the farming way of life. It was hoped that the building of the road (now the Lougheed Highway) to Harrison Hot Springs and the bridge across the Harrison River constructed in 1926, would promote development in Lake Errock. Even with the development of a transportation network, Lake Errock remained virtually undeveloped until the 1930's. The lack of development in Lake Errock was evident in that the town had no village centre i.e.: post office; store; school or church. It was not until 1939 that Lake Errock experienced any real development with the opening of both a store and post office one year later.

The primary economic base of Lake Errock was logging. Small logging and mill companies logged the nearby forests until the easily accessible timber stands were depleted. One of the original mills built in Lake Errock was built in 1942 by W.F. Watkins. It was not until the 1960's that Lake Errock emerged as a predominantly residential development with the approval of the first subdivision built at the lake.

⁹ Sleight, Daphne. People of the Harrison. Abbotsford Printing, Abbotsford BC, 183.

2.7 The Twentieth Century

Development and settlement patterns within the Plan area have a long and diverse history, from the early explorers of the Hudson's Bay Company trapping for beaver furs, to the gold rush and logging industry, the building of the Highway and the expansion of settlement around Lake Errock. The establishment of these early communities and the nature of their businesses were characteristic of early settlement patterns throughout B.C.

Settlement within the Plan area has remained relatively sparse with rural, single-family residential lots being the primary type of development. However, there may be potential for development in the Plan area and thus, the policies of an Official Community Plan are sensitive to the future needs and goals of the community while considering the long and diverse history of the area.

3. COMMUNITY PROFILE

3.1 Population

The purpose of examining changes in population growth is to determine if the land will be able to support the population at the current rate of growth. Table 3A shows population change between 1981- 1996¹⁰. The data in Table 3A indicates that the population decreased by approximately 3 % between 1981 - 1986. However, over the next five years, a change occurred between 1986 - 1991 as the population within the Plan area increased by 18 %. This trend continued between 1991 - 1996 as the population within the Plan area increased by approximately 29 %. Therefore, population growth within the Plan area over the 15 year period between 1981 - 1996 indicated a relatively stable rate of development pressure. The 1996 census recorded the population for the Plan area at 1,597 people, an increase of 39% (636 people) since 1981. This relatively low rate of population growth over a 15 year period indicates a relatively stable rate of development in the Plan area.

The change in the number of dwellings within the Plan area also indicates whether the area has been under development pressure. While the population decreased over the five year period between 1981 - 1986, the number of dwellings within the Plan area increased very marginally during the same time period. The increase in the number of dwellings continued at a slightly greater rate between 1986 - 1991. An increase of approximately 18 % in the number of dwellings occurred during the five year time period. The increasing trend continued between 1991 - 1996 as the number of dwellings within the Plan area increased by approximately 36 %. The latter increase in the number of dwellings in the Plan area can be attributed, for the most part, to the development of Tapadera Estates on Morris Valley Road. The Plan area has seen a 48% (275) increase in the total number of dwellings in the Plan area. Although this is a relatively small percentage it does indicate that the area is becoming more desirable to live in.

TABLE 3A: POPULATION AND DWELLINGS 1981-1996

	1981	1986	1991	1996
Total Population*	961	930	1,129	1,597
Population on Indian Reserves	511	410	537	824
Total Dwellings*	290	298	363	565
Dwellings on Indian Reserves	122	108	148	259
* includes Indian Reserves				
Source: Census of Canada 1981, 1986, 1991, 1996. Census data was used from the previous four census.				

¹⁰Official Community Plan policies do not include Indian Reserves however, for the Community Profile section Indian Reserves have been included under some headings for the following reasons. 1) there are a number of reserves in the Plan area 2) the reserves cover a large amount of land within the Plan area 3) the high population on some of the reserves may impact services, recreation developments and commercial developments in the Plan area.

3.2 Age Structure and Gender

Examining the changes in age structure and gender provides an overview as to the direction the communities are taking in terms of growth, i.e. whether it is characterized by a younger or retirement population. The census data in Table 3B indicates that the total population in each age category increased between 1991 and 1996. However, the data also shows that the percentage of people in each age group remained the same. In 1991 and 1996 the 20-59 age group comprised 54 % of the total population in the Plan area. The fact that the percentage of people in each age group remained the same, as the population increased, indicates there has not been a significant influx of either younger families or retired people into the Plan area.

Table 3B shows the gender composition within the Plan area. A comparison between the 1991 and 1996 data indicates that the gender composition remained relatively stable within the Plan area. In 1991 there were approximately 145 more males than females. In 1996 there was a marginal increase in the male population over the female population. These relatively stable numbers indicate that although the population of the Plan area has been increasing, the increase cannot be attributed to a specific gender group.

Age Class	1991			1996		
	Total	Population*	On Reserve	Total	Population*	On Reserve
0-19	360 (31%)	95	265	475 (30%)	160	315
20-59	620 (54%)	370	250	855 (54%)	455	400
60	170 (15%)	125	45	245 (15%)	150	95
Total	1,150	590	560	1,575	765	810
Male**	630	345	285	880	435	445
Female	485	245	240	730	345	385

* does not include reserves,
Source: Census Data, Enumeration areas 001, 002, 003,456, 473 (1991) and 001, 002,003,028,473, 456 (1996).
** Male and Female totals were rounded therefore not the same as age class totals

3.3 Employment

Census Canada Employment and Income Statistics provide important background information for the Plan area. In the Lake Errock area, the overall labour force participation increased by 36% between 1991 and 1996. As well, employment among males, 25 years and over, increased by 50%. Employment in the female category for the same age group experienced an increase of 51%. In the Harrison Mills and Morris Valley areas, labour force participation had increased significantly by 1996, with an increase of 56%. Unemployment in the

area experienced a significant decrease of 60%. Among males, 25 years and over, employment increased by 75% between 1991-1996. Females in the same category, experienced an increase of 51%. As well, this area experienced a relatively significant increase in the number of people not in the labour force, particularly among the female population (51%).

In 1991, the three major employment categories in the Plan area was as follows: 22 % of the labour force was employed in service industries; followed by 10 % employed in construction; and then 12 % in food and accommodation services.

In 1996, 96 % of the total population participated in the labour force. In 1996, a shift occurred in the primary type of employment within the Plan area. Government service industries accounted for 13 % of employment, accommodation services accounted for 10 %, education, logging and construction accounted for 8% respectively.

Since there are no government orientated services in the Plan area, the increase in the number of people working in government service jobs may indicate that an increasing proportion of the population is commuting to nearby cities for employment.

3.4 Building Permits

Examining the number, type and value of building permits within the Plan area provides an overall picture respecting the nature and pace of development over the past eight years. Tables 3D and 3E examine the number, value and type of the building permits issued for the three settlement areas between 1989 and 1997: Morris Valley and Harrison Mills combined, and Lake Errock. The data indicates that the Lake Errock area has experienced a greater amount of development in the residential sector than Harrison Mills and Morris Valley.

Prior to the development of Tapadera Estates and the Sandpiper Golf Course, Harrison Mills experienced little building activity. However, the development of Tapadera Estates and the golf course, contributed to the increase in development and the number of building permits issued. Between 1989 - 1997, a total of 13 building permits were issued for new residential construction and 13 building permits for residential improvements, with a total value of approximately \$1.1 million. The data in Table 3D indicates that the most building activity in the residential sector occurred in 1996, while the most building permits issued in the commercial/industrial sector occurred in 1995.

	New Single Family		Residential Improvements		TOTAL RESIDENTIAL		Commercial/Industrial		TOTAL ALL PERMITS	
	No	\$	No.	\$	No.	\$	No.	\$		No.
1989	-	-	-	-	-	-	-	-	-	-
1990	-	-	-	-	-	-	1	104,800	1	104,800
1991	-	-	-	-	-	-	-	-	-	-
1992	1	75,800	1	7,700	2	83,500	-	-	2	83,500
1993	2	144,000	-	-	2	144,000	1	104,000	3	248,000
1994	1	125,400	-	-	1	125,400	-	-	1	125,400
1995	-	-	-	-	-	-	4	87,900	4	87,900
1996	6	497,000	5	47,700	11	544,700	1	66,700	12	611,400
1997	3	256,800	7	88,200	10	169,600	3	113,400	13	283,000
Total	13	1,099,000	13	143,600	26	1,067,200	10	476,800	36	1,544,000

(-) dash indicates no permits issued.

When the subdivision around North and South Lake Errock was created it was advertised as a summer resort area. Today, however, it is evident that many of the summer cottages have been improved and converted to a place of year-round residence. This may be supported by the fact that the number of building permits issued for residential improvements in the Lake Errock area between 1989 - 1997 was significantly greater than the number of building permits issued for new residential construction.

Between 1989-1997, 36 building permits were issued for residential and commercial/industrial construction in Morris Valley and Harrison Mills, accounting for a total value of approximately \$1.5 million. A total of 204 building permits were issued for residential and commercial/industrial construction in the Lake Errock area between 1989-1997, with an approximate value of \$5.3 million. The data in Tables 3D and 3E indicates that a greater amount of development has occurred in the Lake Errock area as compared to the Harrison Mills and Morris Valley areas during the eight year period.

	New Single Family		Residential Improvements		TOTAL RESIDENTIAL		Commercial Industrial		TOTAL ALL PERMITS	
	No	\$	No.	\$	No.	\$	No	\$	No.	\$
1989	6	250,000	14	69,290	20	319,290	-	-	20	319,290
1990	11	529,905	19	148,764	30	678,669	-	-	30	678,669
1991	6	360,566	21	81,301	27	441,857	1	42,000	28	483,867
1992	12	844,182	15	161,509	27	1,006,691	-	-	27	1,006,691
1993	3	244,100	16	149,408	19	393,508	-	-	19	393,508
1994	6	569,324	16	149,073	22	718,397	1	1,800	23	720,197
1995	1	50,000	10	78,550	11	128,550	-	-	11	128,550
1996	6	497,000	7	117,300	13	614,300	-	-	13	614,300
1997	10	522,100	18	268,000	28	790,100	5	138,100	33	928,200
Total	61	3,867,177	136	1,223,195	197	5,091,362	7	181,900	204	5,273,272

4. EXISTING LAND USE AND POTENTIAL GROWTH

One of the primary functions of the Official Community Plan is to determine the level of existing infrastructure and the need for new services in the Plan area. The location, type and density of new development and the potential to expand may be dependent upon the existing level of infrastructure in the Plan area.

4.1 Existing Land Use

Before determining the potential for new infrastructure in the Plan area, it is helpful to determine the type of land use and land ownership. BC Assessment data was used to determine land use and land ownership in the Plan area.

4.1.1 Land Use

According to BC Assessment data there are eight **land use categories** within the Plan area: Crown land, residential, institutional/government, farm, resort, industrial, commercial and utilities.

Crown land is the primary land use category, occupying 70.7 % of land in the Plan area. Residential land use is the second largest category, occupying 10.3 % of the land. The other land use categories are present in relatively smaller numbers throughout the Plan area, and are shown in Table 4A.

4.1.2 Property Ownership

Using BC Assessment data five **property ownership categories** were established: private land; provincial land; provincial-leased land; federal-owned land and Crown Land as shown in Table 4B (see Map 3).

Crown land is the predominant type of land ownership occupying approximately 80 % of the land within the Plan area, followed by Privately-owned land, occupying approximately 17 % of the total land area. Provincially owned land occupies approximately 1.6 % of the land within the Plan area. Provincially leased and federally owned land occupy significantly less land area with .48 % and .58 % respectively.

LAND USE CATEGORIES	ACRES	PERCENTAGE (%)
Crown Land	19,779	70.7%
Residential	2,891	10.3%
Government/Institutional	1,340	4.79%
Farm	771	2.76%
Resort	280	1.0%
Industrial	124	0.44%
Commercial	97	0.35%

Utilities	1	0.0%
Excluded from OCP (Indian Reserves)	2,703	9.66%
TOTAL AREA OF OCP*	27,975	100%
* Includes all land and water within OCP boundary.		

PROPERTY OWNERSHIP CATEGORY*	ACRES	PERCENTAGE
Private land	4,782	17.09%
Provincial land	467	1.68%
Provincial leased land	163	0.58%
Federally owned land	136	0.49%
Crown owned land	22,427	80.16%
TOTAL AREA OF OCP	27,975	100%

4.2 Existing Developments

The main settlement and resort areas in the Plan boundary include North Lake Errock, South Lake Errock, Tapadera Estates, and the Sandpiper Golf Course, as shown on Map 2. As well, two residential developments on Lots 3 and 4 on Morris Valley Road have been proposed. One of the aims of the Plan's policies for new developments is to address infrastructure and servicing issues for proposed high density developments.

Harrison Mills

The development of the Sandpiper Golf Course and the recreational development of Tapadera Estates have played a key role in the development of Harrison Mills area in recent years. Proposals for two new residential developments, located between the golf course and Tapadera Estates, are currently under review by the Fraser Valley Regional District.

Lake Errock

Lake Errock has not experienced the type of resort residential development that Harrison Mills has experienced in the last decade. However, the number of building permits issued for the area as shown in Table 3D indicate that it has experienced more overall development than Harrison Mills, as previously stated.

Subdivision Development since 1980

Subdivision development within the Plan area between 1980-1996 as shown in Table 4C, resulted in the creation of 240 new lots. The majority of these (210) were bare land strata lots created with the subdivision and development of Tapadera Estates in 1992.

Year	Lots
1980-1990	19
1991-1996	221*
Total	240

*210 of these were created with the development of Tapadera Estates (1992)

4.3 Potential Growth

here is a substantial amount of undeveloped crown and private land within the Plan area. New development on these lands may be restricted by geotechnical hazards, limited service and poor road access. Land use designations and Plan policies need to reflect the limited capability for new development in areas.

Morris Valley/Harrison Mills

The potential for new development in Morris Valley may be limited due to poor road access, limited services and the geotechnical hazards identified by Thurber Engineering Ltd. (TEL) Overview of Geotechnical Hazards Study (1995 & 1998).

Lake Errock

There are a number of vacant lots in North Lake Errock where development is restricted due to the high water table, which makes approval for sewage disposal difficult to obtain. The ability to connect new development to the existing water lines and the strain this may put on the systems may also be a limiting factor to further development. Thurber Engineering's Geotechnical Overview Study identified some areas with geotechnical and flooding hazards which may require a site specific geotechnical engineering study or a hydraulic study to determine if the property is safe for the intended use. There are, however, a few vacant lots in South Lake Errock that are vacant and due to the fact that the water table is not as high, septic approval may be easier to obtain.

5. SERVICING ISSUES

5.1 Sewage Disposal

On large rural lots the Regional Board's policy is to support on-site sewage disposal in the Plan area. When on-site sewage disposal to the ground is greater than 22.7 cubic metres per day a Waste Management Permit is required from the Ministry of Environment under the Waste Management Act. Compliance with the Act will ensure that the sewage disposal systems meet safety and health regulations established by the Ministry of Environment.

On small residential size lots, on-site sewage disposal becomes difficult. Thus, Plan policies will aim to develop cost effective solutions for off-site sewage disposal.

5.1.1 On-Site Sewage Disposal

Harrison Mills/Morris Valley

Due to the larger lot sizes and rural nature of the Plan area in Morris Valley and Harrison Mills, the majority of fee-simple lots have on-site sewage disposal. Tapadera Estates is currently operating with an on-site septic tank and a ground disposal system.

Lake Errock

The number of septic tile field failures in North and South Lake Errock has been increasing in recent years. Septic failures are a cause for concern to the Fraser Valley Health Region, the Ministry of Environment, and residents, due to the potential contamination of drainage ditches, groundwater and the Lake. The high water table in North Lake Errock makes the approval of new septic tile fields difficult. It is a policy of the Fraser Valley Health Region that new subdivision proposals must meet the minimum requirements for the subdivision of land based on on-site sewage disposal requirements. Holding tanks will only be approved by the Health Region when the existing septic field fails and no other options are available. They will not be approved for vacant or new lots.

5.1.2 Off-Site Sewage Disposal for New Development and Existing Small lots

For those areas unable to support on-site sewage disposal due to density of development or ground conditions the Regional District encourages the creation of a Local Service Area for the purpose of maintaining and operating an off-site sewage treatment facility.

Morris Valley and Harrison Mills

The density of recreational development at Tapadera Estates means that once the facility is fully developed off-site sewage treatment will be required. An off-site package sewage treatment facility has been built and will be used when the ground disposal is no longer capable of handling the amount of discharge. The developments at the densities proposed for Lots 3 and 4 (see Map 2) would also be unable to support on-site

sewage disposal. Thus, a proposal is being considered by the developers to expand and upgrade the Tapadera Estates sewage treatment facility to allow for the connection of the proposed developments. This system is currently owned and operated by Tapadera Estates. The intent would be for the developers of Lots 3 and 4 to pay for the expansion of the system and then for the FVRD to create a Local Service Area and operate and maintain the facility.

Lake Errock

Plan policies for sewage disposal in North and South Lake Errock address the options that may be considered for off-site sewage disposal.

A study to assess options for off-site sewage disposal was prepared by Dayton and Knight Engineering in 1995 for the former Dewdney-Alouette Regional District (DARD). The study examined alternative disposal methods for North and South Lake Errock. The report recommended a conventional collection system and connection to the Joint Abbotsford Mission Environmental Services (JAMES) plant. This proposal was brought to residents and rejected on the basis of cost, estimated at approximately \$4.5 million.

In the future, the Regional District and residents will be examining several options to address sewage issues. A variety of new alternative sewage package treatment plants on the market may provide some options. However, the cost of these systems and their ability to work over the long term is something that may need to be further investigated.

5.2 Community Water Systems

There are four approved community water systems in the Plan area and three other community water systems. The approved community water systems are: 1) North Lake Errock Private Water Utility; 2) South Lake Errock Improvement District; 3) Harrison Bay Improvement District and 4) Morris Valley Water System. The three other systems include: Harrison Bay Store and Campground; Sunny Trails Club; a well-based system near Elbow Creek; a system serving the Pretty Property (Lot 4); and one system serving the Sandpiper Golf Course and Rowena's Restaurant. The Harrison Bay Campground Water System and the Sunny Trails Water System are on a boil advisory and will remain this way as long as their supply is from surface water and is not treated. The Harrison Bay Store and the adjacent food premises are not included in the boil advisory, as an ultra violet disinfection unit has been installed on the supply line servicing this building.

Morris Valley/Harrison Mills

There is one approved community water system in the settlement areas of Morris Valley and Harrison Mills; the Morris Valley Water System. The Morris Valley Water System is a public utility serving Tapadera Estates, and operates under a Certificate of Public Convenience and Necessity (C.P.C.N.) There is also a water system near Elbow Lake that serves 4 properties and is supplied from a well. This water system was established as a result of a diesel spill that contaminated

the original water supply. A water system connecting off Elbow Creek serves the Pretty property and the cabins on the property. The Sandpiper Golf Course and Rowena's Restaurant are also serviced by Elbow Creek. The Chehalis Indian Reserve and the Christian Fellowship Church Camp (Pioneer Chehalis) have their own private water systems.

Lake Errock

There are several water systems in the Lake Errock area. The two largest are the North Lake Errock Private Water Utility and the South Lake Errock Improvement District. Table 4D summarizes the water systems in the Lake Errock area along with the existing and potential connections of each system.

Name of Water System	Type of System	Location	Source*	Lots served
North Lake Errock private water utility	Approved community water system	Lot 69, Lake Errock Place	Well	122
Harrison Bay Improvement District	Approved community water system	4444 Bayview Road	Well	6 served (12 potential)
South Lake Errock Improvement District	Approved community water system	Access from Crabtree Lane	Well	50 served (12 potential)
Harrison Bay Store and Campground	Private water system	44642 Lougheed Highway	Surface	-store -take-out food premise - several cabins
Sunny Trails Club	Private water system	43958 Lougheed Highway	Surface (on crown land)	35 campsites
Lake Errock Store & Cabins	Private water system	43740 Lougheed Highway	Well	4 cabins 1 store

* In the past some systems have been on boil advisory however, this can change on a regular basis.

- i) The North Lake Errock Private Water Utility
 he North Lake Errock Private Water Utility, operating under the Water Utility Act, was constructed in 1964 and was expanded as more lots were developed. The North Lake Errock water supply is pumped from a well and storage tank located at the north end of Errock Place Road. The increase in the number of permanent residents over the years has created and increased demand on the water system. This combined with the lack of full fire protection, emphasizes the need for upgrading the water system to municipal water quality standards. Upgrading

the water system would allow for the connection of an additional 49 lots¹¹ as well as addressing the problems with breakdowns and the decreased pressure during the peak summer months.

- ii) The South Lake Errock Improvement District
The South Lake Errock Improvement District owns the water system which is operated and regulated under the Municipal Act. This system is based on a flowing well which serves 52 connections. The South Lake Errock water system has good water pressure and does not experience problems with breakdowns. However, the asbestos piping serving South Lake Errock is no longer approved by the Health Region and should be removed in the near future.
- iii) Water System Options for North and South Lake Errock
The South Lake Errock Water System Upgrade Study presented two options for reviewed by the Regional District for water systems. The study examined the costs, benefits and feasibility associated with upgrading the system and presented two options: Option A and Option B. Option A would result in some upgrading of the each separate system. However, the upgraded systems would not meet *Municipal Quality Water System* standards. Option B would involve an amalgamation of South Lake Errock and North Lake Errock water systems. This option would result in upgrading the water system, replacement of the cement-asbestos mains, provision of two sources of supply, securing adequate security of supply by improving reliability during times of power interruptions, improved cost efficiency to be passed onto residents, and full fire protection for both communities. Neither option was selected on the basis of cost considerations.

Of wider ranging scope, is an option outlined in the 1995/96 Master Plan, prepared for the former DARD. The Master Plan study evaluated future water supply options in the Fraser Valley over the long term. The Central Fraser Valley Water Commission is currently exploring the option of expanding the Noorish Creek water supply as far as Harrison Lake. If this did occur, there may be other options available within the Plan area respecting future water supply.

5.3 Solid Waste Management

Currently, residents are asked to use the transfer station located within their Local Service Area (LSA). The Regional District is reviewing the possibility of amalgamating the three existing LSA's. Residents would then have a choice of the three transfer stations to use: 1) Harrison Mills; 2) Athey Road; or 3) Sylvester Road. The amalgamation is planned for 1999.

The Harrison Mills transfer station is the only solid waste management transfer station located in the Plan area. Although the Athey Road transfer station is the closest transfer station for Lake Errock residents, it is not located within the Plan area. The Athey Road station is open limited hours which make access difficult for some residents. The Harrison Mills and Sylvester Road transfer stations are the only ones providing recycling facilities. Currently residential composting in the Plan area is limited to backyard composting. The Harrison Mills and Sylvester Road transfer stations may soon allow for the recycling of organic material and the exchange of reusable items such as garage sale items.

¹¹FVRD, North Lake Errock Water Study February 1996.

All new and existing transfer stations are being upgraded to meet the guiding principles of the Solid Waste Management Plan. This includes reducing waste through recycling and composting and implementing a user pay system. The purpose of the user pay system is to reduce the tax requisition collected from residents to finance these transfer stations.

5.4 **Transportation Routes**

Due to the rural character of the Plan area traffic volumes have not been a major issue in the past. However, the proposed recreational developments along Morris Valley Road may significantly increase traffic volumes in the area.

Harrison Mills

The proposed developments on Lots 3 and 4, (see Map 2) in conjunction with Tapadera Estates and the Sandpiper Golf Course may increase traffic volumes along Morris Valley Road and on the Lougheed Highway. In order to accommodate increased traffic volumes, the Ministry of Transportation and Highways has suggested a 30 meter right-of-way between the Lougheed Highway and the beginning of the forestry road, north of Weaver Creek Fish Hatchery. Increased residential densities in the area may also create a need to develop safe pedestrian paths.

The Harrison-West logging road, located along Harrison Lake provides a secondary road access to Whistler and Pemberton. There have been proposals by developers to establish this as a major connector between the lower portions of Harrison Lake and north to Whistler. The Ministry of Transportation and Highways acknowledges there would be considerable costs in upgrading this road to provincial highway standard and they do not anticipate this occurring in the near future.

Lake Errock

The communities of North and South Lake Errock each have a primary road access over the Canadian Pacific Railway (CPR) tracks. In the event of a delay or accident on the tracks the residents in South Lake Errock have a secondary route out of the community, using the dyke road along the south shore of Nicomen Island. This is a fairly rough road and would only be used in the event of an emergency. However, for residents in North Lake Errock, the only access out of the community is over the CPR tracks. This represents an inconvenience and a potential safety hazard to the residents.

Plan policies will include working with the CPR and residents to address the issue of delays on the tracks, ensure safety concerns are addressed, as well as aim to address the secondary access out of North Lake Errock.

5.5 **Fire Protection**

The portions of the Plan area covered by the North Fraser Valley Volunteer Fire Department (NFVFD), include the area south-west of the Chehalis River, as well as Harrison Mills (including Tapadera Estates and the Sandpiper Golf Course) and Lake Errock. The NFVFD serves a portion of the Plan area and has three fire

halls. The only hall located in the Plan area is at 43824 Watkins Road in Lake Errock. The other two fire halls are located at 37786 Lougheed Highway and at 8840 Rowan Road. These fire halls would be called in to assist in an emergency if necessary. The entire NFVFD has 31 members and four fire trucks in service, 3 are pumper trucks and 1 is a tanker truck. The Chehalis Indian Reserve has its own fire hall.

Some areas within the Plan boundary, such as Weaver Creek, are not covered by the NFVFD. However, a mutual aid agreement is being drafted with the District of Kent to cover some portions of these areas.

5.6 Schools

There are currently no schools located within the Plan area. Students living in Morris Valley and Harrison Mills attend Kent Elementary in Agassiz for kindergarten to grade 6 and Agassiz Elementary-Secondary for grades 7-12. There is one alternate school and a Continuing Education Centre in Agassiz which serve Morris Valley and Harrison Mills. It should also be noted that the Chehalis Band-operated school provides educational services for some non-native students from the area.

The existing school building in Lake Errock closed down in 1982. Students from Lake Errock attend elementary school in Deroche for kindergarten to grade 8, and then go to Mission for junior and secondary school.

5.7 Emergency Services

The Plan area is rural in nature therefore emergency services for the settlement areas are provided by nearby towns. The Plan area is serviced by Emergency 911 operations which provide police and ambulance service throughout the Plan area. Morris Valley and Harrison Mills are serviced by provincially operated police and ambulance stations based in Agassiz. Fire service, as noted above, is provided to those areas with fire service agreements.

Emergency services for Lake Errock are provided by provincially operated police and ambulance stations based in Mission. Lake Errock residents recently introduced the Neighbourhood Watch Program in the area. Hospital service for the entire Plan area is located in Mission. The District of Mission is under contract to provide an Emergency Preparedness Coordinator to serve the Plan area.

6. ENVIRONMENT

6.1 Geology and Hazards

To determine the location of geotechnical hazards within the Plan area two geotechnical overview studies were undertaken by Thurber Engineering Ltd. (TEL). The first study undertaken in 1995, examined the potential for geotechnical hazards in the northern portion of the Plan area, including: Weaver Lake; the west side of Harrison Lake; Morris Valley and Harrison Mills. The second study entitled *The Lake Errock, Stage 1 Study, Overview of Geotechnical Hazards (1998)*, examined the potential for geotechnical hazards in the southern portion of the Plan area including: the land south of Harrison Bay; and west of Harrison Bay to the Plan boundary at Brooks Road.

Schedule C-3 of the Official Community Plan shows the locations of land subject to *significant, potential, no apparent, geological hazards* and *flooding hazards* in the Plan area. Identifying hazardous lands within the Plan boundary assists with the appropriate land use designations, (i.e. the type of development suitable for the land).

A Development Permit Area ensures new development occurs on land safe for construction. Development Permit Area 1-C, shown on Schedule C-4, Map 1 of 2, has been designated for the protection of development from hazardous conditions. One of the development permit's requirements may be a site specific geotechnical report to be prepared by a professional engineer, licensed in the Province of British Columbia. This will ensure the land is safe for the intended use, prior to the issuance of a building permit. The site-specific geotechnical study may recommend measures to mitigate hazards that would render the subject property safe for the intended use.

Harrison Mills and Morris Valley

The study identified areas with either *significant, potential or no apparent hazards*. It also identified the type of hazards most likely to occur, debris flow, landslide, flooding or rockfall. According to the report areas designated with *significant or potential hazards* require a site-specific geotechnical study to establish whether a safe building site exists. Properties within the Plan area that are indicated by the TEL study to have *no apparent hazard*, do not require a site-specific geotechnical study unless requested by a building inspector under Section 699 of the Municipal Act, or approving officer for subdivision, or the Ministry of Environment Land and Parks (MoELP).

The five physiographic domains identified in the study area include:

- The fan and floodplain of the Chehalis River. The primary concerns of this area include flooding, bank erosion and channel avulsion.
- Tributary alluvial and colluvial fans that are present in the gullies and creeks throughout the Plan area. These gullies and creeks are characterized by channel migration.

- The rolling terrain, located north of the Chehalis fan, including Weaver Creek and west to Elbow Creek is characterized by landslide, debris flows and rockfall.
- The Chehalis River valley with mountain slopes to the south and west of the valley contribute to debris flows and rock fall in the area.
- Harrison Lake and River are other predominant land feature in the area. Land instability is common on the steeper slope areas around the lake and river¹².

Lake Errock

The Lake Errock Overview Study, completed in 1998, also identified the areas with *significant, potential or no apparent hazards*. The study also identified the type of hazards most likely to occur, debris flow, landslide, flooding or rockfall. The major physiographic features identified in the Lake Errock Overview Study included:

- The steep slopes of Harrison Hill and Deroche Bench. These areas may be subject to debris landslides, soil slumps, debris flows and soil creep.
- The middle to lower slopes on parts of Deroche Bench and the debris fan deposits along Squakum, Holachten, Siddle Creeks and other creeks. These areas may be subject to debris flows, flooding and landslides.
- The lowland areas adjacent to the Fraser River and Harrison Bay consist of river and alluvial debris fan deposits which are subject to flooding.

The geotechnical overview assessments ensure that Plan polices direct development away from hazardous lands.

6.2 Flooding Hazards

In the Lake Errock study, Thurber Engineering, working in conjunction with the MoELP-Water Management Branch identified areas subject to flooding hazards. Schedule C-3 shows areas subject to flooding hazards have been designated either: Area 1; Area 2; or Area 3. Lands located in Area 1 require a site-specific hydraulic engineering study prior to any new construction. Areas 2 and 3 will require flood proofing standards and scour protection established under Regional District Bylaw 0056. Additional flood proofing requirements for Lake Errock are detailed in Regional District Bylaw 0056.

The watercourses identified by MoELP: Water Management Branch, causing concern in terms of flooding hazards include: Harrison River, Chehalis River, Morris Creek, Siddal Creek, Squakum Creek and Barnes Creek areas. The alluvial fans on the Chehalis River and on all creeks from Elbow Creek north to Weaver Creek, were identified as being a potential flood threat. The potential flooding hazard that Squakum Creek presents to the Scowlitz Indian Reserve and the community of North Lake Errock, was identified as being significant in a

¹²Harrison Mills and Morris Valley Geotechnical Overview Study 1995, Thurber Engineering Ltd. p.5

report prepared by Kerr Wood Leidal Associates: *Level I Watershed Assessment For Squawkum Creek and Sasin Creek, 1998.*

The hazards created by creeks is in the creek's ability to carry large sediment loads and debris downstream, resulting in unpredictable stream patterns that move laterally across fans. The requirements under Development Permit Area 1-C and the flood proofing requirements for areas covered by Regional District Bylaw 0056, 1996, will help ensure that new development is safe for the intended use.

6.3 Resort Areas

The existing resort area of Lake Errock and the development of Tapadera Estates along with the proposed developments on Lots 3 and 4 on Morris Valley Road, have created the need to address the issue of future resort developments in Plan policies. These resort recreational developments are at a higher density than the rural, larger lots in the Plan area.

When new resort areas are developed the potential for competition between resort developments, as well as issues associated with public access to rivers and lakes and the use of natural recreational assets, may arise. One of the most important challenges when developing resort areas is to ensure that access to natural assets is maintained.

Some challenges faced by resort development include:

- (a) Identifying and managing the increased need for services created by resort developments;
- (b) Competition with public access to use recreational areas;
- (c) Securing public access points to rivers and lakes;
- (d) Identifying and preserving views and recreational space;
- (e) Developing existing public lands through expanded campgrounds, picnic facilities, etc.

The intent of Plan polices for resort developments is to ensure that the resort developments do not restrict public access to public lands. Plan policies will encourage resort developments to proceed as bare-land strata developments.

The advantage of strata developments is in protecting the Regional District and the general taxpayer from subsidizing the costs of servicing private resorts. For example, in strata developments, subdivision standards require that full water and sewer services are provided, maintained, and paid for by the strata council. Thus, to ensure developments do not increase costs to the general taxpayer, strata type developments will be pursued.

6.4 Wildlife Habitat and Environmentally Sensitive Areas

There are large areas of undeveloped land throughout the Plan area which provide a diverse habitat for many species of wildlife including: salmon; aquatic birds; deer; cougars; bears and bald eagles.

To protect the sensitive riverine habitat that wildlife is dependent on, the Fish, Wildlife and Habitat Branch of MoELP is working on establishing the Harrison-Chehalis Wildlife Management Area (WMA) in a portion of the Plan area (see Map 4). The proposed WMA includes crown owned portions of land in the Harrison Bay area, the lower Harrison River, the Chehalis River delta and the Morris Creek delta, up to the normal high water mark. This proposed WMA boundary contains approximately 1,200 hectares (2,965 acres) of riverine habitat. The purpose of the WMA is to:

- Outline management practices that will be applied to protect habitat and maintain the biological productivity for wildlife;
- Outline policies governing recreational use of the WMA; and
- Address existing land uses and conflicts, legal arrangements with third parties as they apply to these lands.¹³

The Nature Trust of BC has also recognized the sensitive nature of the Chehalis River delta and has purchased 193.68 hectares (478 acres) at the mouth of the Chehalis River where it joins the Harrison River, thereby ensuring this area is protected from development.

Other documents guiding Plan policies in identifying and protecting important habitat and environmentally sensitive areas include, "Environmental Planning for Harrison Bay to Agassiz: A Background Paper" and "Wild, Threatened, Endangered and Lost Streams of the Lower Fraser Valley", prepared by the Department of Fisheries and Oceans. These documents provide specific information on the location of important fish and wildlife habitats, thereby identifying wildlife and environmentally sensitive areas where development may pose a threat.

The Official Community Plan policies will include the establishment of Development Permit Area 2-C, Map 2 of 2, which will aim to protect these wildlife habitat and environmentally sensitive areas. Guidelines for this Development Permit Area ensure that new development will not pose a threat to sensitive riverine habitat.

6.5 Outdoor Recreational Activities

The extent of undeveloped land throughout the Plan area provides for a variety of outdoor recreational activities. The most popular outdoor recreational activities identified in the WMA, Management Plan include: camping, wildlife viewing, hiking, fishing, hunting, and canoeing.

With the projected increase in population of the Fraser Valley to approximately 270,000 by the year 2001 and 387,000 by the year 2021¹⁴, the need for outdoor recreation areas is likely to increase. Additional outdoor recreation areas may be created through the establishment of provincial parks and Wildlife Management Areas at the provincial level of government, and regional parks at the local level of government.

¹³Harrison Chehalis Wildlife Management Area, Management Plan, Draft 1997, p.1.

¹⁴ BC Stats PEOPLE forecast 1998.

Although there are no provincial parks within the Plan area there are a number of camp/recreation sites run by the Ministry of Forests providing a variety of recreational activities. These recreation sites are used year round, access permitting, and are usually occupied during long weekends and summer vacation periods. There are over sixty recreation sites located in the Plan area run by the Ministry of Forests, including:

1. Chehalis River Site: 40 sites with tables, fire rings, outhouses.
2. Grace Lake Recreation Site: 2 sites with tables, fire rings, outhouses.
3. Wolf Creek Recreation Site: 2 sites with tables, fire rings, outhouses.
4. Weaver Lake Recreation Site: 19 sites with tables, fire rings, boat launch, outhouses.
5. Francis Lake Recreation Site: 3 sites with tables, fire rings, boat launch, outhouse.
6. Denham Meek Trail (Located just north of Weaver Lake)¹⁵ (see Map 5).

The close proximity of the Kilby Provincial Park and Museum to the Plan area and the tourists these facilities attract will impact the Plan area. BC Parks indicated the facilities offered at the Park, including: a boat launch, picnic area, campsites, tap water and a sandy beach, attract many visitors. Visitor statistics show that in 1996, the Park had 27,413 day use parties¹⁶.

The development of regional parks within the Plan area will create additional area for outdoor recreation opportunities. There is one proposed regional park in the Plan area and two potential regional parks¹⁷. The only proposed regional park is the Harrison/Chehalis Regional Park, which would include portions of the Harrison River, the Chehalis Delta and Harrison Bay. This area has been selected for a regional park due in part to the proposed WMA and the habitat, heritage and recreational values of the area. The two potential regional parks are at Weaver Lake and Harrison Knob.

¹⁵Chilliwack Forest District, map showing recreation site locations Jan 30.1998.

¹⁶BC Parks, Cultus Lake Division, Kilby Provincial Park statistics Jan.28 1998.

¹⁷Potential Regional Park means that the area requires further study to determine if it is suitable for regional park status.

7. NATURAL RESOURCES

7.1 Mineral Resources

The availability of mineral resources has attracted settlers to the Plan area since the mid-1800's. Today, however, the extraction of mineral resources plays a small part in the economic structure of the Plan area. All mining and mineral exploration activities are subject to the Mines Act and the Mineral Tenure Act. The Ministry of Energy and Mines, will continue to refer all mineral exploration and development proposals involving surface disturbance to the Fraser Valley Regional District for review and comment.

Currently, there are two active mineral occurrences in the Plan area (Map 6). One is a privately owned gravel pit on the north side of the Lougheed Highway in Lake Errock. This gravel pit is regulated by the Mines Act and the Mineral Tenure Act. Private, commercially operated resource extraction uses within the Plan boundary also require a permit, pursuant to the Fraser Valley Regional District Electoral Area Soil Removal and Deposit Bylaw No. 0023, 1996. The other mine site, located in Morris Valley, is owned by the Crown and operated by the Ministry of Transportation and Highways. This site is regulated by the Mineral Tenure Act and the Mines Act, and not Bylaw No. 0023, 1996, because it is not a commercial operation.

The Ministry of Energy and Mines recently commissioned Levelton Engineering to conduct a study on aggregate mineral resources in the Lower Mainland and Fraser Valley. The study found that the economic viability of deposits of sand and gravel are declining within the Lower Mainland and Fraser Valley. There has also been a reduction in available reserves due to the depletion of suitable deposits, sterilization by encroachment of development, and restrictions within the ALR¹⁸.

Plan policies provide for the conservation and utilization of mineral resources while protecting surrounding lands. The Plan also provides for resource extraction uses outside ALR areas where such uses will not adversely affect surrounding land and are compatible with the development policies and objectives of the Plan. For lands within the Agricultural Land Reserve, top soil removal and gravel extraction are regulated by the Soil Conservation Officer under the Soil Conservation Act and the Agricultural Land Commission Act.

7.2 Agriculture

According to BC Assessment data there are a number of properties assessed as Farm within the Plan area. The total amount of land located in the Agricultural Land Reserve (ALR) within the Plan area, constitutes 7 % (804.7 hectares - 1, 988 acres - Map 7). The majority of that land located within the ALR is located on the Chehalis Indian Reserve (66% - 533 hectares or 1, 319 acres), and on the Holachten Indian Reserve (3% - 30.7 hectares or 76 acres), and is therefore not included as part of the OCP. The total amount of ALR land within the Plan area

¹⁸Levelton Engineering Ltd. 1998. Sumas Mountain, Aggregate Resource

not located on Indian Reserve land, consists of 258 hectares (638 acres), as indicated in Table 7A below.

TOTAL ALR land in Plan area	Total % of ALR land within Plan area	ALR land on Chehalis and Holachten Indian Reserves	ALR land not on Indian Reserves	% of ALR land not on Indian Reserves within Plan area
804.7 hectares (1, 988.5 acres)	7 %	69%	258 hectares (638 acres)	31%

As previously stated, the majority of ALR designated land within the Plan boundary is on Indian Reserve land, and is not part of Plan policies. Therefore, it is essential that Plan policies seek to preserve existing ALR land by designating them AGRICULTURAL.

7.3 **Forestry**

The forest industry was one of the staple economies when settlement first began in the Plan area. Today, the forest industry remains an important part of the economy, particularly in Morris Valley and Harrison Mills. The potential for logging activity within the Plan area is evident in that a large proportion of land in the Plan area is in the provincial forest. Lands within a provincial forest are Crown Lands governed by the Forest Practices Code of British Columbia (FPC), and the Forest Act.

Plan policies allow for resource extraction under the LIMITED USE land designation as shown on Schedule C-1. Specifically, "resource extraction" includes: mining and extraction of aggregate materials; forestry, fishing and associated local transportation uses.

It should also be noted that archeological sites that exist within the Plan area are legally protected under the Heritage Conservation Act, and where conflicts with archeological sites occur, the British Columbia Archeological Impact Assessment Guidelines should be followed.

PART II
Schedule C 1

**Official Community Plan
for
Portions of Electoral Area “C”
Morris Valley, Harrison Mills and Lake Errock
Bylaw No. 0020, 1998**

The objectives and policies in the Plan provide a framework for establishing specific regulations and for formulating land use decisions and recommendations of the Regional Board. This part of the Plan is organized into the following sections:

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

The Official Community Plan Schedules that form an integral and legal part of the Plan are available from the Regional District under separate cover, and are marked as:

- Schedule C -1 Land Use Designation Areas
- Schedule C -2 Transportation Network
- Schedule C -3 Geological and Flooding Hazards
- Schedule C- 4 Development Permit Areas

1. INTRODUCTION

In accordance with Sections 875, 876, 877, 878 and 879 of the Municipal Act, the Official Community Plan identifies the general pattern of 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 circumstances, 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 map of Schedule C-1. Detailed policies are then presented for Development Services, Roads and Transportation, Environmental Protection, Social Services and Development Permit areas. 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 designation policies apply to areas shown on Schedule C-1. Each area designation contains the following:

DESCRIPTION is a brief outline and general summary of the purpose and rationale for the designation. The formal statements of the Regional Board policy are grouped under the four following headings: **General Policies; Designation Policies; Use Policies; and Subdivision Policies**. On questions of interpretation these should be consulted as the statement of Regional Board policy.

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 in Part III, Section 4, of the Plan.

USE POLICIES list the uses that may be permitted on land 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.

Many policies in PART II, Section 4, of the Plan are followed by a brief statement of how they will be implemented. The statements on implementation are included to place general Plan policies in the context of Regional Board powers and jurisdiction and to assist readers of the Plan in understanding the ways in which particular policies will be acted upon.

Not For Legal Purposes

2. COMMUNITY PLAN OBJECTIVES AND DEVELOPMENT CONCEPT

The Official Community Plan objectives for portions of Electoral Area “C” Morris Valley, Harrison Mills and Lake Errock Bylaw 0020 are displayed on Table 1A. These objectives guide the formulation of policies and the implementation of the Plan. They are derived from a review of land use problems, from the comments of local property owners and from the policies of Provincial and Federal government agencies. Achieving these general objectives will require a careful balancing of priorities in specific situations.

The area designations and policies in Section 4 of the Plan encourage the maintenance of the rural character of the area, the development of full services in resort residential areas, the preservation of environmentally sensitive areas, and development in areas safe from hazardous conditions. These designations and policies are formulated on the basis of terrain, hydrological and other physical characteristics, existing land use and subdivision, highway and road safety concerns, development servicing needs, as well as the requests and suggestions of property owners and government agencies.

TABLE 1 A
OFFICIAL COMMUNITY PLAN OBJECTIVES

1. To provide for residential development needs and demands in the future.
2. To maintain and improve public access to natural areas in Morris Valley.
3. To encourage the multi-use of land for recreation and conservation.
4. To protect natural assets, watercourses and lakes within the Plan area from contamination by waste land.
5. To direct development away from land susceptible to mass movement hazards.
6. To control and secure the flood-proofing of a new development within the 200 year floodplain of the Harrison River and the Fraser River.
7. To limit the density of resort development to levels compatible with the preservation of natural assets and amenities.
8. To encourage the retention of natural vegetation forming a green belt along water courses especially in new resort developments.
9. To provide for ground disposal of domestic sewage, and to allow for new techniques in sewage disposal and water systems so as to ensure that new sewer systems will meet existing and new development needs for Lake Errock.
10. To conserve and enhance the area's natural resources including land and water areas of value to wildlife, agriculture and recreation use.

3. GENERAL POLICIES

3.1 Effect of the Plan

3.1.1 In accordance with the provisions of the Municipal Act, the Regional Board is required to comply with the policies of the 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 884 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 884 of the Municipal Act, all bylaws enacted and works undertaken by the Regional Board shall be consistent with the Official Community Plan.

3.1.2 A legally established land use which does not conform to the zoning bylaws may be rezoned to render it conforming regardless of the use policy for the land area designation in which it is located, provided that rezoning applies only to that portion of the parcel in which the nonconforming use is situated.

3.1.3 The area designation 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 objectives 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 land over which it has jurisdiction thereby securing integrated and compatible development throughout the Plan area.

3.1.4 Consolidated Zoning Bylaw: The Board intends on consolidating and updating all nine zoning bylaws within the Regional District for the limited purposes of creating one new, more user-friendly, region-wide consolidated Zoning Bylaw applicable to all electoral areas. It is a policy of the Regional District that this Plan facilitates that zoning bylaw

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

3.2 Permitted Uses

The area designations provide for a range of land uses and the conditions of use. The permitted land uses are identified within the use policy for each area designation, and in greater detail in the zoning bylaws. A summary index of the permitted land uses in area designations is provided in Table 3A. Specific conditions of such uses may apply, as prescribed in zoning bylaws and other regulations.

It is the Regional Board's policy that:

- 3.2.1 New land uses shall accord with the area designation use policies and the permitted land use matrix in Table 3A, subject to the policy in 3.2.2.
- 3.2.2 Where an existing legally established 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 up to a maximum of 50% of the area of the existing use, provided that it does not conflict with surrounding land uses, natural hazards or environmental sensitivities.
- 3.2.3 Zoning regulations may also be established to permit second dwellings under certain conditions, on parcels greater than the minimum parcel size for subdivision, in areas designated Rural and Limited Use.

For a precise definition of many of the terms highlighted in **bold** in this section, see Section 11: Interpretation of the Plan.

3.3 Residential Land Use

It is the Regional Board's policy that:

- 3.3.1 Single family residential uses shall be permitted in all designations with the exception of the PARK designation. These uses include single-family dwellings and mobile homes constructed on a foundation which meets the National Building Code standards. In commercial zones, new residential uses will be allowed only as an accessory use to an established commercial use.
- 3.3.2 The Official Community Plan for Harrison Mills, Morris Valley and Lake Errock, makes no provision for mobile home parks or multi-family residential dwellings to be located within the Plan area.

3.4 Associated Rural Residential Use

It is the Regional Board's policy that:

In keeping with the variety of rural lifestyles in the Plan area, provisions for a broad range of uses, associated with rural land use, shall be allowed wherever possible.

- 3.4.1 **Home occupations** shall be permitted in all land area designations with the exception of PARK areas designation and shall be referred to as associated rural residential uses.
- 3.4.2 **Accessory boarding** use shall be permitted in RESORT RESIDENTIAL, RURAL, LIMITED USE, HIGHWAY COMMERCIAL and AGRICULTURAL AREAS and shall be referred to as associated rural residential uses.
- 3.4.3 A small hobby farm **kennel** shall be permitted within the RURAL and LIMITED USE designation; however, large and commercial kennels will not be permitted until such time as the Regional Board adopts a Dog Kennel Bylaw
- 3.4.4 Small scale enterprises including **artisan craft workshops**, hobby green houses, **cottage industries**, **home occupations**, outside storage and commercial sales of firewood and golf courses shall be permitted in the RURAL, LIMITED USE and HIGHWAY COMMERCIAL designations and shall be referred to in this Plan as associated rural residential uses.
- 3.4.5 A **bed and breakfast** shall be permitted within the RURAL, LIMITED USE, AGRICULTURAL and HIGHWAY COMMERCIAL designations and shall be referred to as associated rural residential use.

3.5 Agricultural Land Use

It is the Regional Board's policy that:

- 3.5.1 All uses of Agricultural Land Reserve land shall be in accordance with the provisions of the Agricultural Land Commission Act, Regulations thereto, and Orders of the Commission.
- 3.5.2 In keeping with the variety of uses associated with agricultural lands, accessory farm uses may be permitted as long as all uses on ALR land are in accordance with the provisions of the Agricultural Land Commission, regulations thereto, and Orders of the Commission.
- 3.5.3 Potential conflicts between intensive agricultural operations and other land uses should be minimized by the use of buffering, building setbacks, or building covenants and other appropriate devices on both sides of the interface.

3.6 Commercial Land Uses

It is the Regional Board's policy that:

- 3.6.1 Wherever possible, all new commercial land uses within the HIGHWAY COMMERCIAL designation shall be buffered or separated from incompatible uses through the zoning and subdivision and development control process.
- 3.6.2 All new commercial land uses shall be accessed either from a collector or arterial road subject to the approval of the Ministry of Transportation and Highways, but in no case shall they be accessed directly from a controlled access highway.
- 3.6.3 All new commercial land uses shall be provided with adequate parking on-site, except that, where parking for peak weekend accommodation is required, up to 30 % of the parking required may be provided on a neighbouring site where such arrangements are secured for the long term by appropriate legal instruments and are approved by the Ministry of Transportation and Highways.
- 3.6.4 For new commercial land uses, the developer may be required to demonstrate through an engineering study signed and sealed by an engineer licensed in the Province of British Columbia that the proposed sewage disposal, water supply and site drainage facilities, are adequate and will not lead to environmental problems in the long term; that the site is free from geotechnical hazard; and that the load-bearing capacity of the ground is suitable for the use intended. As outlined in the Plan, this may occur at various stages in development process and will be implemented through the zoning and subdivision and development control processes.
- 3.6.5 For all new commercial land uses sewage disposal systems shall be approved by the Medical Health Officer pursuant to the Health Act for

uses generating up to 22,730 litres (5,000 gallons) of effluent per day, and by the Ministry of Environment for uses generating more than 22,730 litres (5,000 gallons) of effluent per day.

- 3.6.6 All new highway commercial uses, local commercial, commercial campground and r.v. park uses larger than 80 sites, and other commercial uses as required by the Responsible Authority, shall be provided with two separate points of legal vehicular access, subject to approval by Ministry of Transportation and Highways.
- 3.6.7 All commercial campground and R.V. parks will require:
- that the water system shall be approved by the Medical Health Officer and the Fraser Valley Regional District for use having less than five sites/units or units, and by the Ministry of Environment and the Medical Health Officer for five sites/units or more; and
 - 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 and landscape areas and outdoor recreation facilities.
- 3.6.8 Convenience stores may be permitted, provided the land is zoned for the use intended, in the HIGHWAY COMMERCIAL designation.
- 3.6.9 Local commercial uses may be permitted in the HIGHWAY COMMERCIAL designation provided the land is zoned for the use intended, but major retail uses shall not be permitted in the Official Community Plan area.

3.7 Industrial and Resource Extraction Land Use

It is the Regional Board's policy that:

- 3.7.1 New industrial and resource extraction uses shall be permitted where the area is zoned and has been supported by studies which demonstrate that:
- Such uses will not adversely affect surrounding lands and are compatible with the predominantly residential, agricultural and rural character of the area;
 - Such uses will not adversely affect the geological stability of adjoining lands;
 - Such uses are provided with a level of legal access and with approved community services suitable for the use intended; and
 - Such uses are in keeping with the development objectives and policies of this Plan.

However, it should be noted that temporary sand and gravel operations may be permitted under a Temporary Industrial Permit, under all land use designations, as specified in Part II; Section 10 of the Plan, subject to the approval of the Regional Board.

Not For Legal Purposes

TABLE 3A AREA DESIGNATION AND PERMITTED LAND USES						
Permitted Land Uses*	Resort Residential	Highway Commercial	Rural	Limited Use	Park	Agriculture
RESIDENTIAL						
Single Family Residential	x		x	x		x
Accessory Residential		x	x	x		x
Associated Rural Residential*	x	x	x	x		x
Private Resort Development	x					
COMMERCIAL						
Local Commercial		x				
Highway Commercial		x				
INDUSTRIAL & RESOURCE						
Resource Extraction				x		x
Resource Industrial				x		
Agriculture			x	x		x
INSTITUTIONAL						
Low Density Commercial Recreation			x	x		
Park and park Reserve	x		x	x	x	
Semi-Public Use	x	x	x	x	x	
Public Uses	x	x	x	x	x	
* Aggregate Extraction Uses: The Regional Board, through zoning or an Official Community Plan, cannot prohibit aggregate extraction uses. Such uses are regulated or prohibited through Soil Removal Bylaws, pursuant to Section 723 of the Municipal Act. Regional Board Policy is that new extraction uses should be appropriately regulated by means of a Soil Removal Bylaw and located so as to minimize local land use conflicts.						

3.8 **Special Circumstances**

In circumstances where land is subject to geological hazards and located within a Development Permit Area, special consideration will be given to offset the constraints caused by the geotechnical problems. These special considerations may include altering siting and subdivision policies through a Development Variance Permit in accordance with the results of a geotechnical study. These considerations may allow greater flexibility within a safe building area.

3.9 **Review and Amendment**

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

A major review of the Plan should occur every 5 years. This review 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 accompanied by 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 and the Regional District Development Procedures Bylaw No. 0041. 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:

- 3.9.1 The Official Community Plan should be reviewed at intervals not exceeding five years and this review should be followed by appropriate amendments to guide development and land use for the following five years.
- 3.9.2 The Official Community Plan may be reviewed and amended where deemed necessary by the Board and only after a public hearing and in accordance with the provisions of the Municipal Act.
- 3.9.3 All rezoning applications which are inconsistent with the Official Community Plan shall be accompanied by applications for amendment to the Plan. For certainty, Rezoning applications pursuant to the permitted uses sections 3.1.4, 3.2.1, 3.2.2 and shall not require Plan amendments. [Bylaw No. 1668, 2022]

- 3.9.4 Applications for amendments to the Plan may be made to the Regional Board, in accordance with the provisions of the Municipal Act and Development Procedures Bylaw No. 0041, and the Development Application Fees Bylaw No. 0050, 1996.

3.10 Public Consultation

Implementation of the Official Community Plan depends upon community support and co-operation. The Regional Board will endeavor to maintain and improve the opportunities for public consultation on planning and development matters. Property owners and residents are encouraged to consult with Regional District staff and Board members on issues which affect the community. The policies reinforce the commitment to open discussion and local involvement in community development.

It is the Regional Board's policy that:

- 3.10.1 Property owners and residents are invited to meet privately or in groups with Regional District Staff and Board Members to discuss individual or local concerns.
- 3.10.2 Regional District staff will, where requested, assist in co-ordinating discussions between property owners and residents, school districts and Provincial agencies on matters of land use, roads and services.

4. LAND AREA DESIGNATIONS

The land area designations provide a policy framework for guiding land use and services in keeping with the Official Community Plan objectives. Zoning bylaws and other regulatory bylaws provide a means of implementing the area designation policies. The area designations are summarized below.

RESORT RESIDENTIAL (RR)	Land with small lots in Harrison Mills with proposed approved community water and sewer systems; AND small lots in Lake Errock with existing, approved community water systems.
HIGHWAY COMMERCIAL (HC)	Including local commercial in Lake Errock and Harrison Mills, with on-site sewage disposal and individual wells.
RURAL (R)	Low density residential development with on-site water and sewer services.
AGRICULTURAL (AG)	Land located within the Agricultural Land Reserve.
LIMITED USE (LU)	Land with geotechnical and flooding hazards, limited road access and limited services.
PARK (P)	Land suitable for outdoor recreation use.

Each designation contains the following sub-headings:

DESCRIPTION is a brief outline and general summary of the purpose and rationale for the designation. The legally exact statements of Regional Board policy are contained in the four following headings. On questions of interpretation these should be consulted as the statement of Regional Board policy.

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 in Part II Section 4, Land Area Designations of the Plan.

USE POLICIES list the uses that may be permitted on land 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 within a designation under various servicing and other conditions.

4.1 RESORT RESIDENTIAL (RR)

Description

The purpose of the RESORT RESIDENTIAL designation is two fold. First, to have integrated planning of resort developments with approved community water systems for fee simple lots where required by siting conditions and/or approved by referendum or petition; second, to require connection to approved community water and sewer systems for existing and proposed bare-land strata holiday parks and tourist commercial operations.

RESORT RESIDENTIAL designation has been established to accommodate the existing fee simple, small lot developments in North and South Lake Errock and the Tapadera Estates strata development in Harrison Mills.

It is the Regional Board's policy that:

General Policies

- 4.1.1 Where approved community water and sewer systems do not exist in RESORT RESIDENTIAL areas, no new bare-land strata lots will be approved until a study or the equivalent, supporting the feasibility of such services, has been completed.

Implementation: Zoning and subdivision and development control process.

- 4.1.2 Bare-land strata developments should be fiscally self-supporting in terms of the infrastructure provided.

Implementation: Zoning and subdivision and development control process.

- 4.1.3 Bare-land strata developments should provide recreational facilities that are self-supporting.

Implementation: Zoning and subdivision and development control process.

- 4.1.4 New RESORT RESIDENTIAL 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.

Implementation: Zoning and subdivision control process.

- 4.1.5 Cluster developments in RESORT RESIDENTIAL areas will be encouraged so that environmental impacts may be limited.

Implementation: Development permits and zoning

Designation Policies

- 4.1.6 The Plan map designates as RESORT RESIDENTIAL:
- areas that may have minor geological hazards;
 - areas with good transportation access;
 - areas suitable for seasonal and year round residential development;
 - areas suited, because of their location, scenic landscape, natural environment and physical characteristics, for RESORT RESIDENTIAL uses.
- 4.1.7 RESORT RESIDENTIAL areas may be extended or created through Plan amendment where additional lands are shown to meet the designation policies above, where comprehensive, integrated plans are presented and where recreational development trends warrant such extension or creation.

Implementation: Board policy.

- 4.1.8 Rezoning applications to permit resort development should be comprehensive, integrated plans that address natural features, public access and environmental protection and servicing issues.

Implementation: Zoning and subdivision and development control process.

Use Policies

- 4.1.9 RESORT RESIDENTIAL areas may be used for single family residence, local commercial, private resort development, associated rural residential, park and park reserve, semi-public uses and public uses.

Subdivision Policies

- 4.1.10 Notwithstanding the above, land in RESORT RESIDENTIAL areas may be subdivided according to the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than:
- (a) 1 hectare (2.47 acres) where there is no approved community water or sewer system;
 - (b) 575m² (0.12 acres) where there is both an approved community and sewer system;
 - (c) 0.5 hectare (1.23 acres) where there is an approved community water system.

4.2 HIGHWAY COMMERCIAL (HC)Description

The major purpose of the HIGHWAY COMMERCIAL designation is to accommodate local and highway commercial uses. The existing HIGHWAY COMMERCIAL uses provide services to local residents as well as the travelling

public. The boundaries of the HIGHWAY COMMERCIAL designation are based on existing businesses and potential commercial uses on adjacent or nearby properties, where lots are relatively large and there is good access to the highway.

The existing commercial uses are located on the Lougheed Highway and Morris Valley Road. The commercial use located at Lake Errock on the Lougheed Highway provides a gas station, convenience store and post office. The commercial use located at Harrison Bay on the Lougheed Highway provides a gas station, small convenience store and small take-out restaurant. The two commercial uses at the intersection of the Lougheed Highway and Morris Valley Road provide a pub and gas station.

It is the Regional Board's policy that :

General Policies

- 4.2.1 Land be designated HIGHWAY COMMERCIAL to accommodate future commercial needs in the area.

Implementation: Zoning.

- 4.2.2 Development proposals shall ensure that adequate on-site parking facilities are provided.

Implementation: Technical liaison, subdivision and development control process and zoning.

- 4.2.3 HIGHWAY COMMERCIAL uses need to provide adequate on-site sewage disposal and safe water supply, as required by the Responsible Authorities.

Implementation: Technical liaison and zoning.

- 4.2.4 HIGHWAY COMMERCIAL uses are established to accommodate commercial uses to serve the traveling public and the local community.

- 4.2.5 HIGHWAY COMMERCIAL uses must have good road access that is approved by the Ministry of Transportation and Highways.

Designation Policies

- 4.2.6 The Plan map designates as HIGHWAY COMMERCIAL
- areas buffered or separated from incompatible uses, such as residential and industrial land uses;
 - areas with good road access;
 - areas where on-site sewage disposal, water supply and site drainage facilities are adequate;
 - areas that may have geotechnical hazards.

- 4.2.7 HIGHWAY COMMERCIAL areas may be extended or created through Plan amendment where additional land is shown to meet the designation policy criteria and can show that a safe building site exists.

Use Polices

- 4.2.8 HIGHWAY COMMERCIAL areas may be used only for accessory residential, associated rural residential, local commercial, highway commercial semi-public and public uses.
- 4.2.9 Different minimum lot coverages will be established for uses permitted in HIGHWAY COMMERCIAL areas to reflect the need to limit the density of development so as to ensure that on-site services can be provided.

Subdivision Policies

- 4.2.10 HIGHWAY COMMERCIAL areas shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than:
- (a) 1 hectare (2.47 acres) where there is no approved community water supply; and
 - (b) 0.19 hectare (0.47 acre) where there is an approved community water supply.

4.3 RURAL (R)

Description

The primary purpose of the RURAL designation is to maintain the existing rural character of the Plan area and provide for residential and low density recreational land uses compatible with the Plan area. The RURAL designation exists on larger lots that have good road access and that may have some geotechnical hazard constraints.

RURAL land use designations have been created to accommodate the existing large rural lots in the Plan area. The RURAL designation will allow for the development of new 2.02 hectare lots (4.94 acre) or greater, within the Plan area. The areas on the bench lands and terraces located north of the Lougheed Highway in Lake Errock have been designated with no apparent hazards and are appropriate to support on-site services.

It is the Regional Board's policy that:

General Policies

- 4.3.1 RURAL areas be established to accommodate a variety of rural lifestyles and maintain the low density rural character of the Plan area.

Implementation: Zoning and subdivision and development control process.

- 4.3.2 RURAL areas shall limit the demand for infrastructure and shall provide on-site services.

Implementation: Zoning and subdivision and development control process.

Designation Policies

- 4.3.3 The Plan map designates as RURAL:
- Areas with some geological hazards;
 - Areas predominantly rural in character with larger parcels, over 2.0 hectares. (4.94 acres);
 - Areas suitable for on-site servicing;
 - Areas with access to public roads.
- 4.3.4 RURAL areas may be extended or created through Plan amendment where additional lands are shown to meet the designation policy criteria above and can show that a safe building site exists.

Use Policies

- 4.3.5 RURAL areas may be used only for single family residential, accessory residential, associated residential, agricultural, low density commercial recreation, park and park reserve, semi-public and public uses.
- 4.3.6 Low density commercial recreation uses in RURAL areas will only be permitted on parcels greater than 2 hectares (4.94 acres).

Subdivision Policies

- 4.3.7 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 hectares (4.94 acres).

4.4 AGRICULTURAL (AG)

Description

Plan policies will aim to reserve the Agricultural Land Reserve (ALR) land within the Official Community Plan area. All land within the AGRICULTURAL designation is also within the ALR. The purpose of the AGRICULTURAL designation is to ensure land within the ALR remains as farming land even if it is removed from the ALR. The Agricultural Land Commission Act, regulations thereto and Orders of the Commission take precedence on matters of land use and subdivision of land in the ALR.

The Regional Board assists in the administration of the ALR land by commenting on applications for subdivision and non-farm use of land within the ALR, as well as exclusion of land from the Reserve. The agricultural policies established in this Plan will provide guidance for future Regional Board comments on these applications.

Designating ALR land AGRICULTURAL will ensure that only agricultural-related uses are permitted. Establishing a minimum parcel size of 8 hectares (20 acres) will help ensure that even if land is removed from the ALR it will continue to be designated AGRICULTURAL according to the Official Community Plan.

It is the Regional Board's Policy that:

General Policies

- 4.4.1 Agricultural land be preserved by discouraging the subdivision of land holdings, the introduction of recreational uses and other non-farm uses.

Implementation: Zoning, technical liaison and subdivision and development control process.

- 4.4.2 The variety of lifestyles and traditional farming economy prevalent in the Plan area should be protected and enhanced by providing for a variety of uses, supplementary and ancillary to farm use.

Implementation: Zoning and technical liaison.

- 4.4.3 Non-farm development shall be directed to lands outside the AGRICULTURAL land designation.

Implementation: Zoning.

Designation policies

- 4.4.4 The Plan map designates as AGRICULTURAL

- all land within the ALR;
- areas with some geological hazards.

- 4.4.5 AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified pursuant to Section 13(4) or 13(6) of the Agricultural Land Commission Act.

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

Use Policies

- 4.4.7 AGRICULTURAL areas may be used only for single family residence, accessory residence, associated rural residential and agricultural uses.
- 4.4.8 AGRICULTURAL areas in the Agricultural Land Reserve shall be used in accordance with the Agricultural Land Commission Act, regulations thereto, and Orders of the Commission. New non-farm uses on land within the ALR that are not exempted under Section 20 (1) from the provisions of the Agricultural Land Commission Act:
- must be approved by the Provincial Agricultural Land Commission; and
 - shall be in accordance with the standards of the Responsible Authorities.
- 4.4.9 The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken only in accordance with Section 2 of the Soil Conservation Act, being RSBC c. 434, 1996 and Regional District Soil and Gravel Removal Bylaw 0023, 1996.
- 4.4.10 Additional dwellings for farm help on land within the AGRICULTURAL designation shall be permitted on the basis of the following Board Policy:
- On farms of less than 8.0 hectares (19.77 acres), one temporary dwelling shall be permitted subject to the approval of the Provincial Agricultural Land Commission.
 - On farms of greater than 8.0 hectares (19.77 acres) the type and number of dwellings will be determined on the following basis:
 - On farms 8-16 hectares (19.77 - 39.54 acres), one additional dwelling for farm help shall be permitted on a non-permanent (i.e. no concrete slab or basement blocking of excavation) foundation if necessary for farm help;
 - On farms 16.1 - 40.4 hectares (39.78 - 99.83 acres), one additional dwelling for farm help shall be permitted on either a permanent or non-permanent foundation;
 - On farms greater than 40.5 hectares (100+ acres), two additional dwellings for farm help shall be permitted on either a permanent or non-permanent foundation;
 - The refurbishing of an existing legally constructed dwelling unit shall qualify to provide a dwelling for farm help.
- 4.4.11 To pursue the adoption of a Farm Bylaw, supported by the Agricultural Land Commission, to mitigate spot conflicts between residential and agricultural land.

Subdivision Policies

4.4.12 Land in AGRICULTURAL areas within the Agricultural Land Reserve shall only be subdivided in accordance with the provisions of the Agriculture Land Commission Act, regulations thereto, and Orders of the Commission

4.4.13 Land in AGRICULTURAL areas within the Agricultural Land Reserve that is exempted under Section 20 (1) from the provisions of the Agriculture Land Commission Act, shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the parcel size shall be not less than 8 hectares (19.77 acres) in floodplain areas and 4 hectares (9.88 acres) outside floodplain areas.

4.5 LIMITED USE (L)

Description

LIMITED USE designation is intended to restrict intensive development in areas with geological hazards, limited road access, areas isolated from community services and areas which are environmentally sensitive. However, if future studies show that an area can accommodate a broader range of uses without being affected by geological hazards or damaging to environmentally sensitive areas, the redesignation of land through Plan amendment may be approved.

LIMITED USE designation has been established in portions of the Plan area due to the rural nature of the area, the limited road access and limited services that are provided. Thus, the LIMITED USE designation is appropriate for many outdoor recreational uses including church camps, dude ranches, and some kinds of campground development if supported by a geotechnical report, prepared by an engineer, licensed in the Province of British Columbia, stating the land is safe for the intended use. Nevertheless, the general policy of this Plan respecting LIMITED USE areas is to prevent isolated development, to protect the environment and to preserve and buffer areas of environmental sensitivity and special value.

It is the Regional Board's Policy that:

General Policies

4.5.1 LIMITED USE areas are established to minimize development in remote, inaccessible, hazardous or environmentally sensitive areas and to maintain low density development on suitable development sites.

Implementation: Board Policy, technical liaison and development permit.

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

Implementation: Board Policy, technical liaison and development permit.

- 4.5.3 Environmentally-sensitive areas should be preserved and buffered from development.

Implementation: Technical liaison and development permit.

- 4.5.4 Areas within and adjacent to the Holachten Creek, Elbow Lake, Squakum Creek, Siddle Creek, Chehalis River, and Morris Creek watersheds should be designated as LIMITED USE.

Implementation: Subdivision and development control process and development permit.

Designation Policies

- 4.5.5 The Plan map designates as LIMITED USE:

- areas of known geological hazard potential;
- areas of known flooding hazard potential;
- areas of environmental sensitivity;
- areas isolated from community services and development;
- areas having poor road access.

- 4.5.6 LIMITED USE areas may be extended or created through Plan amendment when new areas are identified through a site-specific engineering study, carried out and signed and sealed by an engineer licensed in British Columbia, specifying that the land is safe for the intended use and has road access.

- 4.5.7 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

- 4.5.8 LIMITED USE areas may be used only for single family residential, accessory residential associated rural residential, resource extraction, resource industrial, agriculture, low density commercial recreation, park and park reserve, semi-public and public uses.

Subdivision Policies

- 4.5.9 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 hectares (19.77 acres).

4.6 PARK AREA (P)

Description

The purpose of the PARK designation is to protect and provide for the public use of lands and waterbodies suitable for outdoor recreation and environmental or heritage conservation. This designation includes existing and potential provincial parks, regional parks, park and recreation reserves and local community parks. Development within these parks is limited to natural outdoor recreational uses. The Regional District has no jurisdiction over provincially owned and operated parks. However, the Regional Board is interested in park development in each Plan area as it relates to the entire region.

The PARK designation allows for preservation of areas for the enjoyment of outdoor recreational activities within the Plan area. When determining park land designation, it is essential to distinguish between the proposed and potential parks. Proposed regional parks are those under active consideration by the Regional District. As Map 5 shows, the Harrison-Chehalis Park is the only proposed park within the Plan area. Potential parks are those area identified as potential regional park sites which require further study by the Regional Board. There are two potential parks in the Plan area which require further study; Harrison Knob and Weaver Lake.

It is the Regional Board's policy that:

General Policies

- 4.6.1 Areas of significant recreation or conservation potential should be reserved for future park development.

Implementation: Technical liaison, zoning, subdivision and development control process.

- 4.6.2 The acquisition and maintenance of recreational land that provides access to Rivers and lakes be supported.

Implementation: Subdivision and development control process, zoning, and development permits.

- 4.6.3 PARK areas be established in order to:

- i) provide for walking and cycling access to park and recreation areas and facilities for the enjoyment of the natural environment;
- ii) ensure that subdivision development provides appropriate linear park land in combination with sidewalk and roadways to establish an effective and useable circuitous pedestrian and Cycling/boulevard system to link subdivision development.

Implementation: Subdivision and development control process and park land dedication policy.

Designation Policies

4.6.4 The Plan map designates as PARK those areas owned or under long-term lease by a Responsible Authority for public recreation use of regional or local significance including provincial parks, recreation reserves, and land of significant recreation potential suitable to reserve for future public and park use.

4.6.5 The Plan map designates as PARK :

- Areas owned or under long-term lease by a Responsible Authority for public recreation use of regional or local significance including regional parks, recreation reserves and areas with recreation potential;
- Areas that may have some geological hazards;
- Lands not suited for rural residential development due to the isolated nature and lack of community services;
- Land with significant recreation potential which is suitable for future park use.

4.6.6 PARK areas may be extended or created through Plan amendment provided that additional lands that meet the required designation are identified.

Use Policies

4.6.7 PARK areas may be used only for, park and park reserve, semi-public and public uses.

Subdivision Policies

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

5. INFRASTRUCTURE AND SERVICES

5.1 Sewage Disposal

Given the limited population base and the rural character of the Plan area, Plan policies will focus on providing on-site sewage disposal where densities and ground conditions will permit. Where on-site sewage disposal is not feasible, due to ground conditions and/or the density of developments, Plan policies will support on-site services, including sewer and water.

The intent of the Plan policies are to develop a community sewage treatment facility in North and South Lake Errock. In the Harrison Mills area the Plan policies will aim at establishing one approved community sewer system capable of servicing Tapadera Estates and the proposed developments on Lots 3 & 4 on Morris Valley Road. On-site sewage disposal will be encouraged for large rural lots over 2.02 hectares (4.96 acres).

It is the Regional Board's policy that:

- 5.1.1 A) The Regional District, residents and the Fraser Valley Health Region will work cooperatively to develop viable solutions for malfunctioning septic fields in North and South Lake Errock.

Implementation: Board policy and liaison with Health Region.

- 5.1.1 B) Under section 7(2) of the Health Act, the Fraser Valley Health Region will allow residents in North and South Lake Errock a choice one of four options in response to a malfunctioning septic field. The options are as follows:

- i) Repair using a conventional septic field;
- ii) Repair using an approved package treatment system (i.e. with raised field);
- iii) Repair using new innovative technologies;
- iv) Install a holding tank.

Implementation: Board policy and technical liaison with Health Region.

- 5.1.1 C) Sewage disposal options on vacant lots in North and South Lake Errock will be assessed on a site-specific basis by the Fraser Valley Health Region and:

- i) New septic systems will need to conform to existing health regulations;
- ii) Holding tanks will not be permitted.

Implementation: Board policy, zoning bylaw and technical liaison with Health Region.

- 5.1.2 Existing and new commercial development proposals need to comply with current health regulations for septic disposal.

Implementation: Zoning and technical liaison.

- 5.1.3 All new fee simple development proposals shall provide on-site sewage disposal meeting the requirements of the Health Act or the Waste Management Act as applicable.

Implementation: Subdivision and development control process and technical liaison.

- 5.1.4 Where required by zoning bylaw or the existence of a Local Service Area, new developments will be connected to an approved community sewer system.

Implementation: Subdivision and development control process.

- 5.1.5 On vacant lots where on-site sewage disposal is not feasible, other new innovative package treatment plants that meet the requirements and regulations governing sewage disposal shall be considered.

Implementation: Technical liaison.

- 5.1.6 The consolidation of small lots will be encouraged to provide for adequate long-term sewage disposal and may be imposed as a condition of development approvals, where necessary, for the health and safety of residents.

Implementation: Subdivision and development control process and technical liaison.

- 5.1.7 If, through a local petition or referendum, the need for a community sewage treatment facility was determined, a Local Service Area would be established for the purpose of maintaining sewage treatment facilities operated and maintained by the Regional District.

Implementation: Board policy and technical liaison.

- 5.1.8 At the time of consideration of a sewer system for North and South Lake Errock, new community water systems should also be considered in order to reduce operations and maintenance costs.

Implementation: Board policy and technical liaison.

5.2 Water Systems

The Plan area is serviced by either approved community water systems, private water systems or individual on-site water supplies.

The Morris Valley Water System, serving Tapadera Estates is the only approved community water system in Morris Valley and Harrison Mills areas. New development proposals on Lots 3 and 4 on Morris Valley Road, have been received by the Regional District and negotiations are under way for the

connection of the proposed developments to the Morris Valley Community Water System.

Smaller residential lots at Lake Errock are serviced by approved community water systems. There are a number of private water systems in Harrison Mills and Lake Errock servicing some commercial establishments and private properties in Lake Errock area. Larger lots are primarily served by their own individual on-site water supplies.

There are three approved community water systems servicing the Lake Errock portion of the Plan: 1) South Lake Errock Improvement District; 2) North Lake Errock Private Water Utility; and, 3) Harrison Bay Improvement District. These systems currently provide water to over 150 residents. However, there are challenges associated with these systems including: upgrading asbestos piping, breakdowns and low water pressure.

Plan policies will aim to ensure individual on-site water supplies and other water systems meet the Guidelines for Canadian Drinking Water Quality. The Plan policies encourage development of an approved community water system for the communities of North and South Lake Errock, with possible connection to the Scowlitz Indian Band water system. Plan policies will also ensure bare land strata developments are serviced by an approved community water system.

It is the Regional Board's policy that:

- 5.2.1 All approved community and private water systems, surface water sources and wells, meet the Guidelines for Canadian Drinking Water Standards.

Implementation: Board policy.

- 5.2.2 The development of one approved community water system that connects North and South Errock, and possibly the Scowlitz Indian Band, will be encouraged.

Implementation: Technical liaison.

- 5.2.3 Where one approved community water system is established by local referendum or petition, a Local Service Area will be established for the operation and maintenance of the systems.

Implementation: Board policy.

- 5.2.4 Dialogue be encouraged between the local residents, the Regional District and the Scowlitz Band to review the feasibility of establishing a long term agreement for a community water system to serve the area.

Implementation: Board policy.

- 5.2.5 The establishment of a community water system between the communities of North and South Lake Errock and the Scowlitz Band will

have permanent agreements in place allowing for right-of-way access to the water system and well.

Implementation. Board policy and technical liaison.

- 5.2.6 All proposed bare land strata developments for Lots 3 and 4 on Morris Valley Road be connected to the existing Morris Valley Community Water System.

Implementation: Board policy, subdivision and development control process.

- 5.2.7 All new fee simple development shall demonstrate on-site water supply or be connected to an approved community water system.

Implementation: Subdivision and development control process.

- 5.2.8 Present users of surface water for domestic purposes will be encouraged to convert to a private well or an approved community water supply system.

Implementation: Subdivision and development control process.

5.3 **Solid Waste Management**

In accordance with the requirements of the Waste Management Act of 1989, and the 1992 amendments to include demolition, land clearing and construction waste, the Fraser Valley Regional District prepared a region-wide *Regional Solid Waste Management Plan* that received approval from the Ministry of Environment, Lands and Parks in December 1996. The Regional Solid Waste Management Plan was written to effect measures to enable the FVRD to meet the Province's goal of a 50% reduction in solid waste requiring disposal by the year 2000.

There is one solid waste transfer station in the Plan area, located at Harrison Mills that serves the residents of Morris Valley and Harrison Mills. The Athey and Sylvester Road transfer stations serve the Lake Errock area. Recycling for the Plan area is provided at the Sylvester and Harrison Mills Road transfer stations. The Athey Road transfer station does not provide for recycling. Currently, residents are requested to take their solid waste to the transfer station within their Local Service Area. A proposal is currently being considered is to amalgamate the existing three Local Service Areas, allowing residents access to any of the three transfer stations. The Plan provides the following policies based on the Regional Board Waste Management Plan.

It is the Regional Board's policy that:

- 5.3.1 Wastes will be reduced and reused to the greatest extent possible.

Implementation: Board policy.

- 5.3.2 The public will be consulted on any proposed facilities or upgrading of existing facilities, in a manner acceptable to MoELP.

Implementation: Technical liaison.

- 5.3.3 Improved public awareness of solid waste issues and programs will be promoted through education programs.

Implementation: Board policy.

- 5.3.4 Undesirable waste handling and disposal methods will be minimized, including littering and illegal dumping.

Implementation: Board policy.

- 5.3.5 Reasonable access to recycling, composting and disposal facilities for all residents and businesses within the FVRD will be provided.

Implementation: Board policy.

- 5.3.6 Open burning of municipal waste (including demolition, land clearing, and construction waste), will be eliminated where appropriate.

Implementation: Board policy and zoning.

- 5.3.7 The hours of operation of the Athey Road transfer station be expanded and that recycling facilities be provided.

Implementation: Board policy.

5.4 Fire Protection

The North Fraser Volunteer Fire Department serves the Plan area. There are three fire halls under the Jurisdiction of the NFVFD. The fire hall that serves the Plan area is at 43824 Watkins Road, Lake Errock. The only hall located in the Plan area is at 43824 Watkins Road in Lake Errock. The two other halls under the jurisdiction of the NFVFD and not located within the Plan area, are located at 11980 Sylvester Road and 38840 Rowan Road.

The intent of Plan policies are to support the maintenance and expansion, if required, of the volunteer fire department in the Plan area.

It is the Regional Board's policy that:

- 5.4.1 The Board will encourage and assist in the maintenance of the volunteer fire department.

Implementation: Board policy.

- 5.4.2 The quick response time and efficient service residents receive be maintained.

Implementation: Zoning and technical liaison.

- 5.4.3 New water storage tanks for fire protection should be installed at Morris Valley to support new resort development in these areas as density of residential subdivision increases.

Implementation: Subdivision and development control process.

- 5.4.4 Forest Fire protection service agreements will be established and maintained with the Ministry of Forests and where agreed, with Indian Bands.

Implementation: Board policy and technical liaison.

- 5.4.5 Developed, tax exempt properties will also be encouraged to enter into agreement with the Regional Board for fire protection service.

Implementation: Board policy.

- 5.4.6 All new major developments should to be serviced with fire hydrants for fire protection.

Implementation: Board policy and subdivision and development control process.

6. ROADS AND TRANSPORTATION

6.1 Road Network

The road network in the Plan area, presented on Schedule C-3, shows road classifications, recognizing the hierarchy of road functions and standards. The two major roads traversing the Plan area are Morris Valley Road and the Lougheed Highway.

Morris Valley Road is a two lane arterial road. The purpose of an arterial road is to serve as a continuous route for through traffic, it is usually fed by two or more collectors. Morris Valley Road is located in the northern part of the Plan area and serves Harrison Mills, Morris Valley and the Chehalis Indian Reserve.

The Lougheed Highway is a controlled access highway for through traffic which means that no new direct access is permitted where there exists, or can be created, alternate means of access. The Lougheed Highway is a two lane provincial highway extending from the southwest corner of the Plan area, serving Lake Errock to Harrison Mills, where it crosses the Harrison River.

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

CONTROLLED ACCESS HIGHWAY: A highway designated, pursuant to Part 6 of the Highway Act, R.S.B.C., 1996, Ch. 188, as a “controlled access highway” for through traffic. No new direct access to such highways are permitted where there exists, or can be created, alternate means of access.

ARTERIAL: A street allowing high speed movement of inter and intra-provincial traffic. They are expected to provide high overall travel speeds with minimum interference to through movement. Arterial streets will usually be fed by 2 or more collectors.

COLLECTOR: A street carrying vehicles between major traffic generating areas or between such areas and the primary and secondary highways.

LOCAL: A street primarily designed for and providing access with little or no provision for through traffic. Direct access is allowed to all abutting properties. The maximum length of a local street is 450 metres.

Roadway and Right-of-Way Widths

Road standards in Electoral Area “C” are under the jurisdiction of the Ministry of Transportation and Highways (MoTH). Standards for new roads must be established in the context of local site conditions and engineering requirements. However, the following classifications may be viewed as general guidelines for right-of-way and roadway widths in the Plan area

CLASSIFICATION	R/W WIDTH (minimum)	ROADWAY WIDTH (minimum)
Arterial	30 m	10 m
Collector	25 m	10 m
Local	20 m	8 m
Cul-de-sac	18 m	15m (radius top width)

* Standards for roadway and right-of-way widths may vary with local conditions and engineering requirements, and requirements for underground services. Also, Ministry of Transportation and Highways' policy for any roadway designated as a "significant network element" on Ministry plans is that it shall have a minimum pavement width of 14 meters, curb to curb

** 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.

CLASSIFICATION	R/W WIDTH (minimum)	ROADWAY WIDTH (minimum)
Arterial	30 m	10 m
Collector	25 m	10 m
Local	20 m	8 m
Cul-de-sac	20 m	15 m (radius top width)

* In hillside locations, and wherever possible, the minimum road right-of-way width will be increased to contain cut and fill slopes at stable angles of repose.

Access

Under the provisions of the Land Title Act, the Regional District's Subdivision and Development Control Bylaw, and the Zoning Bylaw, each new parcel must be provided with adequate legal access and vehicle parking. In the case of high traffic generating commercial and other uses, the policies of the Plan recognize the need for more than one legal access, especially for emergency vehicles.

The intent of the Plan policies are to address the issue of secondary road access into the community of North Lake Errock. Currently, there is only one access into the community, over the Canadian Pacific Railway (CPR). A delay or accident on the tracks may create a serious situation if emergency vehicles are unable to access North Lake Errock. The Plan policies will encourage discussion between residents on Brooks Road and MoTH to ensure that Brooks Road meets the guidelines for roadway widths and rights-of-way.

It is the Regional Board's policy that:

- 6.1.1 Where existing roads have deficient right-of-way widths, the Ministry of Transportation and Highways may secure, wherever possible, additional land to remove all or part of the road deficiency.

Implementation: Board policy and technical liaison.

- 6.1.2 Land uses in the Plan area shall be provided with adequate and safe access for all traffic including emergency vehicles.

Implementation: Zoning, subdivision and development control process and liaison with MoTH.

- 6.1.3 Existing, new and expansions to commercial and residential developments, shall be provided with legal access commensurate with the use proposed, subject to MoTH approval.

Implementation: Zoning, subdivision and development control process and liaison with MoTH.

- 6.1.4 The Regional Board will support property owners in acquiring legal access to their properties, where it does not presently exist and will assist in resolving road and right-of-way issues in the Plan area.

Implementation: Zoning and liaison with MoTH.

- 6.1.5 Each new parcel of land shall have frontage on a public road.

Implementation: Zoning, subdivision and development control process and liaison with MoTH.

- 6.1.6 Rezoning applications for commercial uses with access off the Lougheed Highway, that may impede traffic flow or compromise public safety, will not be supported.

Implementation: Board policy.

- 6.1.7 An alternate access route into the community of North Lake Errock, that does not cross the CPR tracks, should be evaluated by the MoTH.

Implementation: Board policy and liaison with MoTH.

- 6.1.8 To improve the safety of Brooks Road, the Regional District, will encourage communication between the residents and MoTH.

Implementation: Liaison with MoTH.

6.2 Railway Crossings and Operations

The Canadian Pacific Railway tracks border the communities of North and South Lake Errock. Due to the proximity of the railway lines to the residential area, it is imperative that good relations be maintained between the community and railway

operations. Plan policies will aim to address the issue of delays on the railroad tracks that residents in North and South Lake Errock experience, as well address the safety issue created when access into the communities is blocked for considerable periods of time. The following policies provide a basis for addressing local concerns and avoiding land use and safety conflicts.

It is the Regional Board's policy that:

- 6.2.1 New residential subdivisions adjacent to railway lines should provide adequate safety and noise standards, as outlined in the Federal Canada Mortgage and Housing Corporation guidelines: "Road and Rail Noise: Effects on Housing".

Implementation: Zoning and subdivision and development control process.

- 6.2.2 Provision should be made for co-ordination of emergency response and access in the rail corridors.

Implementation: Board policy and technical liaison.

- 6.2.3 Communication be encouraged between the residents, CPR and the Regional District to address resident's concerns regarding the delays on the tracks.

Implementation: Board policy and technical liaison.

- 6.2.4 Development proposals shall contain a statement evaluating the impact of additional traffic generated upon the Regional road network.

Implementation: Subdivision and development control process.

6.3 **Street Lighting**

Morris Valley and Harrison Mills currently have no street lighting operating under a Local Service Area. As a result of the development of Tapadera Estates, the Sandpiper Golf Course and the proposed developments on Lots 3 and 4 on Morris Valley Road, there may be a need to re-evaluate the necessity for a Local Service Area for the purpose of street lighting.

In the Lake Errock area there is street lighting operating under a Local Service Area at major intersections along Lougheed Highway. There are a total of seven street lights in the Lake Errock area. Six are located at intersections along the Lougheed Highway, the other is at the Fire Hall on Watkins Road in Lake Errock.

The intent of Plan policies are to work with residents and the Ministry of Transportation and Highways to determine if street lighting will be required in new residential or commercial developments.

It is the Regional Board's policy that:

- 6.3.1 Street lighting should be provided at major intersections, or along specific segments of roads where the need is generally recognized.

Implementation: Subdivision and development control process.

- 6.3.2 The need for new street lighting will be re-evaluated based on the development of new multi-lot subdivisions.

Implementation: Liaison with MoTH and subdivision and development control process.

- 6.3.3 Street lights will be encouraged near institutional and commercial land uses and at the street intersections with the Canadian Pacific Railway tracks.

Implementation: Liaison with MoTH.

7. ENVIRONMENTAL PROTECTION

7.1 Geological Hazards

The Plan policies seek to direct development away from land with geotechnical and flood related hazards. These hazards were identified by Thurber Engineering in a geotechnical overview study. The preliminary safe lines, indicating *significant*, *potential* and *no apparent hazard* areas are identified on the Hazard Map, Schedule C-3. Areas designated with *significant* and *potential* hazards will require a site specific geotechnical study. Areas designated with *no apparent hazards* will only require a site specific geotechnical study when the conditions listed in section 7.1.3 exist. As well, the Plan area has many steep slopes and creeks which result in a significant number of hazard areas. The geotechnical Hazard Map, Schedule C-3, was used to establish Development Permit Area 1-C which is designated for the protection of development from hazardous conditions, within which a site-specific geotechnical study may be required, prior to any construction, to ensure that a safe building site exists.

It is the Regional Board's policy that:

- 7.1.1 Development shall be directed away from lands susceptible to slope instability, erosion, rock fall, other forms of geological hazards and from land with severe building or road foundation limitations.

Implementation: Technical liaison and development permits.

- 7.1.2 On land within Development Permit Area 1-C and all other land that may be subject to geological hazards, a site-specific geotechnical study may be required as part of building permit application pursuant to Section 699 of the Municipal Act.

Implementation: Technical liaison and development permits.

- 7.1.3 As a guideline for FVRD Building Inspectors, proposed developments along Lougheed Highway #7 in the Brooks and Tait Road areas, should obtain detailed geotechnical hazard assessments under Section 699 of the Municipal Act when the following conditions apply: **(NOTE: These setback zones may exist in locations which are otherwise identified as having no apparent hazards on the Hazard Map, Schedule C-3.)**

- works proposed within 20 metre horizontal of a break at **top** of a slope steeper than 50 %;
- works proposed within 30 metre horizontal of a break at the **toe** of a slope steeper than 50 %¹⁹.

7.2 Flood Hazards

The major flood and erosion hazards in Morris Valley and Harrison Mills come from the Chehalis River, Weaver Creek, Elbow Creek and Morris Creek alluvial

¹⁹Lake Errock Geotechnical Overview Study. Thurber Engineering Ltd. 1998 p.5.

fan complexes. These alluvial fan complexes are considered hazardous land according to the MoELP - Water Management Branch. These lands are susceptible to flooding and erosion primarily caused by debris flows, and associated channel avulsions. Unlike freshet flooding which occurs in spring, this area is threatened in winter by flash flooding, typically associated with heavy rain or snow melt events.

The communities of North and South Lake Errock may be subject to flood hazards associated with geotechnical hazards in the Plan area. The watercourses in the Lake Errock area that present a flood concern include: Squakum Creek, Siddle Creek, Holachten and Pye Creek fans, as well as the Fraser River and Harrison River floodplains and Lake Errock.

Lands within areas susceptible to flooding, inundation or erosion should, wherever possible, be designated for limited use, rural residential, park and other non-intensive land uses.

It is the Regional Board's policy that:

- 7.2.1 New development on the Chehalis River, Weaver Creek and Morris Creek fan complexes should be low density in nature and supported by a flood hazard management study.

Implementation: Development permits, zoning and liaison with MoELP - Water Management Branch.

- 7.2.2 A flood hazard management study of the Chehalis River drainage should be undertaken. The Regional District will request the assistance of the Ministry of Municipal Affairs and MoELP to undertake the work.

Implementation: Planning grant application and provincial liaison.

- 7.2.3 Areas within the Floodplain Management Bylaw 0056 will require floodproofing standards for new construction according to the guidelines established in Bylaw 0056.

Implementation: Development permits, zoning and liaison with MoELP - Water Management Branch.

- 7.2.4 For areas considered potential or significant hazard that are not covered under Bylaw 0056, floodproofing requirements will be established on a site specific basis by a consulting engineer in combination with Section 699 of the Municipal Act.

Implementation: Development permits, zoning and technical liaison.

- 7.2.5 Notwithstanding the flood proofing elevation and setback standards in Section 7.2.4 and 7.2.5 of the Plan, a site-specific geotechnical study, pursuant to Section 699 of the Municipal Act, may be required by the Building Inspector prior to building permit approval, particularly on alluvial fan areas.

Implementation: Floodplain Management Bylaw 0056, zoning and technical liaison.

- 7.2.6 Buildings used for habitation, business, or 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 metres above the two hundred year flood level for the Fraser River and Harrison River.

Implementation: Development permits, zoning and technical liaison.

- 7.2.7 To protect new development against flood and erosion hazards from the Fraser River no building should be located outside the dyked area nor within 60 metres of the natural boundary of the Fraser River.

Implementation: Development permits, zoning and technical liaison.

- 7.2.8 To protect new development against flood and erosion hazards from the Harrison River no building shall be located within 30 metres of the natural boundary of the Harrison River.

Implementation: Zoning and technical liaison.

- 7.2.9 Buildings on alluvial fan areas, must be elevated above the natural ground measured at the perimeter of the building. Additional protection from overland flood flows may also be required according to guidelines established under Bylaw 0056.

Implementation: Development permits, zoning and technical liaison.

- 7.2.10 Development on hazardous land shall be directed away from hazards.

Implementation: Development permits, zoning and technical liaison.

- 7.2.11 Liaison between Provincial Agencies and local property owners will be encouraged to assist in meeting flood and erosion protection standards required throughout the Plan area.

Implementation: Development permits, zoning and liaison with MoELP-Water Mgt. Branch.

7.3 Watershed and Water Supply Protection

The rural nature of the Plan area means that water supplies are well based or surface water supplied. Thus, Plan policies should endeavor to protect watershed's from the adverse effects of development and ensure they will continue to be able to maintain an adequate and safe water supply for residents.

It is the Regional Board's Policy that:

- 7.3.1 Buildings and structures shall not be sited where they may contribute to water degradation except as otherwise recommended through an engineering study, signed and sealed by an engineer licensed in British Columbia.

Implementation: Technical liaison and zoning.

- 7.3.2 Proposed developments greater than one Single Family Dwelling unit may be required to demonstrate through an engineering study, signed and sealed by an engineer licensed in British Columbia that the proposed development will not lead to environmental problems in the long term.

Implementation: Subdivision control process and technical liaison.

- 7.3.3 Applications that would compromise the environmental integrity of the watersheds will not be supported.

Implementation: Board policy and subdivision and development control process.

- 7.3.4 All applications referred to the Regional District to alter watercourses, to withdraw water, or to discharge wastes into watercourses, will be reviewed to ensure that they do not adversely affect the potable water supply available to existing water users.

Implementation: Technical liaison with MoELP-Water Management Branch.

- 7.3.5 Logging activities located near watersheds and water supplies shall not adversely affect the potable water supply.

Implementation: Development permit process and technical liaison with MoELP- Water Management Branch.

7.4 Stream and River Protection

The rural nature of the Plan area means that many rivers and creeks support diverse fish populations, including: sturgeon, coho, chum, chinook, sockeye and pink salmon are vital. For fish and wildlife populations to survive in developing areas it is essential that Plan policies be established for the protection of streams, rivers and lakes. Implementation of these policies will be undertaken in co-operation with MoELP and the Department of Fisheries and Oceans (DFO).

It is the Regional Board's policy that:

- 7.4.1 Watercourses that contain or are able to support viable fish populations, should be maintained in as natural a condition as possible by:
- maintaining natural vegetation along watercourses; and

- prohibiting uses requiring the placement of fill in river channels. All alterations to and withdrawals from watercourses require an approval under the Water Act from the MoELP- Water Management Branch.

Implementation: Zoning, subdivision and development control process and development permits.

- 7.4.2 New development should comply with the Land Development Guidelines for the Protection of Aquatic Habitat. New development that cannot meet the Land Development Guidelines may be referred to MoELP.

Implementation: Development permits and subdivision and development control process.

- 7.4.3 Effluents, whether domestic, agricultural or industrial, should not be permitted to enter any watercourse in the Community Plan area if they will impair the quality of the water.

Implementation: Technical liaison with the Fraser Valley Health Region and MoELP.

- 7.4.4 Appropriate, new development proposals may be referred to MoELP- Fish and Wildlife Branch for input and recommendations regarding concerns which might affect resources.

Implementation: Subdivision and development control process, technical liaison with MoELP and development permits.

7.5 Protection of Environmentally Sensitive Areas

Environmentally sensitive areas include those areas which support critical fish and wildlife habitats including salmon spawning grounds and eagle nesting grounds, as well as threatened and endangered creeks, rivers and lakes within the Plan area. Specific environmentally sensitive areas include the proposed Harrison-Chehalis Wildlife Management Area, as proposed by MoELP, and the area owned by the Nature Trust of BC.

Plan policies will endeavour to ensure that important wildlife habitat and environmentally sensitive areas are maintained and protected from harmful development through the establishment of proposed Development Permit Areas 2-C.

It is the Regional Board's policy that:

- 7.5.1 Riverine wildlife be maintained through the protection of habitat, restoration processes and habitat enhancement.

Implementation: Development permit areas, subdivision and development control process.

- 7.5.2 Awareness, education and research of the important wildlife habitats in the Plan area be promoted.

Implementation: Development permit areas and subdivision and development control process.

- 7.5.3 Development will not endanger the sensitive spawning and rearing grounds of salmon and other fish species.

Implementation: Development permit areas and subdivision and development control process.

- 7.5.4 Development be carried out in such a manner as to minimize the disturbance to native vegetation, site topography and soils.

Implementation: Development permit areas, subdivision and development control process and zoning bylaws.

- 7.5.5 All new development requiring bridges will minimize impacts to stream banks and wildlife migration corridors.

Implementation: Development permits, subdivision and development control process and zoning bylaws.

- 7.5.6 Riparian leave corridors will be required on all streams and lakes.

Implementation: Development permits, subdivision and development control process and zoning bylaws.

- 7.5.7 No person shall carry on any work or undertaking which results in a harmful alteration, disruption or destruction of fish habitat.

Implementation: Board policy, development permit areas and zoning bylaw.

7.6 **Agriculture**

The total amount of land within the Plan area is 11, 321 hectares (27,795 acres), of which 804.7 hectares (1, 988.5 acres) is located within the ALR.

Approximately 69.0 % of ALR land is on Indian Reserve and not part of the Official Community Plan. Land within the ALR constitutes only 7 % of the total land area within the Plan boundaries. Therefore, because the amount of ALR land within the Plan area is proportionately low, it is important to ensure that ALR land remains in the ALR and that it is protected from conflicting land uses.

One method of protecting ALR land from conflicting land uses is through buffers. Buffer areas are intended to be established on the non-farm property rather than on farm properties. The report published by the Agricultural Land Commission, entitled Landscaped Buffer Specifications (March 1993), sets out a graduation of buffer types. These buffer specifications range from vegetative screens, that might apply to low impact situations, to comprehensive buffers that incorporate

berming, fencing and planting for the screening of noise, views, dust and sprays. There is also a combination of water features and fences for trespass prevention.

It is the Regional Board's policy that:

- 7.6.1 Buffer specification requirements will be determined as set out in the document Landscaped Buffer Specifications, BC Agricultural Land Commission (March 1993).

Implementation: Zoning, subdivision and development control process and technical liaison.

- 7.6.2 Agricultural policies keep agricultural land in the ALR and protect ALR land from conflicting land uses, through the establishment of buffer zones.

Implementation: Zoning and subdivision and development control process.

7.7 Aggregate Site Management

There are two active gravel pits in the Plan area. The gravel pit located on Morris Valley Road near the Chehalis River Bridge, is owned by the Crown and leased to the Ministry of Transportation and Highways. The other gravel pit, located adjacent to the Lougheed Highway, in North Lake Errock is a private, commercially operated gravel pit.

All aggregate mineral sites and particularly those in close proximity to residential areas or other potentially conflicting land uses, must ensure that mining operations within the Plan area are carried out in a manner that meets with all Regional District Bylaws including, Soil Removal Bylaw 0023 and any other Provincial and Federal regulations.

It is the Regional Board's policy that:

- 7.7.1 All sand, gravel and other sites used for commercial or industrial extraction of aggregate materials should have a plan, approved by the Chief Inspector of Mines for the safe operation, abandonment, recontouring and reclamation of such sites. Where necessary, there should be consultation between the Ministry of Energy and Mines and the Regional District to ensure there is no conflict between bylaws relating to land use and the approved reclamation program.

Implementation: Regulatory bylaws, technical liaison and zoning.

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

Implementation: Regulatory bylaws, technical liaison, and zoning.

- 7.7.3 Any gravel extraction use within the normal high water wetted perimeter of a watercourse is required to obtain a permit pursuant to the British Columbia Gravel Removal Order of the Federal Fisheries Act prior to obtaining necessary approvals from the Regional District.

Implementation: Technical liaison.

Not For Legal Purposes

8. SOCIAL SERVICES**8.1 Schools and School Bus Services**

There are currently no schools within the Plan area. Students living in Morris Valley and Harrison Mills are bussed to schools in Agassiz. Students living in Lake Errock attend elementary school in Deroche and secondary schools in Mission. Bus service is provided to the students living in the Plan area. Students are picked up at designated stops along easily accessed roads.

It is the Regional Board's policy that:

8.1.1 The Regional Board will continue to inform the District School Boards of developments in the Plan area which may impact on school enrollment.

8.2 Library

There is currently no library or mobile library service for the Plan area. However, the Regional Library Service provides mobile library service to those people who are physically unable to get to one of the branch libraries located in Agassiz, Mission, Hope or Chilliwack. The Canadian National Institute for the Blind provides a shut-in library service for those people who are visually impaired.

It is the Regional Board's policy that:

8.2.1. Service be maintained to those people who are physically unable to make use of the local Branch facilities.

8.3 Emergency Services

The entire Plan area is served by ambulance and police through E-911 operations. Fire protection is only provided to those areas covered by fire service agreements. This does not include the rural portions of the Plan area, such as Weaver Lake. The undeveloped areas are covered by forest service for fire protection. The entire Plan area is also serviced by search and rescue operations.

Response time is always a concern in areas where access is constrained by mountainous terrain and a limited road network. It is expected that through the existing ambulance personnel, the operation of a zone system for police protection and continuing the provincially funded search-and-rescue program, the present level of service will continue.

It is the Regional Board's policy that:

8.3.1 The high level of existing emergency services residents receive be maintained and expanded upon if required.

Implementation: Board policy.

- 8.3.2 Personnel be maintained and expanded if required for ambulance service, police protection and search-and-rescue programs, if required by increased development pressures.

Implementation: Board policy.

- 8.3.3 Neighbourhood Watch and Block Watch programs in rural areas be promoted through the community policing program.

Implementation: Board policy.

Not For Legal Purposes

9. DEVELOPMENT PERMIT AREAS

Within the Plan area, there are three Development Permit Areas. One is the Geotechnical Hazard Development Permit Area; the second is the Environmentally Sensitive Habitat Resources Development Permit Area and the third is the Riparian Areas Development Permit Area. The following areas are hereby designated as development permit areas: [Byl # 1262, 2014]

9.1 Geological Hazard Development Permit Area No. 1-C

The Geological Hazard Development Permit Area, known as “Geotechnical Hazard Development Permit Area No 1-C”, is designated pursuant to Section 879(1)(b) of the Municipal Act.

Category of Designation:

(a) protection of development from hazardous conditions.

Area of Application:

Development Permit Area No. 1-C encompasses the lands identified on Schedule C-4 Map 1 of 3. [Byl # 1262, 2014]

Justification:

Development Permit Area 1-C has been established to provide guidelines for development in areas with *significant* and *potential* hazards as well as in the Chehalis River, Weaver Creek Morris Creek, Squakum Creek, Pye Creek, and Holachten Creek watersheds. An overview of the geological conditions in the Plan area identified the potential flooding, landslide, rock fall, debris flow and related geological hazards. The study results are summarized in the reports: “Harrison Area Stage 1 Study Geotechnical Overview” Thurber Consultants Ltd., November 1995, and “Lake Errock Area Stage 1 Study, Geotechnical Overview” Thurber Consultants Ltd., September 1998.

These studies delineated areas within which a geotechnical study may be required of an owner pursuant to Section 879 of the Municipal Act prior to the issuance of a building permit. The boundary of these areas, was established by determining estimated slope stability, locations of steep upland slopes, geological and geotechnical reasoning, site inspections, and the study of maps and aerial photos”. Site-specific geotechnical studies may identify safe building sites within the Development Permit Area.

Conditions:

- (a) potential for landslide and rock fall;
- (b) potential for debris flows;
- (c) potential for flood and erosion hazards.

Objectives:

- (a) to direct development away from hazardous areas;
- (b) to allow for land use suitable under hazardous conditions, in accordance with geotechnical studies; and
- (c) to ensure adequate professional evaluation of geological hazards and mitigation works so as to minimize damage to structures and properties.

Guidelines:

In issuing development permits in this area, the following guidelines apply:

- 9.1.1 A site-specific geotechnical study may be required pursuant to Section 920(11) of the Municipal Act, and no development is permitted inside the setback area unless recommended by an engineer and approved by Development Variance Permit and supported by MoELP.
- 9.1.2 Development permits for specific land uses and densities should accord with the recommendations of site-specific geotechnical studies.
- 9.1.3 Areas of land adjacent to the natural boundary of watercourses should remain free of development, except in accordance with the conditions recommended in site-specific geotechnical studies.
- 9.1.4 A development permit may **not** be required for construction of, addition to, or alteration of a single family residential building, accessory building or structure where:
 - a) the potential risk of any geotechnical hazard which may affect the site is within the levels deemed acceptable in the "Hazard Acceptability Thresholds for Development Permit Approvals by Local Government"²⁰; and
 - b) where mitigative measures, including but not limited to siting requirements, are not required either by the Hazard Acceptability Thresholds for Development Approvals by Local Governments or by a geotechnical engineer in a certified, site-specific geotechnical report; and
 - c) the type of construction, addition, or alteration does not affect or relate to matters of health, safety, or the protection of property from damage; and, the development proposal complies in all respects with the policies of the Plan, the Zoning regulations, and all other bylaws of the Regional District.
- 9.1.5 Proposed developments may be required to demonstrate through an engineering study, signed and sealed by an engineer licensed in British Columbia, that the proposed sewage disposal, water supply and site drainage facilities are adequate and will not result in a negative impact on the environment in the long term.

²⁰ Hazard Acceptability Thresholds for Development Approvals by Local Government .", Paper submitted to the British Columbia Geologic Hazard Workshop, February 20 & 21, 1991 by Dr. Peter Cave, Fraser Valley Regional District

- 9.1.6 Proposed developments within the 200 year Floodplain of a natural water course shall be floodproofed in accordance with the flood construction level established by the MoELP or a professional Engineer with hydraulic geotechnical experience.
- 9.1.7 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 920 (7) (a), (b), (c), (d) and (e) of the Municipal Act.
- 9.1.8 Proposals for rezoning applications for developments located on the Chehalis River, Weaver Creek and Morris Creek alluvial fan complexes and within a development permit area may be supported by the Regional District subject to a positive site specific geotechnical report and an environmental impact assessment study.
- 9.1.9 Where the zoning bylaw permits single family residential use and where the geotechnical study identifies safe building sites, all new lots created should include suitable building sites in areas not subject to hazards. Clustering lots away from the hazard area may be approved and the minimum size of parcels of land that may be created by subdivision may be varied by development permit to facilitate the optimum and safe use of the land, provided that the average parcel size of the clustered lots shall not be less than the minimum parcel size specified in the zoning bylaw, and provided that each lot is suitable for its intended use. [Bylaw No. 0466, 2002]

9.2 Environmentally Sensitive Habitat Resources Development Permit Area 2-C

Development Permit Area 2-C shall be known as the “Environmentally Sensitive Habitat Resources Development Permit Area No. 2-C”, and is designated pursuant to Section 879(1)(a) of the Municipal Act.

Category of Designation:

- (a) protection of the natural environment its ecosystems and biological diversity.

Area of Application:

Development Permit Area No. 2-C, as shown on Schedule C-4, Map 2 of 3. [Byl # 1262, 2014]

Justification:

The proposed Harrison-Chehalis Wildlife Management Area, (WMA) Management Plan (1997) identifies the Harrison River, Chehalis River delta and

Morris Creek delta area as important to the wintering, migration and/or breeding habitats for salmonids, sturgeon, aquatic birds, bald eagles and upland wildlife. The Development Permit Area will also include the wet land marsh at the southern end of Lake Errock. Land owned by the Nature Trust of BC, located in the Chehalis River delta, includes important fish and wildlife habitat areas and is also included within Development Permit Area 2-C. [Byl # 1262, 2014]

Conditions:

- (a) Proposed Harrison-Chehalis Wildlife Management Area;
- (b) Significant wildlife habitat areas;
- (c) Environmentally sensitive areas;
- (d) [Deleted Byl # 1262, 2014]

Objectives:

- (a) to protect waterfowl and other wildlife resource values;
- (b) to allow for land uses compatible with the natural environment;
- (c) to protect watersheds and ground water;
- (d) [Deleted Byl # 1262, 2014]

Guidelines:

In issuing development permits in this area the following guidelines will apply:

9.2.1 Subdivision or development proposals involving more than one single family dwelling or accessory residential building, may require an environmental impact assessment study, the terms of reference of which are laid out in the document Terms of Reference for a Bio-Inventory available from the Ministry of Environment, Ecosystems Branch. [Byl # 1262, 2014]

9.2.2 Where an environmental impact assessment study is required all road crossings will be in the form recommended in the environmental impact assessment study so that impacts to stream banks, channels and wildlife corridors be minimized. [Byl # 1262, 2014]

9.2.3 In areas identified by an environmental impact assessment study as having important wildlife habitat areas and migration corridors, leave strips of 100 metres or at a distance determined by the environmental impact assessment study will be required. [Byl # 1262, 2014]

9.2.4 – 9.2.19 [Deleted Byl # 1262, 2014]

9.3 Riparian Areas Development Permit Area No. 3-C [Byl # 1262, 2014]

Category of Designation

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

Area of Application

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

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

For convenience, mapped streams are generally shown on Map 3 of 3 of *Schedule C-4 – Riparian Areas Development Permit Area 3-C*. Note that Riparian Areas Development Permit Area 3-C includes the Riparian Assessment Areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams shown on *Schedule C-4 – Riparian Areas Development Permit Area 3-C*.

Justification

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

Objectives

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

Activities Requiring a Permit

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

Exemptions

- 9.3.2 Notwithstanding Section 9.3.1, a development permit is not required for the following:
- a. development that does not involve residential, commercial, institutional or industrial uses;
 - b. residential, commercial, institutional and industrial development that is demonstrated to be outside of a Riparian Assessment Area;
 - c. residential, commercial, institutional and industrial development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way;
 - d. renovations or repair of a permanent structure on an existing foundation to an extent which does not alter or increase the building footprint area;
 - e. minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream;
 - f. development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which:
 - i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and
 - ii. establishes a riparian buffer.
 - g. routine maintenance of existing landscaping or lawn and garden areas;
 - h. removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
 - i. forestry activities on Crown land undertaken under an approved Forest Stewardship Plan approved by the Ministry of Natural Resource Operations in accordance with the Forest & Range Practices Act;
 - j. riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
 - k. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;

- l. paths for personal use by the parcel owners, provided they do not exceed approximately 1.0 metre in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability;
- m. local and regional park facilities;
- n. emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
- o. repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- p. the development of an approved community water or sanitary sewer system that is not ancillary to a residential, commercial or industrial development;
- q. Federal and Provincial regulated utilities, including railways, transmission lines or a pipelines;
- r. public road or highway works;
- s. repair or replacement of an existing driveway, culvert or bridge; and,
- t. the construction of a single storey, detached residential accessory building or structure which is not intended to be used for any "residential occupancy" and which has a floor area not exceeding 20 square metres (215 square feet) and where:
 - i. the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat; and,
 - ii. it is not possible to construct the building, structure or deck outside the riparian assessment area.

9.3.3 Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of stream, the Regional District may require:

- a. a plan prepared by a BC Land Surveyor or Qualified Environmental Professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or
- b. a report prepared by a Qualified Environmental Professional to determine if the stream satisfies the definition criteria.

Guidelines

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

Issuance of Development Permits

9.3.4 Each development permit application should, as a minimum, be accompanied by:

- a. where applicable, an Assessment Report prepared by a QEP in accordance with the Assessment Methods and Development Permit Area 3-C guidelines for the purpose of determining the

- applicable SPEA and other measures necessary for the protection of riparian areas;
- b. a scaled siting proposal clearly and accurately identifying all streams and water features, high water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines and existing and proposed development, as well as the locations of works and activities recommended in the Assessment Report; and,
 - c. written certification that the proposed development is consistent with the Guidelines of Development Permit Area 3-C and the Riparian Areas Regulation, and identifying any mitigation or compensation measures that are consistent with the Guidelines, including measures that may be specified as Development Permit conditions.
- 9.3.5 Pursuant to the Riparian Area Regulation and the Local Government Act, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting:
- a. the siting of buildings, structures or uses of land;
 - b. areas to remain free of development;
 - c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - d. works to preserve, protect, or enhance a natural watercourse or other
 - e. specified environmental feature;
 - f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and,
 - g. timing of construction to avoid or mitigate impacts.
- 9.3.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a QEP should:
- a. identify adequate building sites - including but not limited to building locations; front, rear and side yard areas; site services including sewage disposal facilities and water supplies; access; and, parking - on each proposed lot;
 - b. identify streams that may be impacted by the proposed development; and
 - c. consider whether any natural watercourses should be dedicated pursuant to Section 920(7)(c) of the Local Government Act.
- 9.3.7 The Regional District is authorized to issue a Development Permit after receiving:
- a. notification by the Ministry of Environment that Fisheries & Oceans Canada and the Ministry have been:
 - i. notified of the development proposal; and,
 - ii. provided with a copy of an assessment report which meets the requirements of the Riparian Areas Regulation; or,

- b. documentation demonstrating that Fisheries & Oceans Canada has, with respect to the proposed development, authorized the “harmful alteration, disruption or destruction” of fish habitat pursuant to Section 35 of the Fisheries Act or amendments thereto.
- 9.3.8 A development permit may include as a term or condition any recommendation made by QEP in an Assessment Report respecting:
- the siting of buildings, structures or uses of land;
 - areas to remain free of development;
 - the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - dedication of natural water courses to the Crown;
 - works to preserve, protect, or enhance a natural watercourse or other specified environmental feature; and,
 - protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses.
- 9.3.9 A development permit may impose terms and conditions respecting the:
- sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
 - co-ordination of geotechnical recommendations by a Qualified Environmental Professional or Professional Engineer licensed in Province of British Columbia;
 - minor modification of a SPEA as generally described in the Riparian Area Regulation Implementation Guidebook where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.
- 9.3.10 A development permit may vary or supplement a bylaw under Division 7 or 11 of the Local Government Act provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 3-C.

Measures to Protect the Streamside Protection and Enhancement Area

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

Geotechnical Hazards

- 9.3.14 Where a proposed development requires geotechnical evaluation pursuant to a geotechnical hazard development permit area or Section 25

of the Community Charter, the riparian assessment should be coordinated with the geotechnical evaluation

Permit Security

9.3.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:

- a. security for the performance of conditions respecting landscaping is necessary;
- b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
- c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; or,
- d. the permit holder is required to retain, restore or replace native vegetation.

9.3.16 The amount of the security should be sufficient to cover the cost of any work that may be undertaken by the Regional District to correct deficient landscaping conditions, an unsafe condition, and damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

9.3.17 A Letter of Undertaking signed and sealed by a Qualified Environmental Professional may be accepted in lieu of security where:

- a. the nature of required works, such as landscaping, are minor and the risk of damage to the natural environment is low;
- b. the Letter of Undertaking is signed and sealed by a Qualified Environmental Professional; and, the Qualified Environmental Professional will undertake the works and provide to the Regional District a post-construction certification and inspection report as outlined in Section 9.3.18.

Post-Construction Certification and Inspection

9.3.18 Upon completion of the works authorized by a development permit - and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit - the holder of the permit must submit to the Regional District and the Ministry of Environment post-construction certification from a QEP which:

- a. certifies that the development has been carried out in accordance with the Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or,
- b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the Regional District as contemplated by Section 9.3.16.

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

Offence

9.3.20 Failure to:

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

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

Definitions

9.3.22 In DPA 3-C, the following terms have the meanings described below:

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

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

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

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

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

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

“Riparian Assessment Area” means

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

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

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

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

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

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

10. TEMPORARY PERMITS

Section 921 of the Municipal Act allows for the issuance of permits for temporary commercial and industrial uses in areas designated within an Official Community Plan. The Regional Board of Fraser Valley Regional District, upon review of a report and recommendations of the Electoral Area Services Committee (EASC), may issue a Temporary Use Permit. The report contains a copy of the completed application, recommendations and resolutions of the EASC, as well as any additional relevant information provided by the Manager of Planning.

The permit may be issued for a period of up to 2 (two) years and may be renewed only once, subject once again to the discretion of the Regional Board. Upon issuance, the Regional Board has the authority to impose special conditions under which the temporary industrial or commercial use may be carried on. If the resolution is passed allowing a Temporary Use Permit, notice must be given in a newspaper stating the purpose of the permit, land or lands affected, as well as stating the place where the Temporary Use Permit may be inspected. In addition, under Section 921 (6) of the Municipal Act, a mail out must be completed to property owners and occupiers of property within a distance, specified by bylaw, of the subject land or lands, which will be affected by the issuance of the Temporary Use Permit. The Board may also hold a public information meeting to hear the concerns of residents respecting the permit application.

Under Section 921 (12) of the Municipal Act, as a condition of issuing the permit, the Regional Board may require the owner of the land to give security to guarantee the performance of the terms of use of the Temporary Use Permit. The security may be in form of cash or a letter of credit, the amount of which is to be determined by the Regional Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. Legislation provides for the Regional Board to cash in on, and utilize the security, in the event of a default under the conditions of the permit".

It is the Regional Board's policy that:

10.1.1 The Official Community Plan area, as shown on Schedule C-1, is designated for the issuance of Temporary Commercial or Industrial Use Permits:

10.1.2 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, portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
- (c) temporary sand and gravel extraction where a permit according to the Regional District's Soil Deposit and Removal Bylaw No. 0023 has been issued;

- (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 respecting appropriateness or viability of the use, 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.

10.1.3 A Temporary Commercial or Industrial Use Permit may be issued for other temporary commercial or industrial uses.

Table 10A summarizes the types of uses which may be permitted by Temporary Use Permits within the Plan area.

Type of Use Which May be Permitted	Area Where Permit May Be Issued
(a) Special commercial events	All designations
(b) Temporary Sand and Gravel Operations	All designations
(c) Short-term Industrial and Construction Uses	All designations
(d) Transitional industrial/commercial uses which comply with area designation policies but where appropriate zoning is not available.	All designations
(e) Other industrial or commercial uses	All designations

11. INTERPRETATION

Terms not defined in this section carry the same meaning as in Provincial statutes and the bylaws of the Fraser Valley Regional District. The following terms used in the 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 BOARDING USE means a use accessory to a residential use where rented accommodation, which does not contain cooking facilities, accommodates no more than 4 persons.

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

ADVISORY PLANNING COMMISSION means a commission established under Section 898 of the Municipal Act, responsible for advising the Regional Board on planning concerns of the local community referred to it by the Board.

AGGREGATE EXTRACTION USE means a use involving the extraction and removal of aggregate materials from a lot and the subsequent reclamation and revegetation of the site.

AGRICULTURAL USE means a use providing for the growing, rearing, producing and harvesting of agricultural products; includes the processing on an individual farm of the products harvested, reared or produced on that farm only; and includes, retail sale of agricultural products which are produced on the same parcel or on other parcels within the area that farm and are managed as part of the same farm operation.

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

ANCILLARY USE means a use auxiliary or subordinate to the principal use permitted in the land use designation.

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, and may be owned, operated and maintained by a corporation, strata corporation or cooperative.

APPROVED COMMUNITY WATER means a system of waterworks which services two or more parcels, which is approved by the Ministry of Health, and which:

- i) is owned, operated or maintained by the Regional District pursuant to the Municipal Act; or
- ii) is owned, operated or maintained by an Improvement District under the Municipal Act; or
- iii) is regulated under the Water Utility Act; or

- iv) 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 by skilled artisans, musicians, horologists and the like, antique furniture and painting, restoration and repair, glass blowing, wood or stone carving, and all other similar activities; **specifically excludes** automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet-breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses.

ASSOCIATED RURAL RESIDENTIAL USES means a variety of uses associated with, but clearly ancillary or accessory to a rural residential use; includes: home occupations, cottage industries, accessory off street parking, artisan craft workshop, golf course, outside storage of firewood for sale and kennels.

ASSEMBLY USE means use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes, and includes churches, auditoriums, youth centres, social halls, group camps, private and public schools kindergartens, play schools, day nurseries and day care schools.

BED AND BREAKFAST means a use accessory to a residential use and contained within the principal residence in which no more than 2 sleeping rooms without cooking facilities, accommodation for no more than 4 persons, are used for the temporary accommodation of the travelling public, and in which breakfast but no other meal may be served to the registered guests.

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

BUFFER means any device arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, existing vegetation, ditches, roads, landscaping, berming and fencing.

BUILDING BYLAW means any building bylaw applicable to Electoral Area "C" of the Fraser Valley Regional District enacted pursuant to the Municipal Act.

COMMERCIAL/CAMPGROUND AND R.V. PARK USE means a commercial use of land for the purpose of providing two or more recreational camping spaces for recreational trailers, or motor homes, together with all supporting, common leisure and services facilities for the exclusive use of, and occupancy for part of the year only, holiday-makers who are renting, leasing, or own the said spaces or sites; may include: strata R.V. sites under the Condominium Act, a Holiday park, a co-operative ownership recreational camping club incorporated under the Society Act; but does not include a social club, mobile home park, motel, campground or camp licensed under the Community Care Facility Act.

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

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 179, 1996 Section 113, which occupies a building accessory to residential and agriculture land uses, which includes ancillary retail and office facilities and which does not employ or involve more than three operators or employees, the principal of whom shall be resident on the parcel. Cottage industry use **includes** custom stone, textile, wood and metal working facilities, wholesale bakeries, plants processing and packing food grown or raised on the parcel, cottage wineries, cold storage facilities, frozen food lockers and ice-manufacturing plants, locksmiths, gunsmiths tinsmiths, print shops, audio visual and photographic studios, small appliances and office machinery repair, non-motorized bicycle repair shops.

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

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

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

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

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

DEVELOPMENT TRENDS mean the rate, location, type, pattern and course of urban or industrial development, including the social, 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.

FEASIBILITY STUDY means a study or studies prepared by a professional engineer licensed in the Province of British Columbia concerned with:

- the effect on soil stability of disturbing natural grades or natural growth, or changing the moisture content of the soil by developing, using or occupying the land;
- groundwater levels and conditions; and
- the depth and extent of flooding and likely frequency of its occurring.

FLOOD PLAIN 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 C-3 of this Plan.

GEOTECHNICAL STUDY means a study or studies prepared by a professional engineer with training and experience in geotechnical engineering, licensed in the Province of British Columbia which: interprets the physical conditions of surface or subsurface features in a study

area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and may establish standards for siting and construction of proposed buildings or the nature and location of proposed uses.

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, pubs, restaurants and tourist information booths, but excludes local and local tourist commercial uses.

HOLIDAY PARK means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping spaces or holiday or summer home sites together with all supporting, common leisure and service facilities for the exclusive use of and occupancy for part of the year only by, holiday-makers who are the owners or lessees of the said spaces or sites; may include: strata lots or sites under the Condominium Act, a co-operative ownership recreational camping, club incorporated under the Society Act; but does not include a social club, mobile home park, motel, campground, or a camp licensed under the Community Care Facility Act.

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.

INSTITUTIONAL USE means a use providing for civic, educational, religious, fraternal, hospital or cultural facilities.

INTENSIVE AGRICULTURE means the use of land, buildings or structures by a commercial enterprise or institution for the confinement of poultry, livestock or fur bearing animals.

KENNEL means any building, structure or enclosure where more than three (3) dogs are kept, boarded, bred or trained. Kennels have been divided into the following categories:

- (a) **COMMERCIAL KENNEL** means a kennel where dogs of any breed may be kept for boarding, breeding, training or grooming purposes;
- (b) **LARGE HOBBY KENNEL** means a kennel where no more than ten (10) dogs over the age of six (6) months are kept for breeding, training or grooming purpose;
- (c) **SMALL HOBBY KENNEL** means a kennel where no more than six (6) dogs over the age of six (6) months are kept for breeding, training or grooming purposes.

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 COMMERCIAL RECREATION means a low 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.

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

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years as to mark upon the soil of the bed or 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 CAMPGROUND means a use of land for camp sites on an overnight rental basis, which involves no buildings, structures or service connections; **excludes** commercial campgrounds and R.V. parks, sites owned or leased under the Condo 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.

OFFICIAL COMMUNITY PLAN means a plan prepared and adopted by a Regional Board by bylaw pursuant to Sections 875 and 876 of the Municipal Act which applies to all or parts of the electoral areas of a Regional District. It forms the basis for preparing development bylaws in an electoral area.

ON-SITE SERVICES means the provision of an individual water supply and on-site sewage disposal 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 Fraser Valley Regional District.

OUTDOOR RECREATION means providing for extensive open air recreation facilities for the enjoyment of the natural environment including natural camp grounds use.

PARK and PARK RESERVE means open space dedicated to the preservation of the natural environment.

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

PRIVATE RESORT RESIDENTIAL DEVELOPMENT means a bare land strata title subdivision pursuant to the Condominium Act, consisting of five or more one-family residential strata lots or holiday, summer or seasonal home strata lots, and containing associated resort and recreational amenity facilities for the use of the residents of the development, which is planned and developed as a whole in a single development operation or in planned phases according to a unified design theme, and which contains no other land.

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 a use providing for public activities or public functions within facilities established by a government, and includes cemeteries, public parks, public play grounds and public utilities or any other facilities established by a government.

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

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

RESORT RESIDENTIAL USE means residential size lots which can be either bare land strata or fee simple with an approved community water system.

RESOURCE EXTRACTION means mining and the extraction of aggregate materials; 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. Excludes gravel crushing except where expressly permitted in the zoning bylaw.

RURAL RESIDENTIAL USE means the use of land for single-family residences with on-site services with a minimum lot size of 2 hectares (4.74 acres).

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, daycare facilities, meeting halls and club uses.

SINGLE FAMILY DWELLING means providing for a single family residential use for person or persons, includes accessory residential as well as mobile homes and park model trailers where permitted in the zoning bylaw.

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

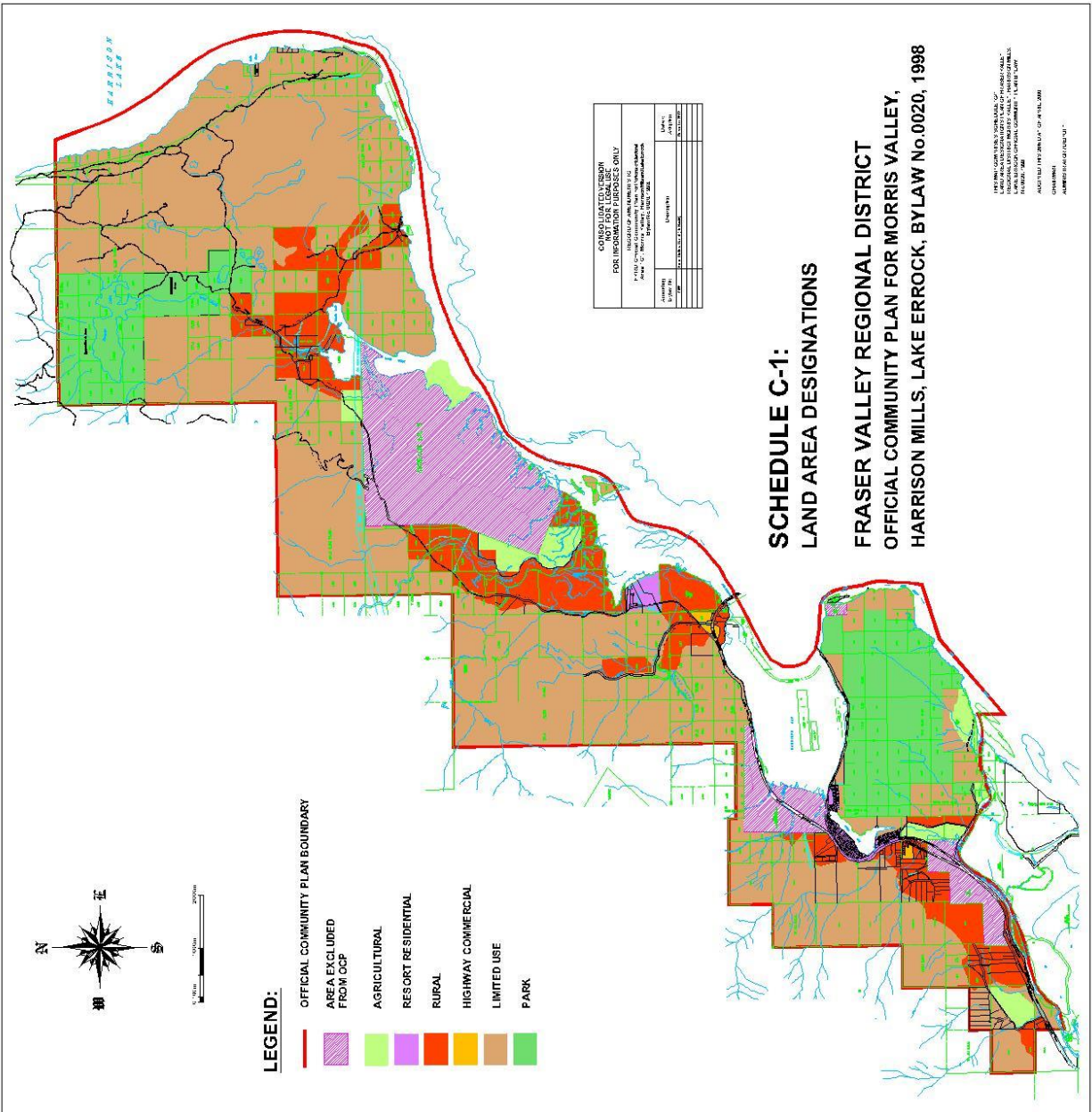
SUBDIVISION CONTROL PROCESS means the division of land into two or more parcels, or the consolidation of two or more parcels, whether by plan, apt descriptive words, or otherwise; and includes land parcels registered under the Condominium Act and Crown leases.

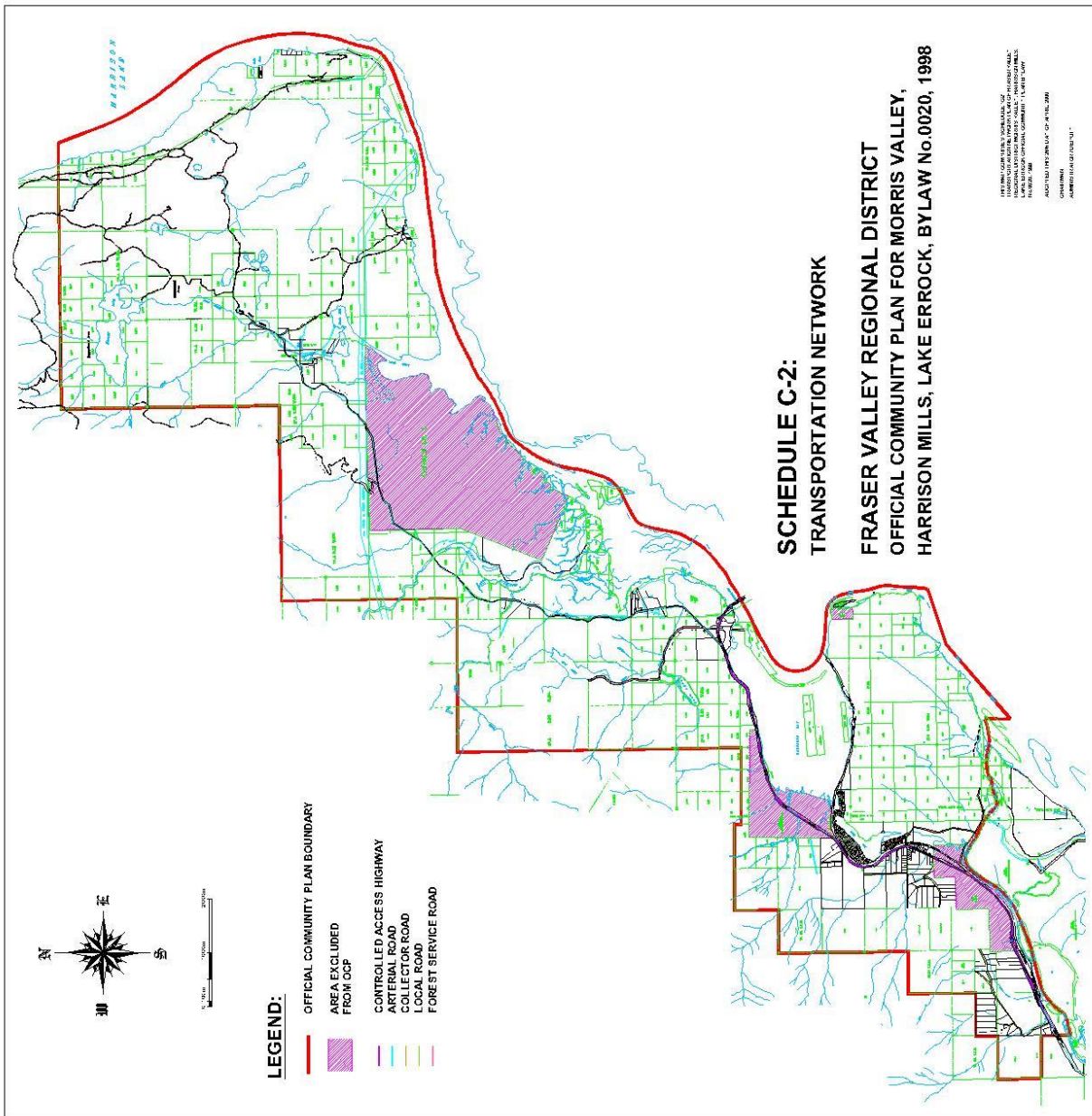
TEMPORARY DWELLING means the use of a single-width manufactured home as a dwelling unit, on a non-permanent foundation, for the accommodation of a person or persons employed in an agricultural activity taking place on that parcel.

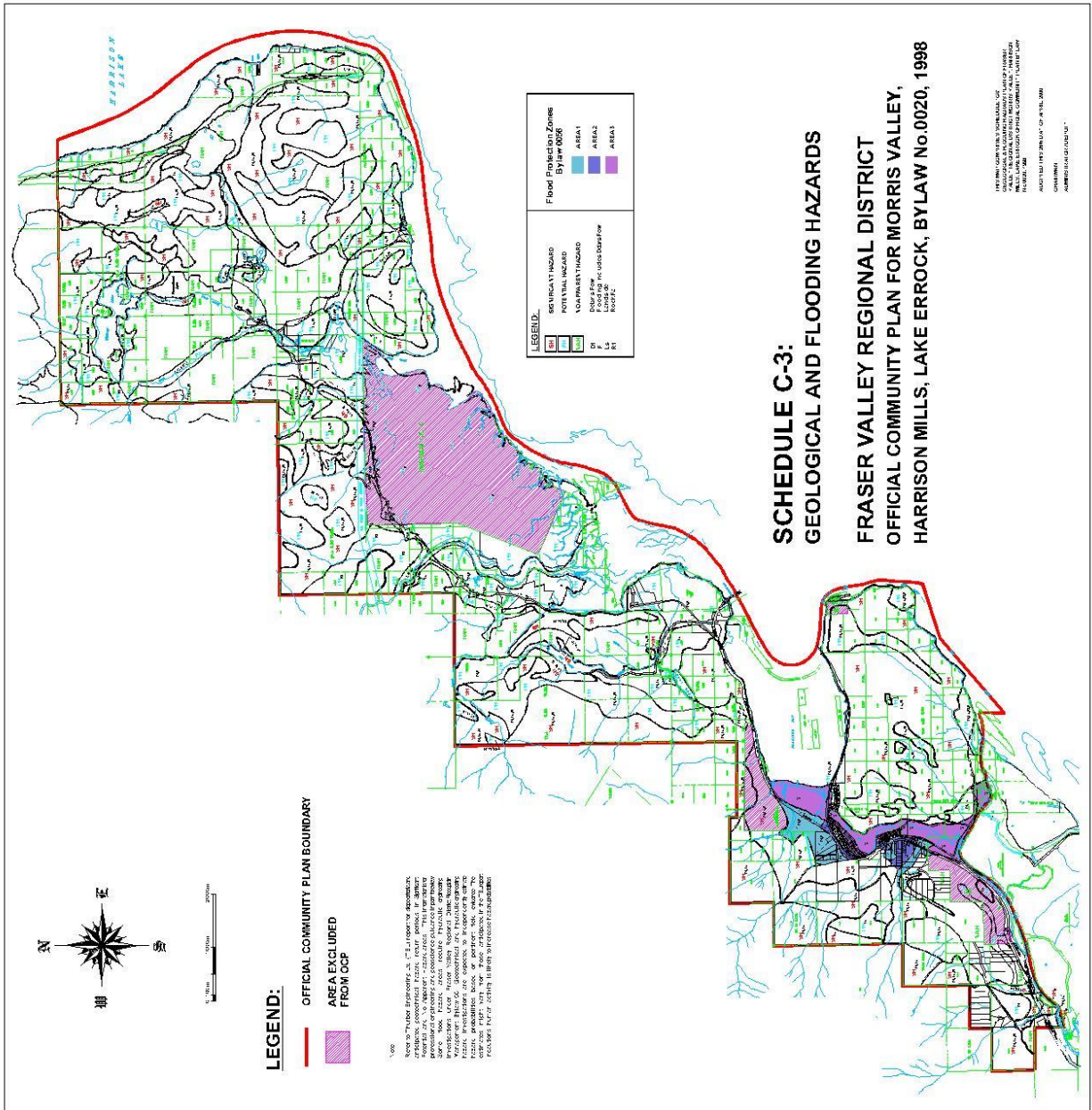
TEMPORARY USE means a commercial or industrial use for which a Temporary Use Permit pursuant to Section 921 of the Municipal Act is issued.

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.

Not For Legal Purposes

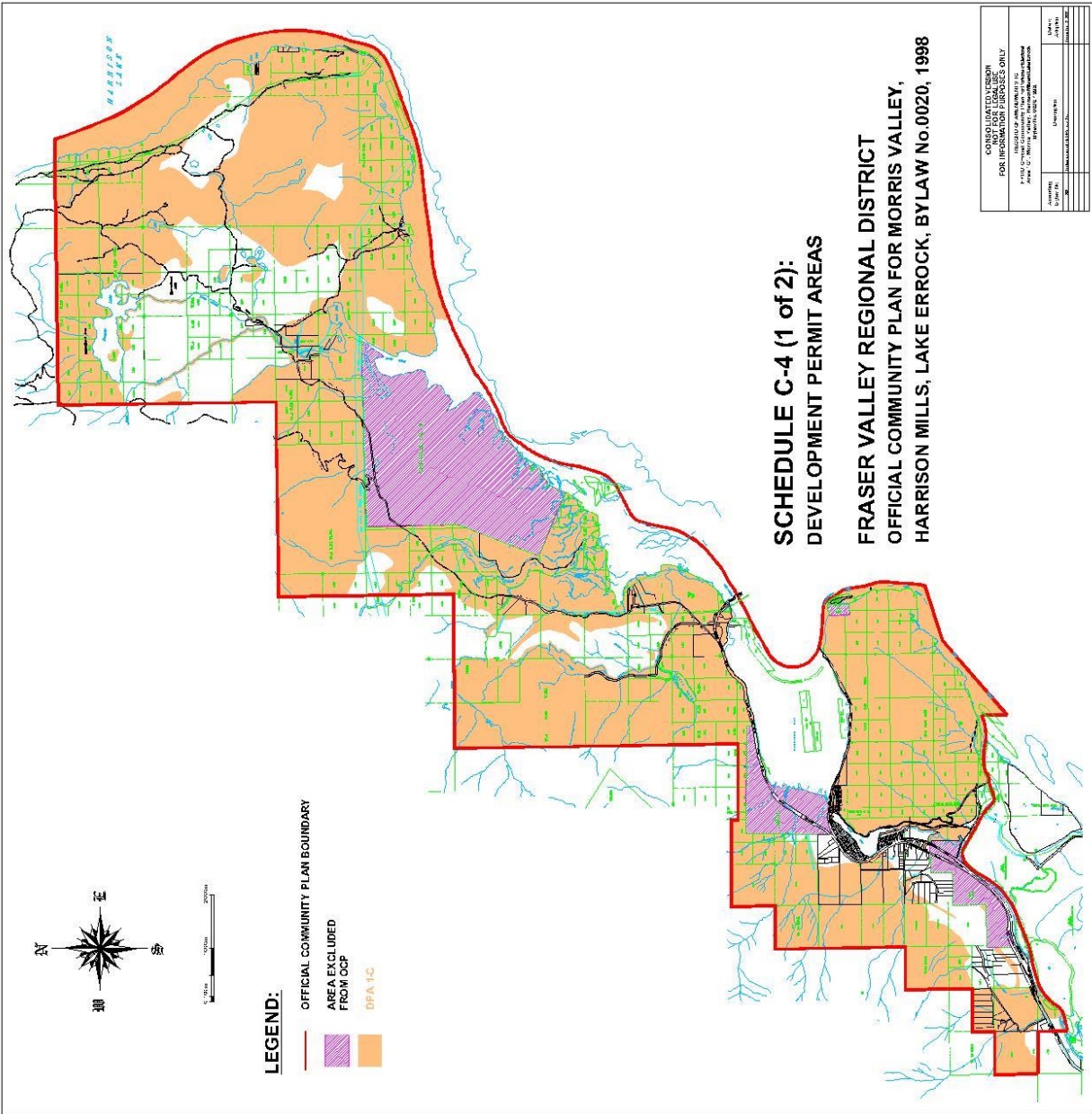


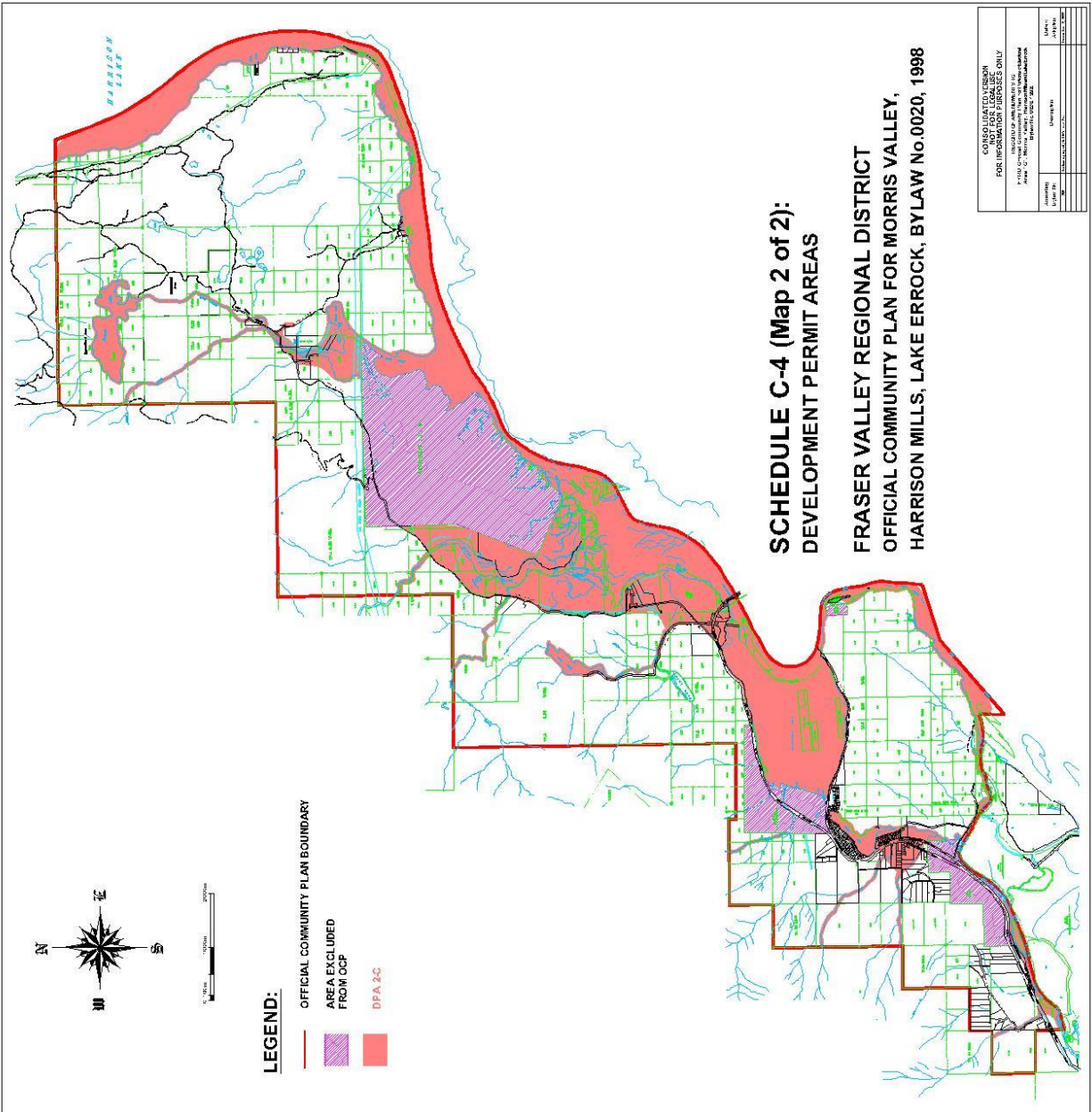


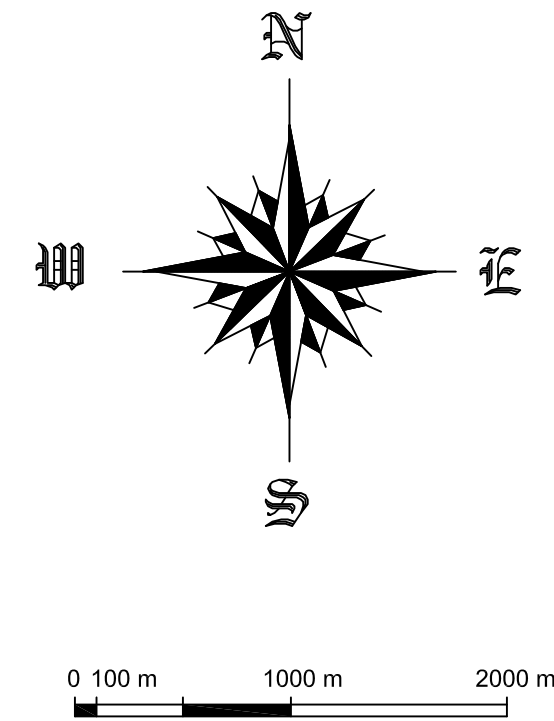


**SCHEDULE C-3:
GEOLOGICAL AND FLOODING HAZARDS
FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**

FRASER VALLEY REGIONAL DISTRICT
COMMUNITY DEVELOPMENT DEPARTMENT
10000 104 STREET, SUITE 100
VANCOUVER, BC V6P 6E6
TEL: 604-273-1000
FAX: 604-273-1001
WWW.FRASERVALLEYREGIONALDISTRICT.CA

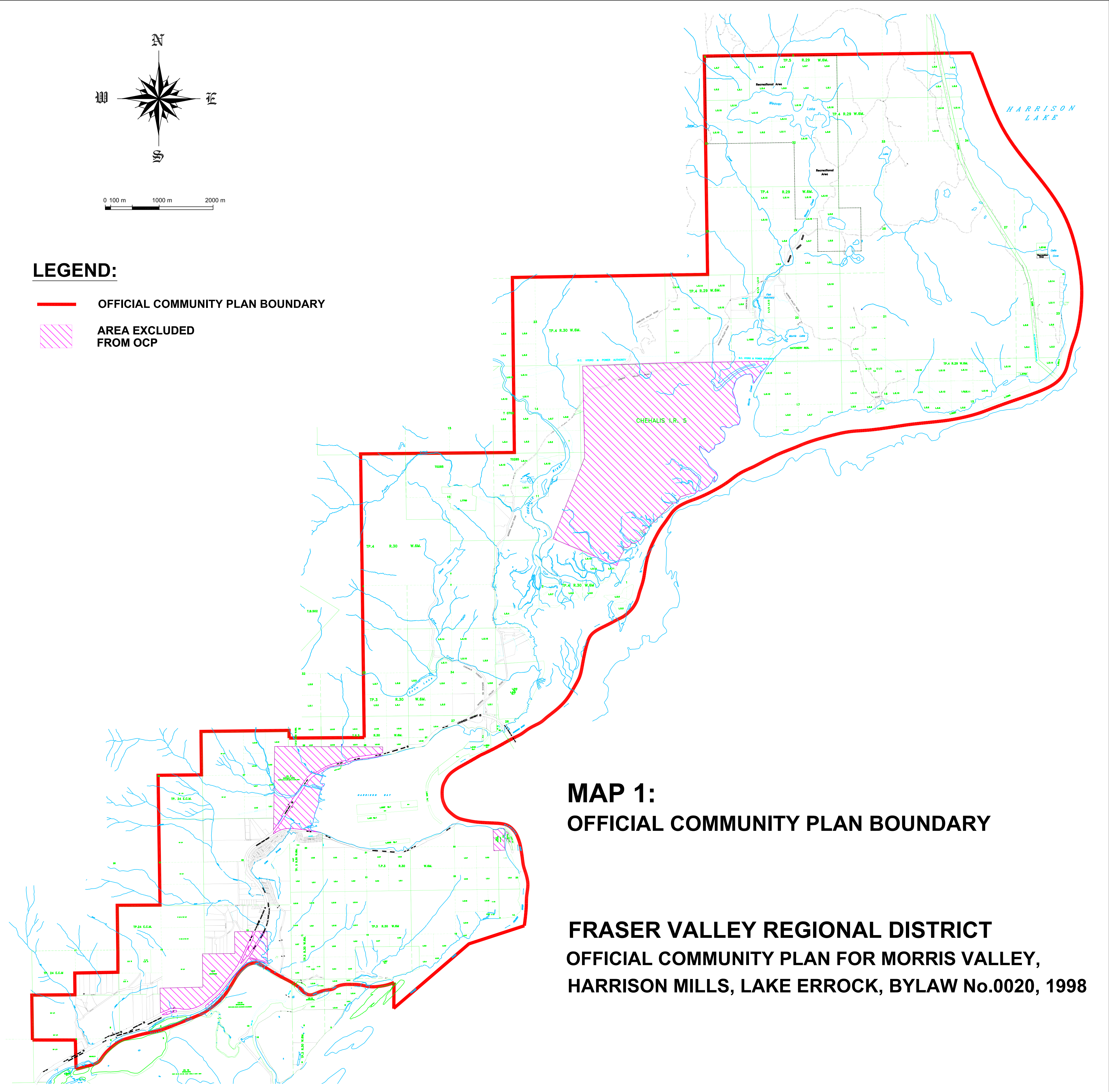






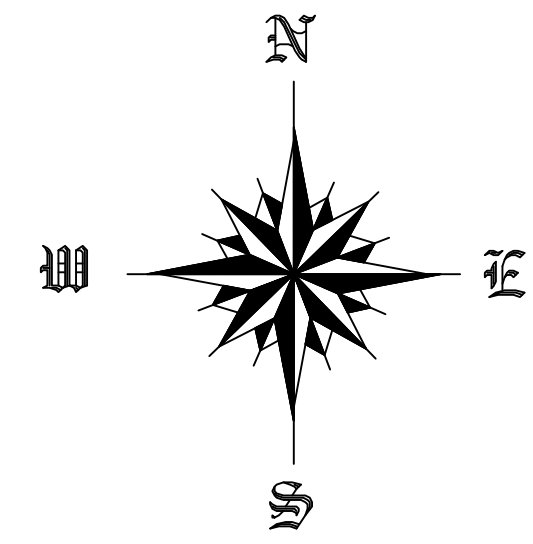
LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP




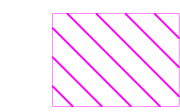
**MAP 1:
OFFICIAL COMMUNITY PLAN BOUNDARY**

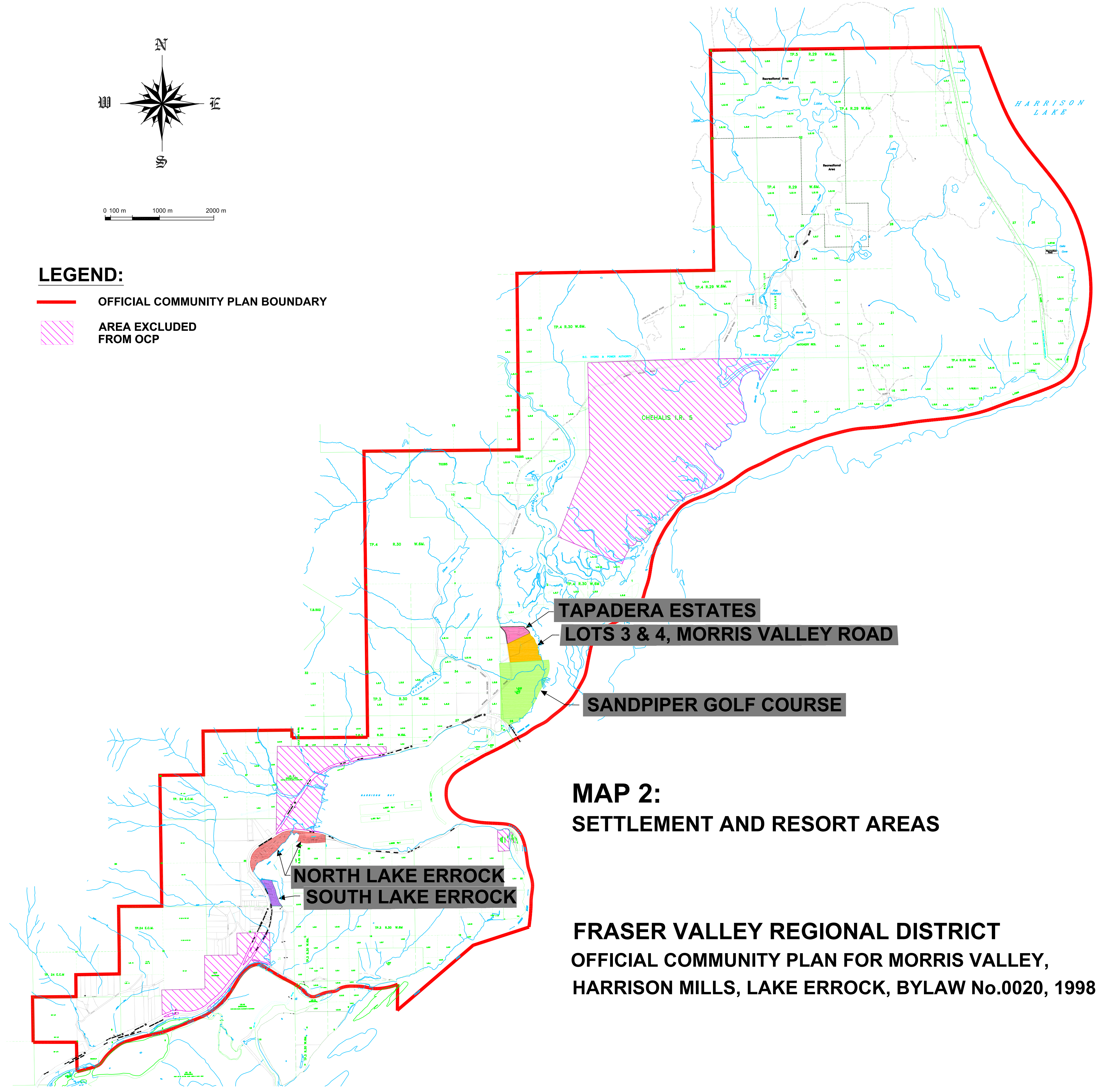
**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



0 100 m 1000 m 2000 m

LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP



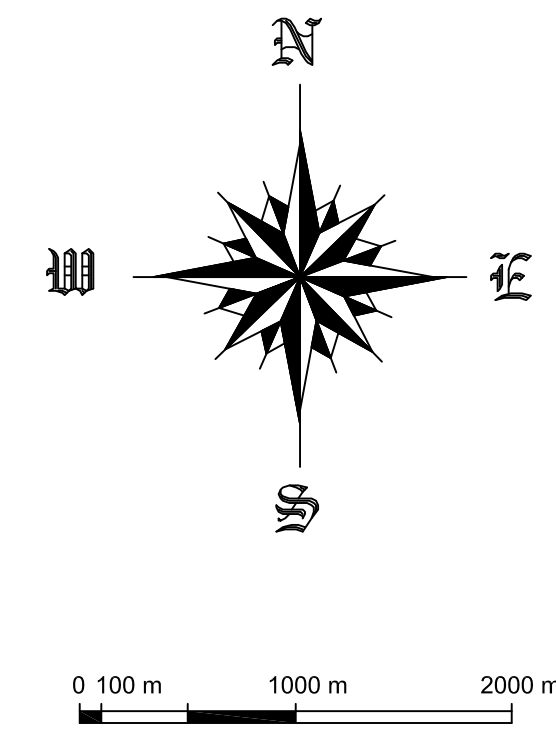
**TAPADERA ESTATES
LOTS 3 & 4, MORRIS VALLEY ROAD**

SANDPIPER GOLF COURSE


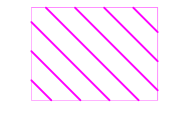
**NORTH LAKE ERROCK
SOUTH LAKE ERROCK**

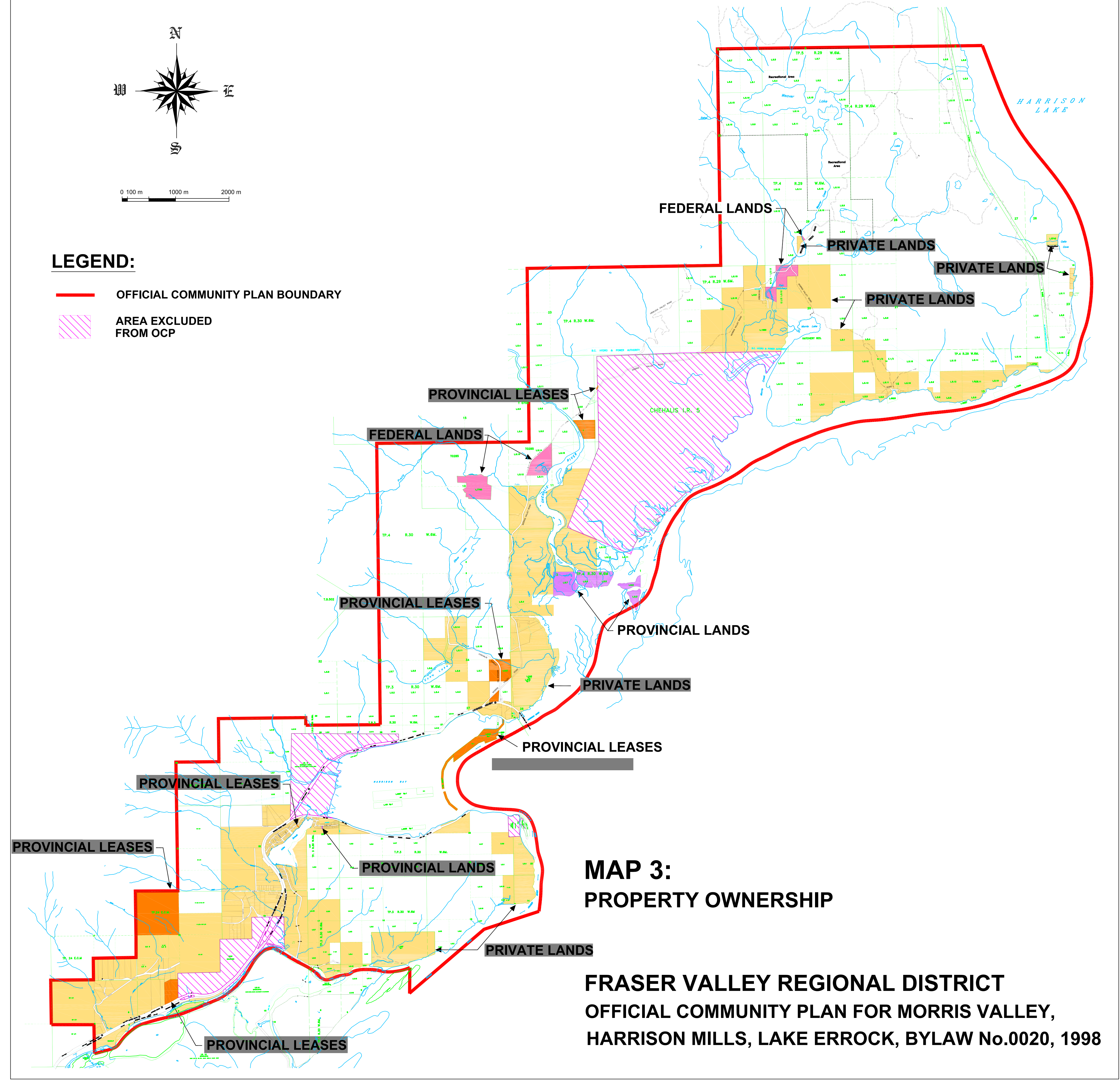
**MAP 2:
SETTLEMENT AND RESORT AREAS**

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



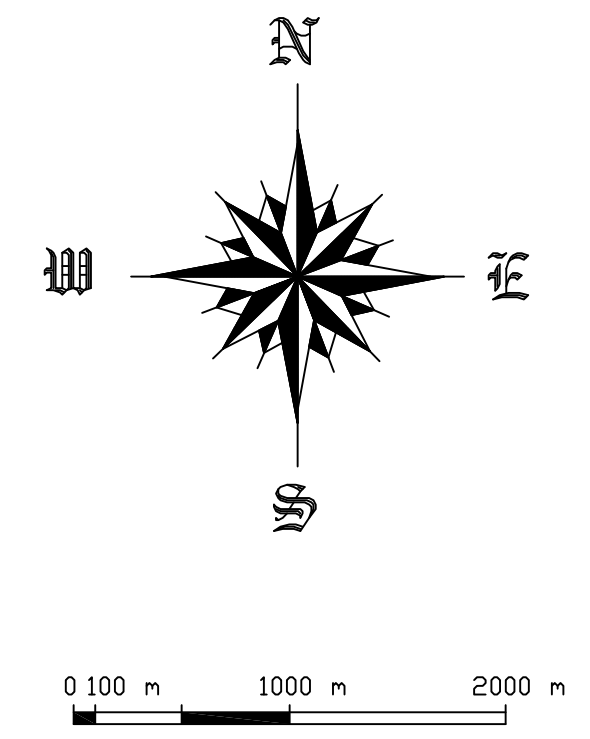
LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP


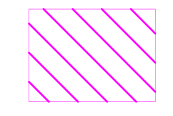



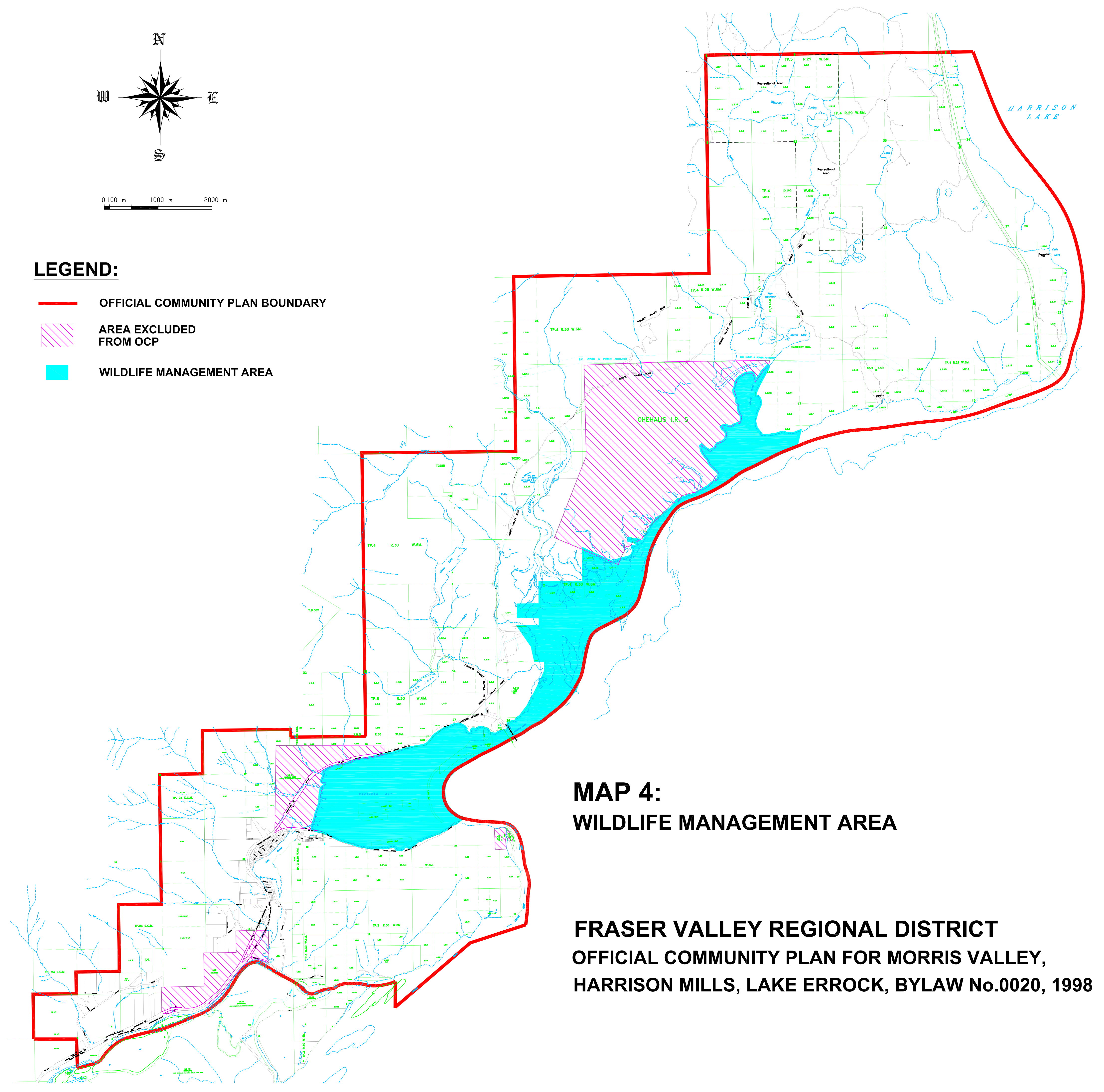
**MAP 3:
PROPERTY OWNERSHIP**

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



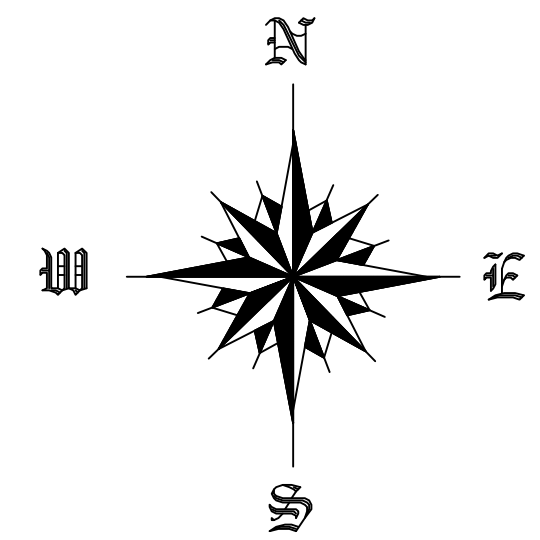
LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP
-  WILDLIFE MANAGEMENT AREA








**MAP 4:
WILDLIFE MANAGEMENT AREA**

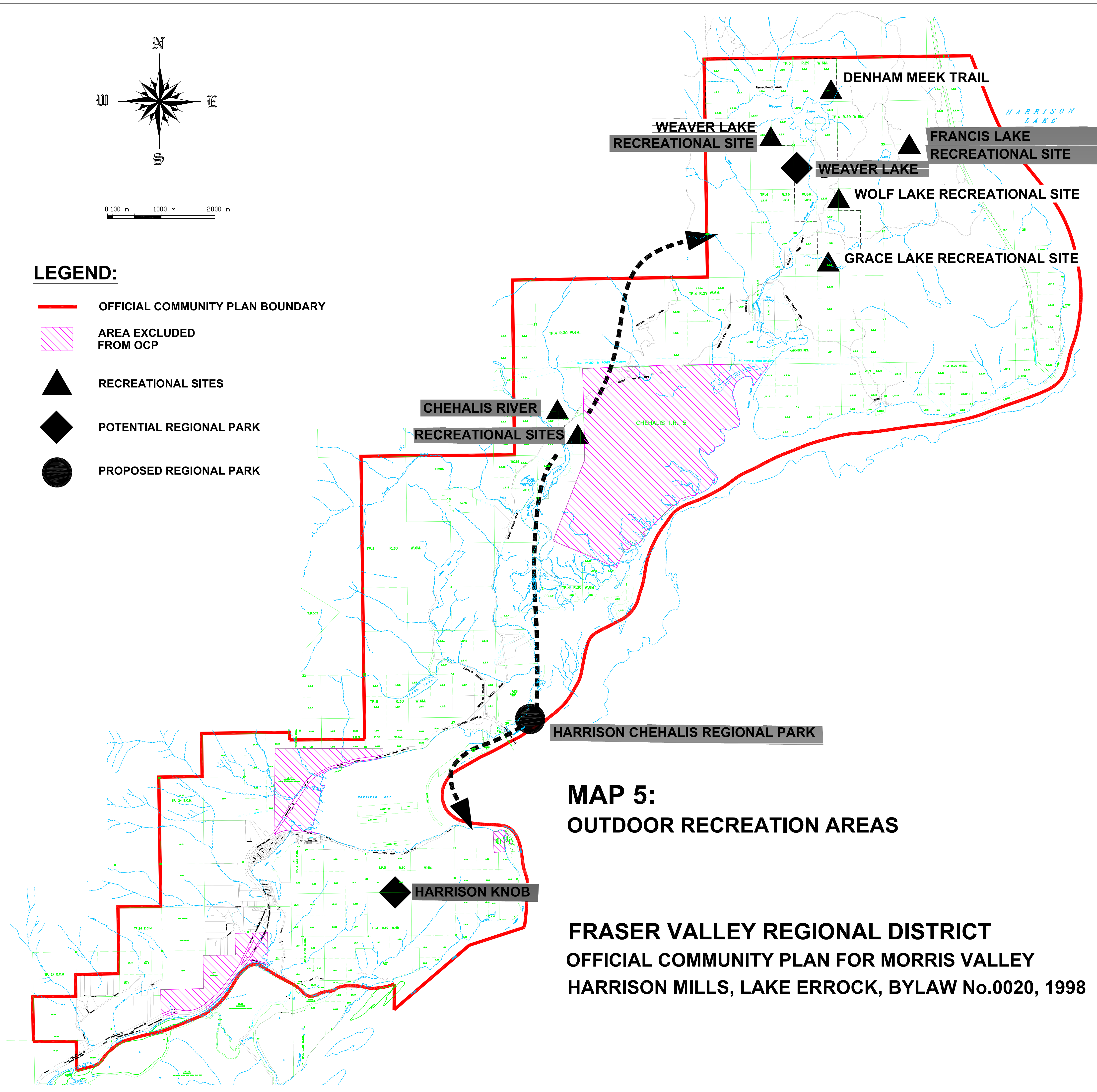
**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



0 100 m 1000 m 2000 m

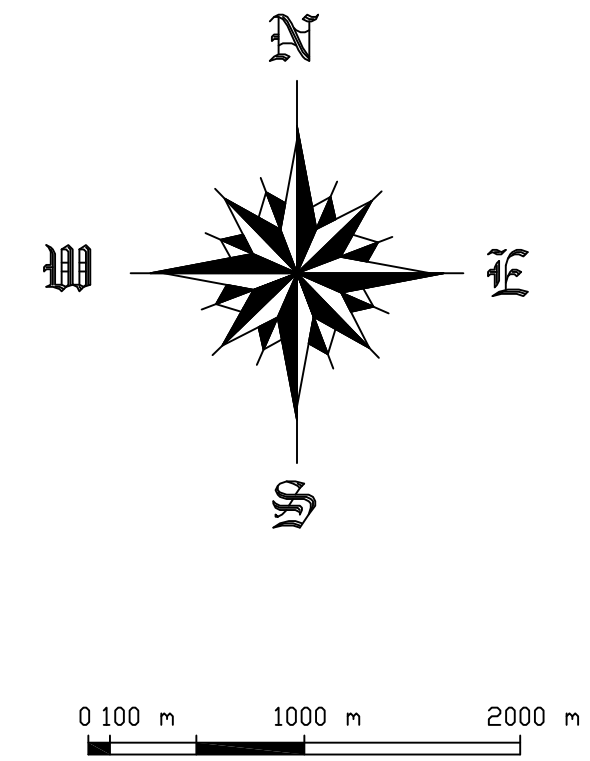
LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP
-  RECREATIONAL SITES
-  POTENTIAL REGIONAL PARK
-  PROPOSED REGIONAL PARK



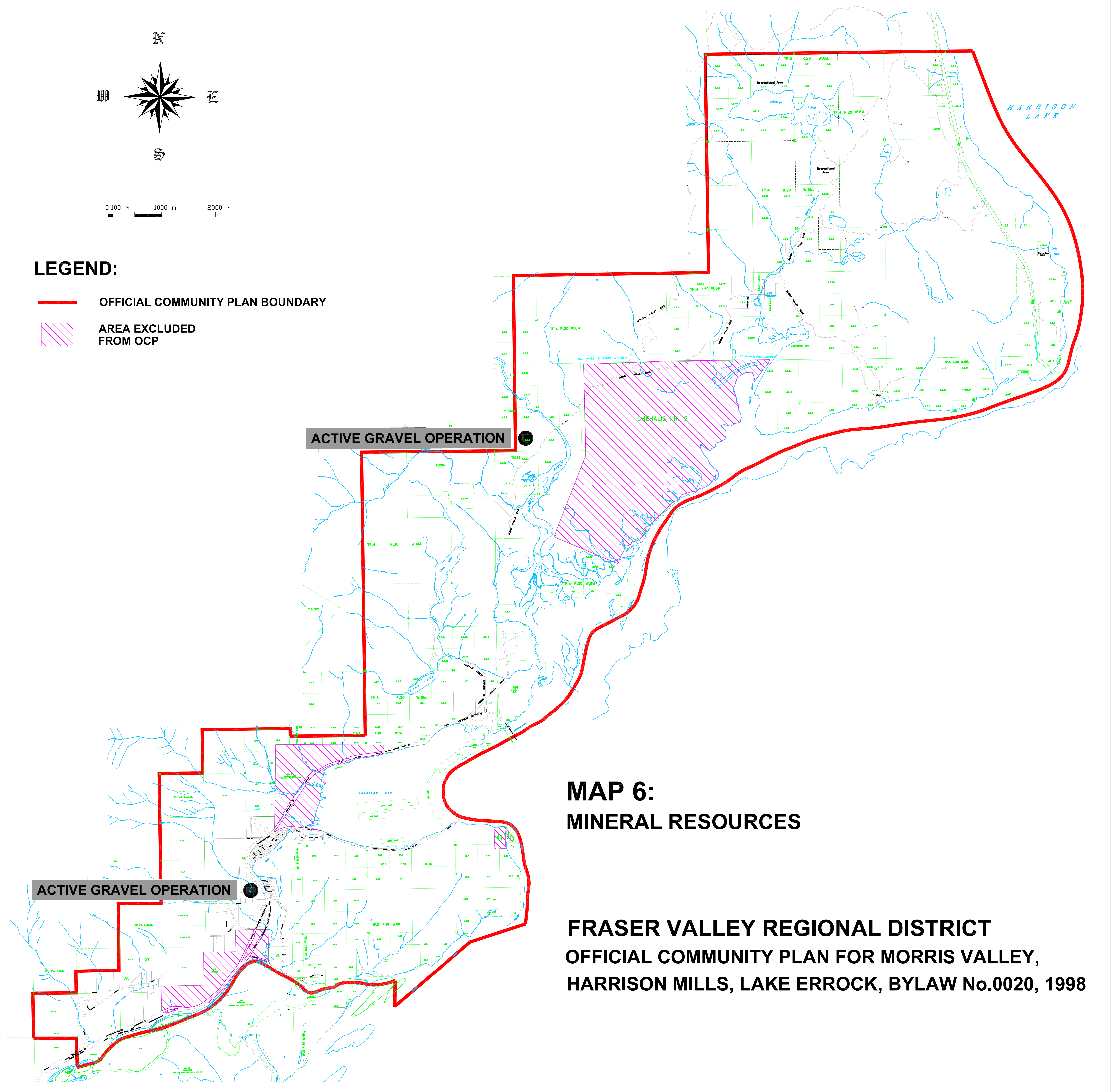
**MAP 5:
OUTDOOR RECREATION AREAS**

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



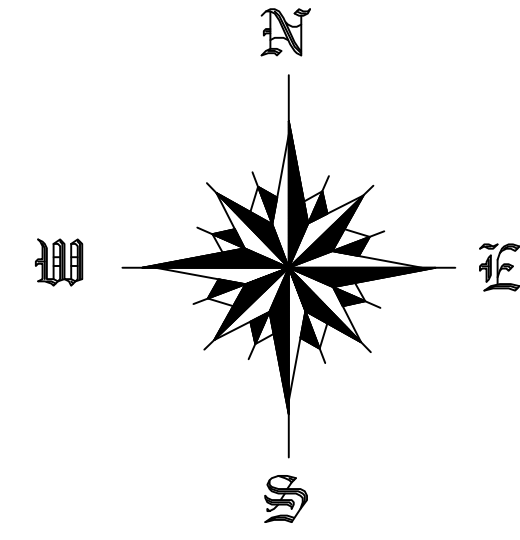
LEGEND:

- OFFICIAL COMMUNITY PLAN BOUNDARY
- AREA EXCLUDED FROM OCP




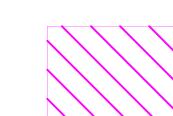

**MAP 6:
MINERAL RESOURCES**

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR MORRIS VALLEY,
HARRISON MILLS, LAKE ERROCK, BYLAW No.0020, 1998**



0 100 m 1000 m 2000 m

LEGEND:

-  OFFICIAL COMMUNITY PLAN BOUNDARY
-  AREA EXCLUDED FROM OCP
-  AGRICULTURAL LAND RESERVE AREA

