

Omineca Settlement Corridor Official Community Plan

Regional District of
Bulkley-Nechako
Bylaw No. 1260, 2003



REGIONAL DISTRICT OF BULKLEY – NECHAKO

Omineca Settlement Corridor Official Community Plan

Bylaw No. 1260

A bylaw to guide development in the Omineca Settlement Corridor Plan Area within Electoral Area “C” (Fort St. James Rural) of the Regional District of Bulkley – Nechako.

Pursuant to Section 876 of the *Local Government Act* the Regional Board of the Regional District of Bulkley – Nechako in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the “Omineca Settlement Corridor Official Community Plan Bylaw No. 1260, 2003.”
2. Attached to and forming part of Bylaw No. 1260 are:
 - Schedule “A”: Omineca Settlement Corridor Official Community Plan Objectives and Policies
 - Schedule “B”: Omineca Settlement Corridor Official Community Plan Designations
 - Schedule “C” Omineca Settlement Corridor Official Community Plan Gravel Resources
3. This Bylaw applies only to the Plan area of Electoral Area “C” as designated on Schedule “B”. This Bylaw does not apply to Indian Reserves.
4. If any section or lesser portion of this bylaw is set aside by courts, that portion shall be severed without affecting the validity of the remainder of the bylaw.
5. This bylaw is in compliance with the requirements of Sections 875, 877, 898, 879, 881, 890, 891 and 892 of the *Local Government Act* respecting content and procedures.

READ A FIRST TIME this 19th day of June 2003.

READ A SECOND TIME this 22nd day of July 2004.

A PUBLIC HEARING with respect to this bylaw was held on the 18th day of August 2004.

READ A THIRD TIME this 19th day of August 2004

I hereby certify that this is a true and correct copy of Bylaw No. 1260.

Gail Chapman
Gail Chapman,
Corporate Administrator

APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL AND WOMEN'S SERVICES on the 9th day of September 2004.

RECONSIDERED AND ADOPTED this 16th day of September 2004.

Rllll
Chairperson

Gail Chapman
Corporate Administrator

Table of Contents

Section 1	Plan Purpose.....	1
Section 2	Plan Goals.....	2
Section 3	Policies.....	3
3.1	Agriculture and Grazing (AG)	3
3.2	Industrial (I)	4
3.3	Commercial (C)	5
3.4	Residential (R).....	6
3.5	Civic / Institutional (C/I).....	7
3.6	Parks and Recreation (P)	8
3.7	Resource (RE).....	8
3.8	Environmentally Sensitive Areas (ESA).....	10
3.9	Housing	10
3.10	Mineral and Aggregate Resources	11
3.11	Natural Environment.....	11
3.12	Heritage Resources.....	12
3.13	Utility Services	13
3.14	Transportation	14
3.15	Hazard Lands	15
3.16	Economic Development.....	15
Section 4	Administration and Implementation	17

Section 1 – Plan Purpose

The Omineca Settlement Corridor Official Community Plan is a general statement of the broad goals, objectives and policies of the Regional District of Bulkley-Nechako respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the Plan.

The Official Community Plan serves as a policy document by which the Regional District of Bulkley-Nechako Board of Directors and the public can evaluate development proposals to ensure that development occurs in an orderly and economically efficient manner. The Plan also forms the basis for regulatory land use bylaws.

The Plan is developed from the findings in the accompanying document titled "Omineca Settlement Corridor Official Community Plan – Technical Supplement, 2003".

The Plan is to be updated through periodic review in order that the document continues to accurately reflect the long range planning objectives of residents of the Plan area.

Section 2 – Plan Goals

The goals of the Omineca Settlement Corridor Official Community Plan are:

1. to maintain the remote rural lifestyle and character of the area while recognizing the need to provide a range of land uses;
2. to maintain and enhance the natural features and landscapes of the Plan area for the use and enjoyment of future generations;
3. to develop sound land use policies that reflect sound environmental management and sensitivity to the adjoining parkland; and,
4. to provide sound administration of land use planning and development in the plan area.

These goals will be met through the objectives and policies found in Section 3 – Objectives and Policies.

Section 3 – Objectives & Policies

3.1 Agriculture and Grazing (AG)

3.1.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following agriculture and grazing objectives:

- 3.1.1.1 Encourage the economic expansion and utilization of lands designated Agriculture and Grazing for farming and grazing purposes;
- 3.1.1.2 Protect and preserve productive farm land and soil having agricultural capability and encourage agriculture whether or not it is within the Agricultural Land Reserve (ALR);
- 3.1.1.3 Liaise with the Provincial Agricultural Land Commission with a view to include in the Agricultural Land Reserve (ALR) those areas that are being used for agriculture and excluding those areas that have no agricultural potential; and,
- 3.1.1.4 Encourage the Province to review and modify the *Crown Agricultural Lease Policy* eligibility requirements of an existing farmer, under Section 3.2.0100(e).

3.1.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Agricultural designations shown on Schedule “B” of this bylaw:

- 3.1.2.1 Allow agriculture, grazing and other compatible uses of land within the area designated Agriculture and Grazing and to direct non-compatible development to more appropriate areas;
- 3.1.2.2 Support proposed agricultural and grazing developments that do not significantly affect water quality, wildlife and fisheries values;
- 3.1.2.3 Support the objectives of the Provincial Agricultural Land Commission and other Provincial agencies to preserve land having agricultural capability by encouraging and promoting land uses and regulations which meet these objectives;
- 3.1.2.4 Consider zoning areas within the Agriculture and Grazing designation to allow uses that are generally consistent with regulations of the *Agricultural Land Commission Act*;
- 3.1.2.5 Examine soil conditions in the area and the impact upon neighboring uses when determining the compatibility of proposed non-agricultural uses of land with agricultural land use within the Agricultural designation;
- 3.1.2.6 Consider the impacts that increased agriculture and grazing activity may have on the Omineca Park;

- 3.1.2.7 Recognize that the use of fencing may be required to lessen negative impacts this land use may have on adjacent and adjoining land uses;
- 3.1.2.8 Recommend the use of barb-less fencing should fencing be required;
- 3.1.2.9 Recommend that one lease be issued per operator at a time;
- 3.1.2.10 Support silviculture practices and those resource extractive industries, including trapping, in this designation which are compatible with surrounding land uses and which would allow the restoration of the land for agriculture;
- 3.1.2.11 Support the *Farm Practices Protection Act*, the *Code of Agricultural Practice for Waste Management*, the *Agricultural Waste Control Regulation*, and the *Fisheries Act*, and all other environmental guidelines and requirements for agricultural producers; and,
- 3.1.2.12 Encourage and support the *Crown Land Agricultural Lease Policy* review as being conducted by the Select Standing Committee on Agriculture and Fisheries.

3.2 Industrial (I)

3.2.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Industrial objectives:

- 3.2.1.1 Accommodate industrial uses in suitable locations as well as any potential primary resource extraction enterprises and the related processing of products.

3.2.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Industrial designations shown on Schedule "B" of this bylaw:

- 3.2.2.1 Encourage significant new industrial uses to establish within areas designated for industrial purposes as shown on Schedule "B" of this bylaw;
- 3.2.2.2 Consider designating further land within the Plan area for industrial purposes to accommodate new industrial uses where:
 - (a) There is a demonstrated need;
 - (b) The location is suitable;
 - (c) The environment would not seriously be effected;
 - (d) Neighbouring uses would not seriously be effected;
 - (e) Generated traffic would not cause serious problems; and,
 - (f) The proposed industrial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).

- 3.2.2.3 Consider the issuance of temporary permits throughout the plan area, where, notwithstanding a zoning bylaw:
 - (a) The use is clearly temporary in nature;
 - (b) There is a demonstrated need;
 - (c) The location is suitable;
 - (d) The environment would not seriously be effected;
 - (e) Neighbouring uses would not seriously be effected; and,
 - (f) Generated traffic would not cause serious problems.
- 3.2.2.3 Require appropriate minimum parcel sizes for industrial uses of land;
- 3.2.2.4 Encourage the establishment of permanent greenbelt buffers along parcel boundaries to provide a physical separation between industrial uses of land and adjacent agricultural and residential lands; and,
- 3.2.2.5 Consider the impacts that increased industrial activity may have on the Omineca Park.

3.3 Commercial (C)

3.3.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Commercial objectives:

- 3.3.1.1 Support the development of a wide-range of commercial enterprises; and,
- 3.3.1.2 Accommodate commercial uses in suitable locations.

3.3.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Commercial designations shown on Schedule "B" of this bylaw:

- 3.3.2.1 Encourage significant new commercial uses to establish within areas designated for commercial purposes as shown on Schedule "B" of this bylaw
- 3.3.2.2 Consider designating further land within the Plan area for local commercial or tourist commercial purposes to accommodate new commercial uses where:
 - (a) There is a demonstrated need;
 - (b) The location is suitable;
 - (c) The environment would not seriously be effected;
 - (d) Neighbouring uses would not seriously be effected;
 - (e) Generated traffic would not cause serious problems; and
 - (f) The proposed commercial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve.

- 3.3.2.3 Consider the issuance of temporary use permits throughout the Plan area, where, notwithstanding a zoning bylaw:
 - (a) The use is clearly temporary in nature;
 - (b) There is a demonstrated need;
 - (c) The location is suitable;
 - (d) The environment would not be seriously effected;
 - (e) Neighbouring uses would not be seriously effected; and,
 - (f) Generated traffic would not cause serious problems.
- 3.3.2.4 Require appropriate minimum parcel size for commercial uses of land;
- 3.3.2.5 Encourage the establishment of permanent greenbelt buffers along parcel boundaries to provide a physical separation between commercial uses of land and adjacent agricultural or residential lands;
- 3.3.2.6 Encourage and allow home based and cottage industries;
- 3.3.2.7 Encourage new commercial lots to be developed along existing roads;
- 3.3.2.8 Acknowledge that Park Use Permits will be required for commercial activities taking place within the Omineca Park; and,
- 3.3.2.9 Consider the impacts that increased commercial activity may have on the Omineca Park.

3.4 Residential (R)

3.4.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Residential objectives:

- 3.4.1.1 Support opportunities for affordable housing, rental housing and special needs housing;
- 3.4.1.2 Support and provide opportunities for home based and cottage industries in suitable locations; and,
- 3.4.1.3 Provide opportunities for residential development suitable for on-site servicing while maintaining the low density rural character and minimizing the negative impact on the natural resources and environment of the Plan area.

3.4.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Residential designations shown on Schedule "B" of this bylaw:

- 3.4.2.1 Encourage residential development to concentrate in areas designated for this purpose;
- 3.4.2.2 Allow low density residential, agricultural, recreational and other unobtrusive uses;
- 3.4.2.3 Promote a basic minimum site area of 4 hectares (9.88 acres)

- 3.4.2.4 Encourage the establishment of permanent greenbelt buffers of 50m (150ft) from each side parcel line to provide a physical separation between adjacent lots;
- 3.4.2.5 Encourage and allow home based business and cottage industries;
- 3.4.2.6 Encourage the sale of available lots prior to new subdivision;
- 3.4.2.7 Encourage new residential lots to be developed along existing roads; and,
- 3.4.2.8 Consider the impacts that increased residential activity may have on the Omineca Park.

3.5 Civic / Institutional (C/I)

3.5.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Civic / Institutional objectives:

- 3.5.1.1 Provide for the establishment of public facilities if and when deemed necessary.

3.5.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Civic / Institutional (C/I) designations shown on Schedule "B" of this bylaw:

- 3.5.2.1 Encourage significant new civic / institutional uses to establish within areas designated for commercial purposes as shown on Schedule "B" of this bylaw
- 3.5.2.2 Allow institutional and public facilities where required in the Plan area provided there is no serious conflict with adjacent land uses;
- 3.5.2.3 Continue to assist rural area residents in assessing the feasibility of providing public services on a local service area basis in accordance with the *Local Government Act*;
- 3.5.2.4 Cooperate with the local school district in assessing the demand for new facilities and in selecting appropriate sites for schools; and,
- 3.5.2.5 Assist the local school district in assessing the future needs for new facilities through consultation regarding residential development activity and proposals that could impact the need for educational services.

3.6 Parks and Recreation (P)

3.6.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Parks and Recreation objectives:

- 3.6.1.1 Protect lands having significant recreational value and improve outdoor recreational opportunities to enhance liveability and tourism potential of the area while minimizing conflicts between recreation, agriculture, fish and wildlife, and other resources or uses of land; and,
- 3.6.1.2 Support the provincial government as it continues to reserve all existing Crown Land designated Parks and Recreation and any new park and recreation as Park or Map Reserve.

3.6.2 Policies

The Regional District of Bulkley-Nechako Board applies the following policies to the Parks and Recreation (P) designations shown on Schedule "B" of this bylaw:

- 3.6.2.1 Encourage significant new park and recreational uses to establish within areas designated for parks and recreation purposes as shown on Schedule "B" of this bylaw;
- 3.6.2.2 Consider the recreational zoning of lands designated as Parks and Recreation; and,
- 3.6.2.3 Allow any size of parcel to be used for Parks and Recreation purposes
- 3.6.2.4 Encourage and support the protection of the natural character and public access of natural features including the Omineca River, 10 Mile Lookout, 14 Mile Lookout.

3.7 Resource (RE)

3.7.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Resource objectives:

- 3.7.1.1 Preserve lands within the Plan area for agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, trapping, wilderness oriented recreation and necessary institutional, public, utility or transportation services.

3.7.2 *Policies*

The Regional District of Bulkley-Nechako Board applies the following policies to the Resource (RE) designations shown on Schedule "B" of this bylaw:

- 3.7.2.1 To allow only uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services;
- 3.7.2.2 To protect, wherever possible, established routes used by livestock or wildlife, and recreation lands, established trap lines and fish and wildlife habitats from incompatible land uses;
- 3.7.2.3 To permit only a limited amount of low density residential development, provided that it would have a minimal impact on the rural resource potential of the area; and,
- 3.7.2.4 To allow individual parcels of land no smaller than 4 hectares (9.88 acres).

3.8 Environmentally Sensitive Areas (ESA)

3.8.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Environmentally Sensitive Areas (ESA) objectives:

- 3.8.1.1 Preserve and protect the fish and fish habitat and riparian values present within the Omineca River and its riparian area, and;
- 3.8.1.2 Support all provincial and federal regulations regarding development surrounding watercourses.

3.8.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.8.2.1 Recognize a thirty metre (30m) no disturbance area along each bank of the Omineca River as recommended by the Department of Fisheries and Oceans;
- 3.8.2.2 Encourage development proposals that:
 - (a) Maintain or restore wildlife and fish populations;
 - (b) Protect identified rare or endangered plants, wildlife, wildlife habitat, fish, fish habitat, sensitive ecosystems and rare plant communities;
 - (c) Prevent the spread of non-native species in wildlife and fish habitats; and,
 - (d) Retain wildlife and fish habitat and identify and mitigate potential wildlife and fish conflicts.
- 3.8.2.3 Encourage development proponents to obtain appropriate approval(s) from the Department of Fisheries and Oceans, the Ministry of Water, Land and Air Protection and / or Land and Water BC prior to conducting improvements within the Environmentally Sensitive Area.

3.9 Housing

3.9.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Housing objectives:

- 3.9.1.1 Provide support and encouragement in the provision of affordable housing, rental housing and special needs housing within the Plan area.

3.9.2 *Policies*

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.9.2.1 Support the development of affordable housing, rental housing and special needs housing within the Plan area.

3.10 Mineral and Aggregate Resources

3.10.1 *Objectives*

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Mineral and Aggregate Resources objectives:

- 3.10.1.1 Support the conservative use of mineral and aggregate resource deposits and to protect these from development that would irreversibly prohibit its future utilization; and,
- 3.10.1.2 Recognize that the Omineca Region is an active mining and resource extractive area.

3.10.2 *Policies*

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.10.2.1 Recognize that the provincial government is responsible for the administration of the province's mineral and aggregate resources;
- 3.10.2.2 Maintain opportunities for the exploration and development of metallic, industrial mineral and sand and gravel resources; and,
- 3.10.2.3 Allow the extraction of the aggregate resources within the plan area that are required for the construction and maintenance of roads or highways, buildings and other necessary local projects.

3.11 Natural Environment

3.11.1 *Objectives*

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Water Resources objectives:

- 3.11.1.1 Protect the fish and wildlife habitats and travel corridors within the Plan area;

- 3.11.1.2 Encourage the provincial and federal governments and non-governmental organizations in their efforts to enhance the fish and wildlife resources in the Plan area;
- 3.11.1.3 Recognize the importance of the surface and ground water resources on a local, regional and provincial scale and to protect the quantity and quality of these resources for future generations; and,
- 3.11.1.4 Retain, where possible, a greenbelt of natural vegetation along watercourses.
- 3.11.1.5 Encourage responsible Provincial Ministries and Agencies to collectively manage forest health in consultation with the community.
- 3.11.1.6 Encourage non-chemical methods of pest management within the Plan Area.

3.11.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.11.2.1 Encourage the provincial government to undertake an inventory and study of groundwater sources to determine the best means of protecting these water supplies.

3.12 Heritage Resources

3.12.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Heritage Resources objectives:

- 3.12.1.1 Encourage and facilitate the identification, protection and conservation of archaeological, historical and palaeontological sites.

3.12.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.12.2.1 Consider archaeological studies completed for the Plan area by the Provincial Government and others in land use planning and development;
- 3.12.2.2 Support the provincial government and interested local parties in measures that identify and protect historic heritage features and sites of natural, architectural, historical and archaeological significance;
- 3.12.2.3 Encourage development proponents to consider archaeological, historical and palaeontological resources during all phases of project planning, design and implementation;

- 3.12.2.4 Support that archaeological sites not be altered or changed in any manner without a permit pursuant to section 12 or 14 of the *Heritage Conservation Act*; and,
- 3.12.2.5 Support that the provincial government in the application and enforcement of the *Heritage Conservation Act*.

3.13 Utility Services

3.13.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Utility Services objectives:

- 3.13.1.1 Support the planning and development of utility services according to need, feasibility and public support in a manner that addresses those needs and provides for an enhancement of neighbouring services.
- 3.13.1.2 Support the requirements of the provincial government with respect to sewage disposal and water supply systems.

3.13.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.13.2.1 Recognize the advantages of orderly growth and the pre-planning of subdivisions that can lead to an efficient and economical extension of utilities;
- 3.13.2.2 Allow public utility land uses where required in the Plan area;
- 3.13.2.3 Support the location of utility services and communication corridors required in the plan area which minimize the disruption of the natural environment and the impact on existing and potential resource activities on land uses such as forestry, agriculture, recreation, fish and wildlife; and,
- 3.13.2.4 Continue to assist rural area residents in assessing the feasibility of providing utilities on a local service area basis in accordance with the *Local Government Act*.
- 3.13.2.5 Require development proponents to acquire approval from the appropriate Health Unit when installing any sewage disposal system.
- 3.13.2.6 Require development proponents to meet the requirements of the *Drinking Water Protection Act* when installing and utilizing a domestic water system, other than a system serving a single family dwelling.

3.14 Transportation

3.14.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Transportation objectives:

- 3.14.1.1 Ensure the establishment of a safe and efficient transportation network and to take into account traffic matters and the functional integrity of the transportation system in land use decisions; and,
- 3.14.1.2 Encourage industrial traffic to utilize other Forest Service Roads in the area in an effort to preserve the 'residential' use of the Thutade Forest Service Road.

3.14.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to:

- 3.14.2.1 Recognize the Thutade Forest Service Road as the main transportation link to the Plan area;
- 3.14.2.2 Minimize the impact of vehicle traffic on the natural and man-made environment;
- 3.14.2.3 Retain the visual quality and attractiveness of the Plan Area with respect to road improvements and maintenance.
- 3.14.2.4 Encourage provincial ministries, such as Ministry of Forests, Ministry of Transportation and Land and Water BC to find a solution to address the community's public safety concerns regarding the Thutade Forest Service Road;
- 3.14.2.5 Encourage the Ministry of Forests to implement speed limit restrictions throughout the Plan area;
- 3.14.2.6 Encourage the Ministry of Forests and / or the Ministry of Transportation to provide year round road maintenance throughout the Plan area;
- 3.14.2.7 Encourage provincial agencies to consult with the community prior to any changes, upgrades or usage of the Thutade Forest Service Road.
- 3.14.2.8 Participate in the Provincial Government's road network planning as it affects the Plan Area; and,
- 3.14.2.9 Encourage the provincial government to minimize disruption of the natural environment and the impact on existing and potential resource activities or land uses such as forestry, agriculture, recreation, fish and wildlife in the selection of future road alignments.

3.15 Hazard Lands

3.15.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Hazard Lands objectives:

- 3.14.1.1 Minimize the loss of life, injury, trauma and damage to property from natural hazards.

3.15.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to apply the following policies throughout the plan area:

- 3.15.2.1 Generally support and allow only agriculture and grazing, trapping, silviculture, park and open space recreational uses in designated floodplain areas or on flood susceptible lands;
- 3.15.2.2 Continue to manage floodplain hazards in accordance with provincial *Flood Hazard Area Land Use Management Guidelines*;
- 3.15.2.3 Encourage the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by floodwaters to be flood proofed to those standards specified by the Ministry of Water, Land and Air Protection;
- 3.15.2.4 Recognize that there have been no detailed geotechnical soil stability reports completed which identify lands susceptible to mass movement; and,
- 3.15.2.5 Discourage the development of lands which are subject to soil instability.

3.16 Economic Development

3.16.1 Objectives

The goals of the Omineca Settlement Corridor Official Community Plan will be met through the following Economic Development objectives:

- 3.16.1.1 Provide the Omineca Settlement Corridor with increased economic development opportunities; and,
- 3.16.1.2 Allow a wide range of commercial and industrial enterprises to operate within the Plan area while respecting the Plan area's remote rural setting.

3.16.2 Policies

It is the policy of the Regional District of Bulkley-Nechako Board to apply the following policies throughout the plan area:

- 3.16.2.1 Provide suitable locations for commercial and industrial enterprises
- 3.16.2.2 To encourage and allow home based or cottage industries within residential areas;
- 3.16.2.3 Encourage BC Parks to provide employment within the Omineca Park for residents of the Omineca Settlement Corridor; and,
- 3.16.2.4 Coordinate efforts with BC Parks in its development plans for the Omineca Park to encourage spin-off and multiplier economic opportunities for residents of the Omineca Settlement Corridor.

Section 4 – Administration and Implementation

4.1 Administration and Implementation

4.1.1 Objectives

The goals of the Omineca Settlement Corridor will be met through the following administrative objectives:

- 4.1.1.1 Seek continuing cooperation with all government agencies, the community and the private sector in Plan formulation, evaluation, amendments and completion; and,
- 4.1.1.2 Support all Provincial Acts, Regulations and Codes.

4.1.2 Policies

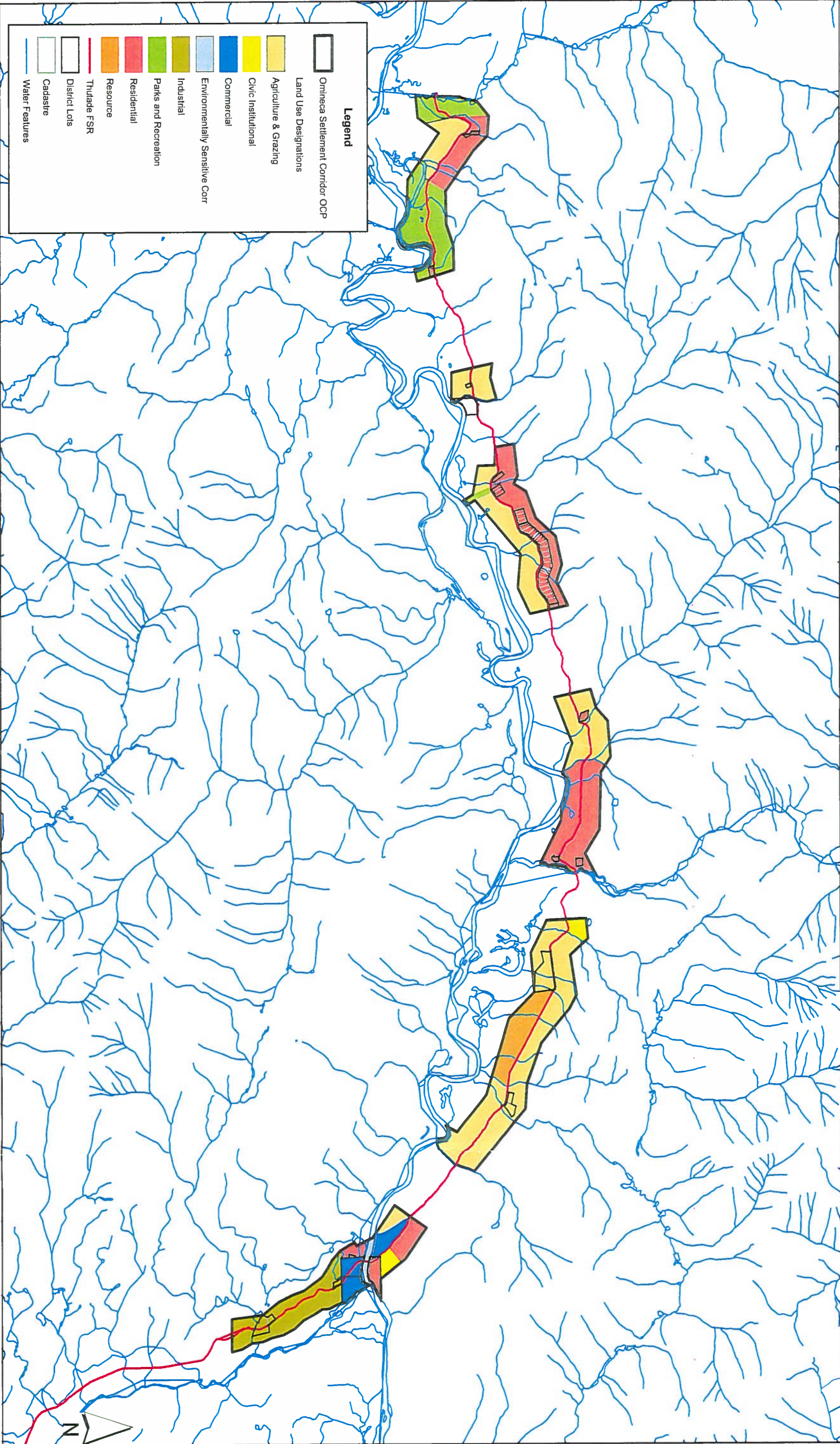
It is the policy of the Regional District of Bulkley-Nechako Board to apply the following policies throughout the plan area:

- 4.1.2.1 Support the coordination of planning and development among government agencies having jurisdiction over land use matters;
- 4.1.2.2 Consider development proposals, Agriculture Land Reserve (ALR) applications and bylaws in light of the Official Community Plan;
- 4.1.2.3 Support the implementation of the Omineca Settlement Corridor Official Community Plan without the adoption of a zoning bylaw and / or building inspection services within the Plan Area;
- 4.1.2.4 Consider amendments to this plan as needed; and,
- 4.1.2.5 Conduct a thorough, in-depth review of the Official Community Plan once every five years.



Plan Designations
 Omineca Settlement Corridor Official Community Plan
 Schedule "B" of Bylaw No. 1260, 2004

Scale 1:75,000
 7 July 2004

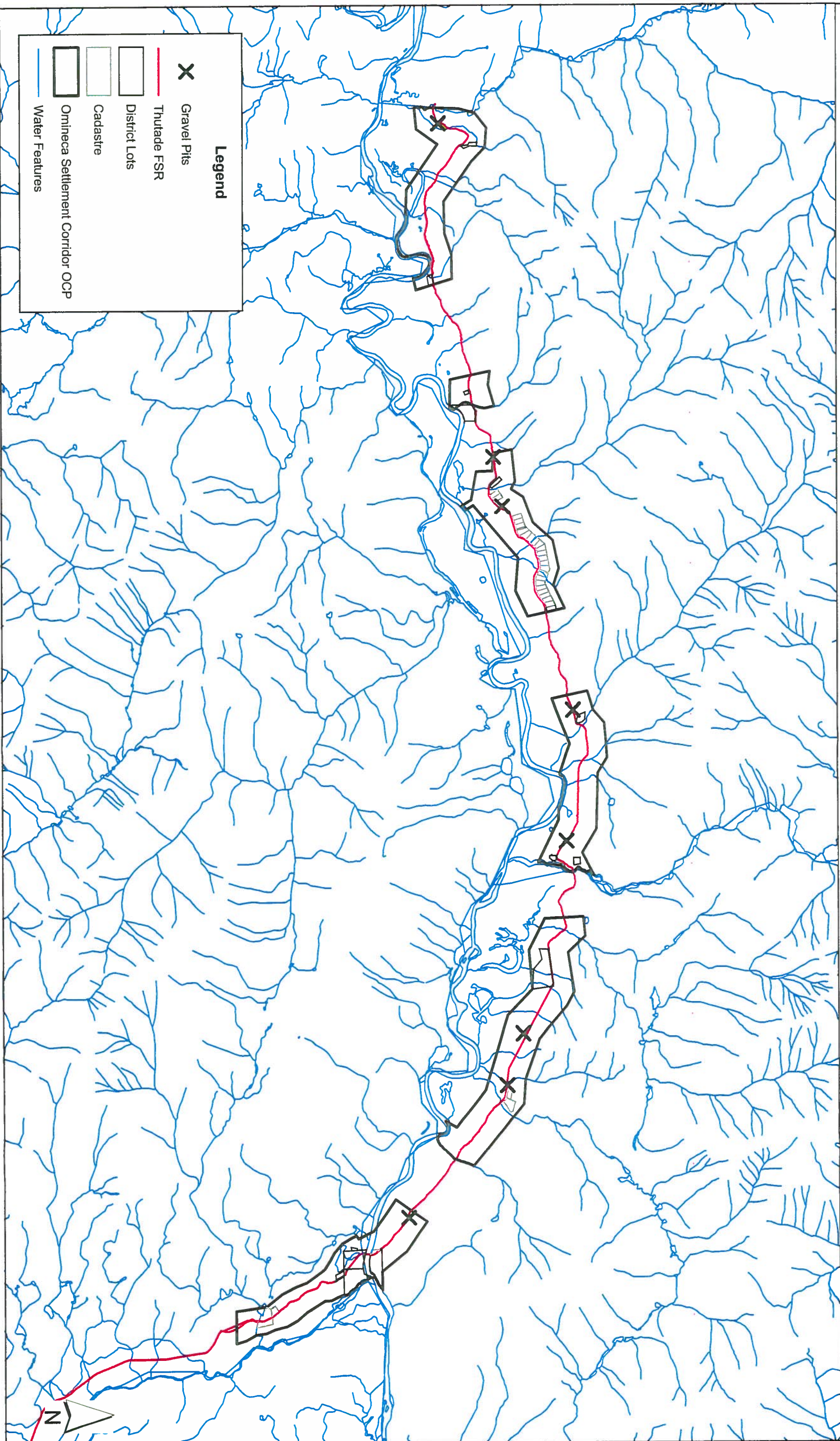




Gravel Resources

Omineca Settlement Corridor Official Community Plan
Schedule "C" of Bylaw No. 1260, 2003

Scale 1:75,000
7 July 2004



Legend

- X Gravel Pits
- Thutade FSR
- District Lots
- Cadastre
- Omineca Settlement Corridor OCP
- Water Features



Omineca Settlement Corridor Official Community Plan Technical Supplement

Regional District of
Bulkley-Nechako
Bylaw No. 1260, 2003



Table of Contents

Section 1	Introduction.....	1
1.1	Purpose	1
1.2	Jurisdiction	1
1.3	Legislative Requirements.....	2
1.4	Community Plan Area	4
1.5	Community Planning Process	4
1.6	Community Goals and Projects.....	4
Section 2	Historical Background.....	7
Section 3	Demographics	8
3.1	Population & Distribution.....	8
3.2	Population Projection.....	9
Section 4	Land Use	11
4.1	Land Inventory.....	11
4.2	Agriculture	11
4.3	Forestry	11
4.4	Mineral and Aggregate Resources.....	11
4.5	Residential.....	12
4.6	Ecotourism	12
4.7	Resource	12
4.8	Omineca Park.....	12
Section 5	Infrastructure	14
5.1	Telecommunications.....	14
5.2	Utilities.....	14
5.3	Transportation	14
5.4	Waste Disposal.....	14
5.5	Medical Care and Emergency Services	15
5.6	Other Services.....	15
Section 6	Environmental and Cultural Resources.....	16
6.1	Environmental Resources.....	16
6.2	Cultural Resources	17
Section 7	Plan Implementation	18
7.1	General Provisions	18
7.2	Land Use Regulations	18
Endnotes and References		20

List of Tables

Table 1: Population Projection for Dissemination Area 59-510-139 10

List of Figures

Figure 1: Plan Area appendix
Figure 2: Regional District of Bulkley-Nechako Map 5
Figure 3: Dissemination Area 59-510-139 8
Figure 4: 2001 Population for Dissemination Area 59-510-139 8
Figure 5: 2001 Population Pyramid 9
Figure 6: Population Projection for Dissemination Area 59-510-139 10
Figure 7: Land Inventory appendix

List of Schedules to Bylaw No. 1260

Schedule "A": Omineca Settlement Corridor Official Community Plan Objectives
and Policies
Schedule "B": Omineca Settlement Corridor Official Community Plan Designations
Schedule "C": Omineca Settlement Corridor Official Community Plan Gravel
Resources

Section 1 – Introduction

1.1 Purpose

The purpose and objective of the Omineca Settlement Corridor Official Community Plan Bylaw No 1260, 2003 is to state the broad land use objectives and policies of the Regional District of Bulkley-Nechako for the area along the Omineca Settlement Corridor. The Omineca Settlement Corridor is located along the Omineca River and is commonly referred to as Germansen Landing.

As such the intent of this OCP is to:

- Build agreement among residents, the general public and various government agencies as to the future land uses within the Plan Area;
- Establish direction and consistency to decisions pertaining to land use;
- Complement the land use policies of other levels of government; and,
- Ensure that development occurs in an orderly, economically efficient and environmentally sensitive manner.

The *Omineca Settlement Corridor Official Community Plan Technical Supplement* forms the basis for the policies contained in the Official Community Plan.

1.2 Jurisdiction

The objectives and policies contained in the Omineca Settlement Corridor Official Community Plan are those of the Board of Directors of the Regional District of Bulkley-Nechako.

All or parts of the Omineca Settlement Corridor Official Community Plan area are within the jurisdiction of superseding legislation including, but not limited to, the:

- *Forest Act;*
- *Petroleum and Natural Gas Act;*
- *Health Act;*
- *Land Act;*
- *Mines Act;*
- *Mineral Tenure Act;*
- *Water Act; and,*
- *Waste Management Act.*

No policy or land use designation contained in this Plan removes the need to obtain approval required by any other jurisdiction.

1.3 Legislative Requirements

The ability for Regional Districts to create and implement Official Community Plans originates from the *Local Government Act*. Regulations regarding Official Community Plans are contained in Sections 875 to 882 of the *Local Government Act*.

Section 875 describes and defines Official Community Plans:

- (1) An official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.
- (2) To the extent that it deals with these matters, an official community plan should work towards the purpose and goals referred to in section 849.

The *Local Government Act* also provides a list of required content (found in Section 877):

- (1) An official community plan must include statements and map designations for the area covered by the plan respecting the following:
 - (a) The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
 - (b) The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
 - (c) The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extractions;
 - (d) Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
 - (e) The approximate location and phasing of any major road, sewer and water systems;
 - (f) The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
 - (g) Other matters that may, in respect of any plan, be required or authorized by the minister.
- (2) An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

Section 878 outlines the policies that may be included in an OCP:

- (1) An official community plan may include the following:
 - (a) Policies of the local government relating to social needs, social well-being and social development;

- (b) A regional context statement, consistent with the rest of the community plan of how matters referred to in section 850(2)(a) to (c), and other matters dealing with the community plan, apply in a regional context;
 - (c) Policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan;
 - (d) Policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.
- (2) If a local government proposes to include a matter in an official community plan, the regulation of which is not within the jurisdiction of the local government, the plan may only state the broad objective of the local government with respect to that matter unless the minister has, under section 877(1)(g), required or authorized the local government to state a policy with respect to that matter.

Section 879 states the requirements for consultation:

- (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultations with persons, organizations and authorities it considers will be affected.
- (2) For the purposes of subsection (1), the local government must
 - (a) Consider whether the opportunities for consultation with one or more persons, organizations and authorities should be early and ongoing, and
 - (b) Specifically consider whether consultation is required with
 - (i) The board of the regional district in which the area covered by the plan is located, in the case of municipal official community plan,
 - (ii) The board of any regional district that is adjacent to the area covered by the plan,
 - (iii) The council of any municipality that is adjacent to the area covered by the plan,
 - (iv) First nations,
 - (v) School district boards, greater boards and improvement district boards, and
 - (vi) The provincial and federal governments and their agencies.
- (3) Consultation under this section is in addition to the public hearing required under section 882(3)(d)

The requirements for planning for school facilities are found in section 881:

- (1) If a local government has adopted or proposes to adopt or amend an official community plan for an area that includes the whole or part of one or more school districts, the local government must consult with the school boards for those school districts

- (a) At the time of preparing or amending the community plan, and
 - (b) In any event, at least once in each calendar year
- (2) For consultation under subsection (1), the local government must seek the input of the school boards as to the following:
- (a) The actual and anticipated needs for school facilities and support services in the school districts;
 - (b) The size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (a);
 - (c) The type of school anticipated to be required on the sites referred to in paragraph (b)
 - (d) When the school facilities and support services referred to in paragraph (a) are anticipated to be required;
 - (e) How the existing and proposed school facilities relate to existing or proposed community facilities in the area.

1.4 Community Plan Area

The Omineca Settlement Corridor is located in central British Columbia approximately 200 kilometres north of Fort St. James. It is part of the Regional District of Bulkley-Nechako Electoral Area "C" (Figure 1). The Settlement Corridor extends along the Thutade Forest Service Road as shown in Figure 1. The Community Plan area follows the boundaries of the Omineca Park.

1.5 Community Planning Process

The process of developing the Omineca Settlement Corridor began in the summer of 2001 with a series of community meetings and consultation with government agencies. Input from community members and stakeholders played an integral role in the development of the goals, objectives and policies found within the OCP. The following mission statement, as created by the community, guided the planning process:

"To preserve the remote rural attributes and lifestyle of Germansen Landing by guiding expansion and development in the Omineca Settlement Corridor; with sensitivity to the wilderness / backcountry recreation features of the Omineca Park."

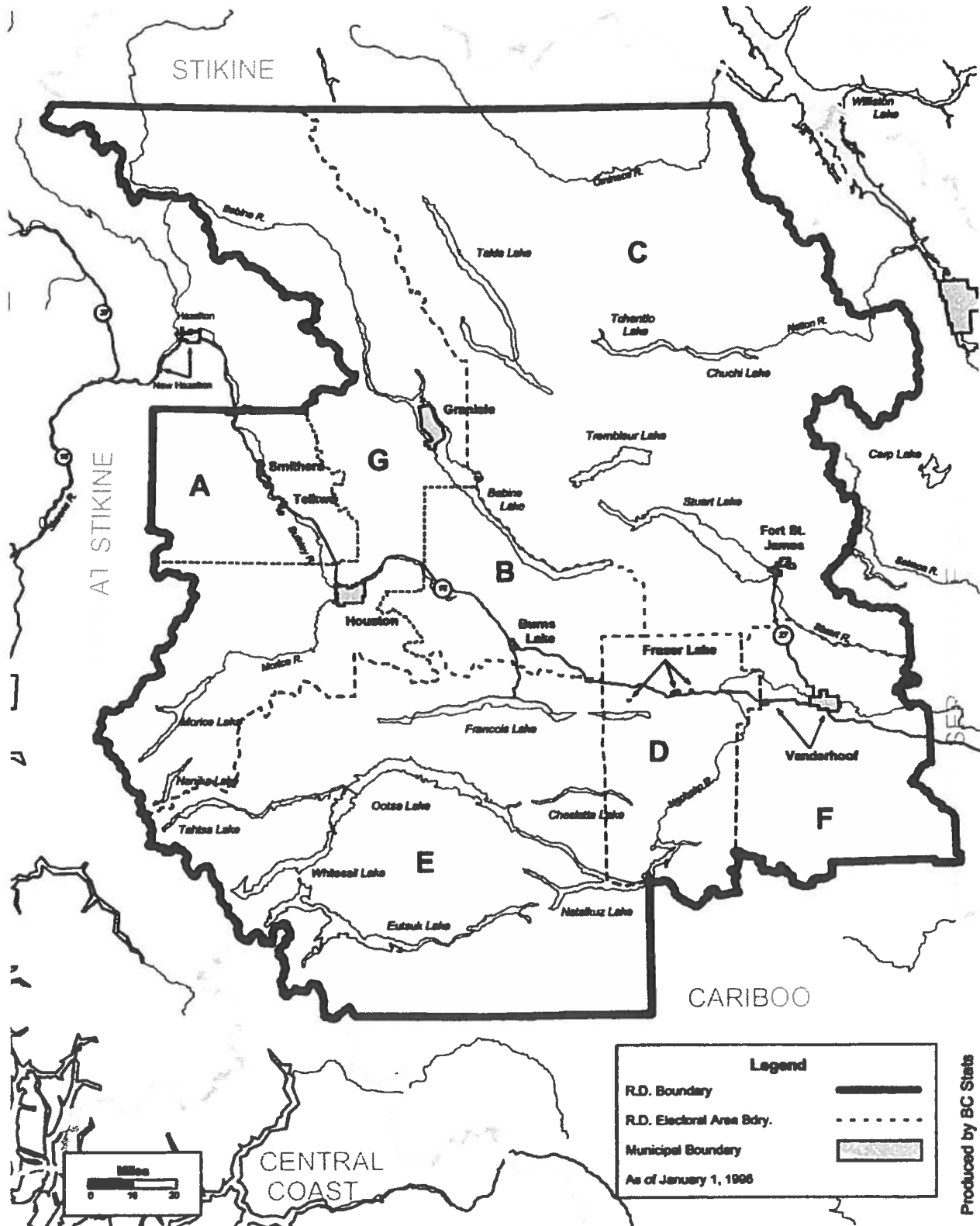
1.6 Community Goals and Projects

1.6.1 Community Goals

The community has identified four goals for the Omineca Settlement Corridor Official Community Plan:

Figure 2: Regional District of Bulkley-Nechako Map

Regional District of Bulkley-Nechako



1. to maintain the remote rural lifestyle and character of the area while recognizing the need to provide a range of land uses;
2. to maintain and enhance the natural features and landscapes of the Plan area for the use and enjoyment of future generations;
3. to develop sound land use policies that reflect sound environmental management and sensitivity to the adjoining parkland; and,
4. to provide sound administration of land use planning and development in the plan area.

The most valued features of the Omineca Settlement Corridor are its remoteness, rural character and its natural landscapes. These are of the utmost importance to the residents of the community and, therefore, the Plan will endeavour to protect and maintain them through responsible and sound land use policies.

Through a public consultation process that guided the development of the Omineca Settlement Corridor OCP the public has been able to provide input regarding future development in the area.

1.6.2 Community Projects

The community has identified the following as projects, short and long term that will enhance the community of Germansen Landing and the Omineca Settlement Corridor:

1. Development of a community recreation site with facilities such as a community hall, ball fields, etc. at California Creek. This site is identified under the "Civic / Institutional" designation on Schedule "B" of RDBN Bylaw No. 1260, 2003.
2. Development of a sani-dump for recreation vehicles within the Germansen Landing / Manson Creek area
3. Development of boat launches (at 12 Mile for example)

Section 2 – Historical Background

Omineca derives its name from a Sekanais word “Omoene–khah” which means lake-like or sluggish river.

The settlement and industrialization of the Omineca area began in the 1860s with the discovery of gold in the Vital Creek Valley. The gold rush began when James Germansen found gold at the present site of Germansen Landing in July of 1870 and when gold was discovered on Manson Creek in 1871. The government agent, Peter O'Reily, was sent to lay out a new town called Arctic or Germansen City, which was located one to three miles up the Omineca River from Germansen Landing, and found 1200 people already living in the area. This initial rush quickly moved on although mining operations like McCorkell and Cominco continued to carry on some activity.

The next large surge of activity affecting the Omineca Valley occurred from 1935 to 1941 when Charles de Gonahl established his hydraulic mining operations two miles south of Germansen Landing. This operation involved building a sawmill, located where the present Omineca bridge now stands, to mill the millions of board feet of lumber necessary to construct his mining camp. The lumber was also used to construct a 12 mile long flume at Germansen Lake; of which remnants still are visible today.

Most of the buildings still in existence at Germansen Landing were built during this period and float equipped aircraft were commonly tied at the Landing dock. World War II put an end to the Gonahl operation but the store and post office have continued ever since.

Residents who were not traditional miners, guides or trappers began to settle in the Omineca Valley in the late 1960s and 1970s. In recent years the Plan Area has benefited from growing retirement and tourism industries (guide outfitting, accommodations, etc.), ongoing placer gold and silver operations as well as agriculture, recreation and trapping.

Section 3 – Demographics

3.1 Population and Distribution

The community of Germansen Landing is an unincorporated area. As such, specific demographic information is not available from Statistics Canada. However, in 1991, Statistics Canada provided estimates for small communities like Germansen Landing. At this time the population of Germansen Landing was estimated to be 57 people¹.

The most recent demographics that can be gathered for the Germansen Landing area fall within Dissemination Area 59-510-139 (Figure 3). This dissemination area also included the community of Manson Creek. According to Statistics Canada the total population of DA 59-510-139 is fifty five (55). Figure 3 shows the total population broken down by age cohorts for 2001.

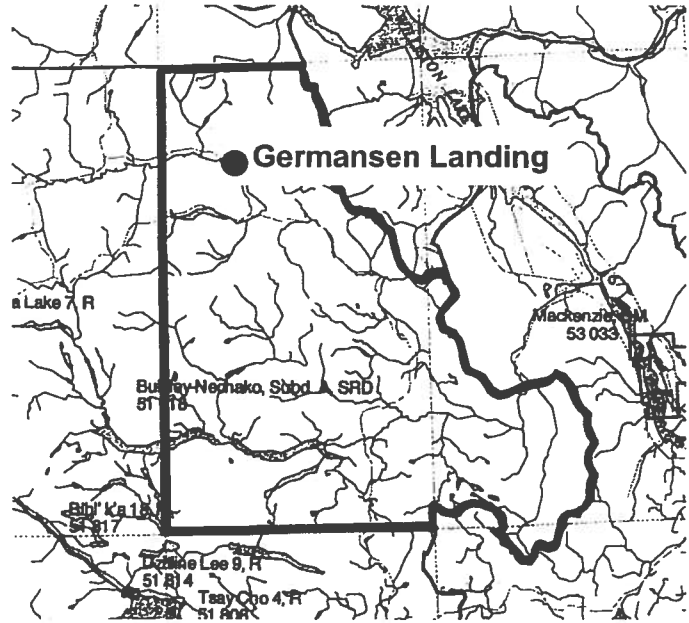
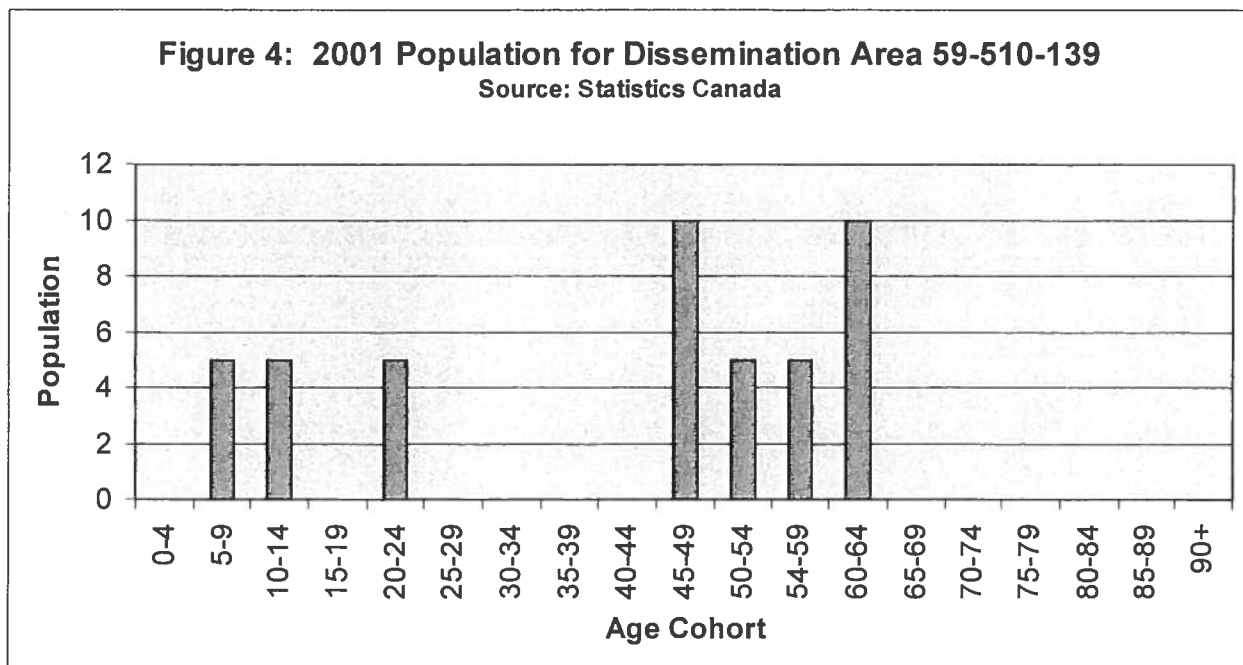


Figure 3: Dissemination Area 59-510-139

Source: Statistics Canada

Thirty three percent (33%) of the population falls between the ages of 5-24 (within a



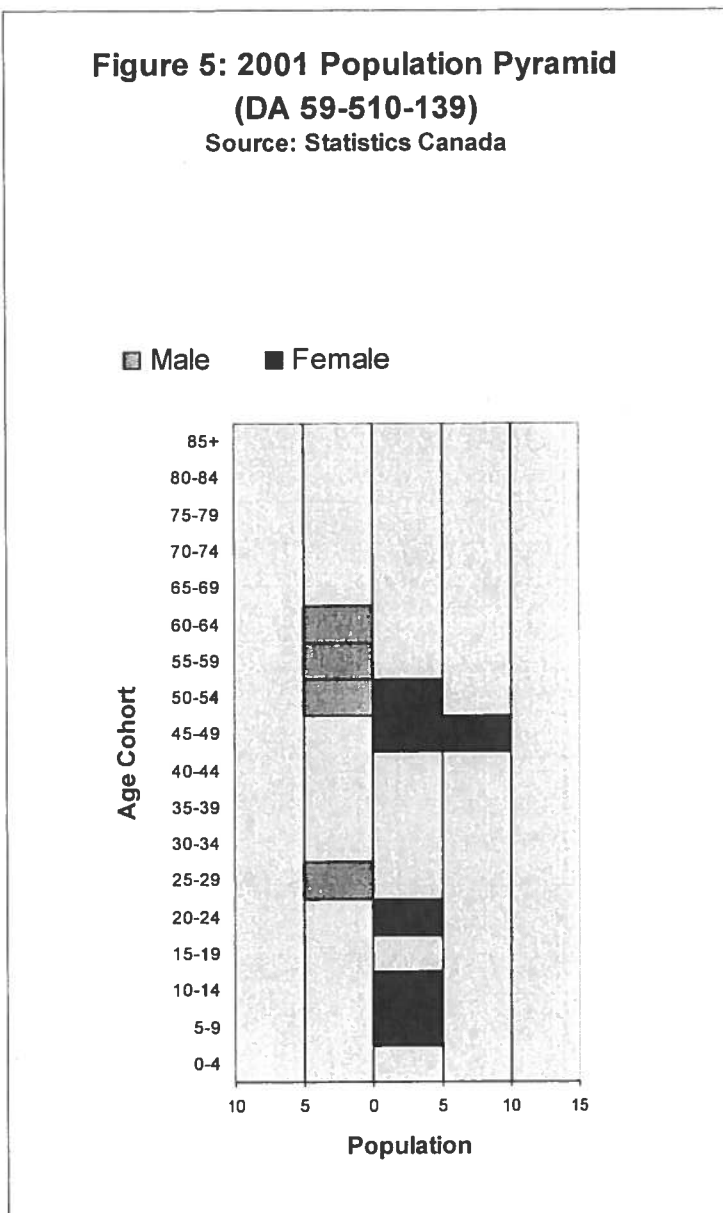
nineteen year spread). Sixty seven percent (67%) of the population falls in the age category of 45-64 (within a nineteen year spread). The slight difference in percentages between the two age groups can be attributed to the fact that many of the individuals have made a decision to live in a remote area while working in a larger centre such as Fort St. James or Mackenzie. Many younger people are not yet established and chose to live in a larger centre that can offer them many educational, cultural and employment opportunities.

According to Statistics Canada there are no people over the age of 60 who make the Germansen Landing area their permanent home. This can be attributed to the remoteness of the area and the lack of medical services in close proximity to the community.

Figure 4 shows the population, rounded to the nearest "5", of Dissemination Area 59-510-139 distributed according to males and females in the form of a population pyramid. Due to the practice of Statistics Canada to round to the nearest '5'; the population as shown in the figures above is not entirely accurate.

3.2 Population Projection

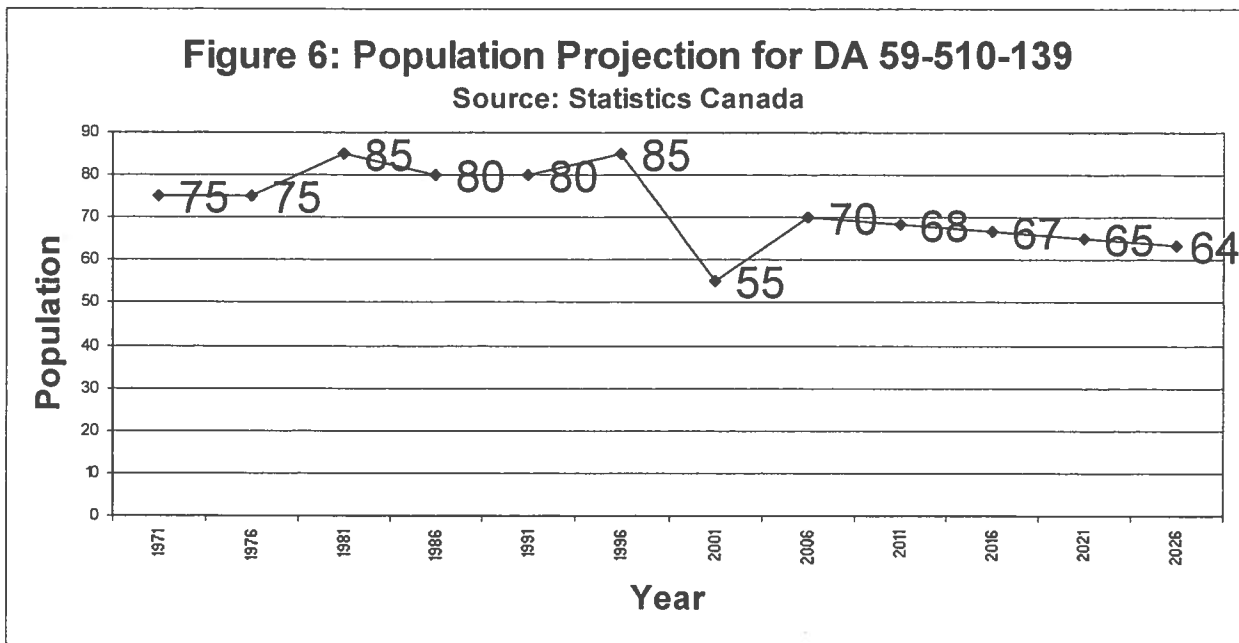
Table 1 and Figure 6 display the historical and projected population of the Germansen Landing area (EA 59-021-454) in five-year intervals from 1971 to 2026. The values for 1971 to 2001 are actual statistics gathered from Statistics Canada. The populations for the remaining years are projected.



Overall the population of the Germansen Landing area has remained relatively stable for the past thirty years. The population of the area has decreased by 0.36% from 1971 to 2001.

The historical population trends and population projection for the area are shown in Table 1. The projected total population and percent change from 2006 to 2026 (shown in red print in Table 1) is based on the total population that has been provided by Statistics Canada from 1971 to 1996. This information has also been tabulated in chart form in Figure 6.

Year	Population	Percent Change
1971	75	
1976	75	0.00%
1981	85	11.76%
1986	80	-6.25%
1991	80	0.00%
1996	85	5.88%
2001	55	-54.55%
2006	70	21.43%
2011	68	-2.35%
2016	67	-2.41%
2021	65	-2.47%
2026	64	-2.53%



Section 4 – Land Use

4.1 Land Inventory

According to BC Assessment information there are forty two (42) parcels of land within the Omineca Settlement Corridor Official Community Plan Boundary. Five (5) of these parcels are owned by the crown while the remaining thirty seven (37) are owned by private citizens.

Of the five (5) parcels that are owned by the crown one (1) is occupied. The term occupied refers to a property that has been built upon (as opposed to being lived on). Twenty six (26) of the thirty seven (37) private properties are occupied. In summary, there are a total of twenty seven (27) occupied lots and fifteen (15) vacant lots.

A map depicting the land inventory can be found on Figure 7.

4.2 Agriculture

At the present time there is no land within the Omineca Settlement Corridor that has been included within the Agricultural Land Reserve (ALR). Agricultural activities that currently take place within the Plan Area include grazing and hay harvesting. Local knowledge assisted in allocating agriculture and grazing areas within the Plan Area.

Throughout the Planning Process concern from community was expressed with respect to the potential for agriculture within the Plan Area and the subsequent potential for land speculation and logging. Current provincial policy, as implemented by Land and Water BC through the tenuring process, has established and addressed this concern. For example, the proponent's private land must be developed to eighty percent (and must be verified by a professional). In addition, the cost of acquiring and developing an agricultural lease is extremely expensive (must pay market value of land plus rental costs) and, at the present time, the stumpage rates are extremely high. As such, the monetary expense precludes individuals from acquiring an agricultural lease in the Plan Area for timber value purposes.

4.3 Forestry

There are no silviculture practices within or adjacent to the Plan Area. However, there is private harvesting and salvaging of forest materials taking place within and adjacent to the Plan Area. While the Community is clearly not in support of timber harvesting within the Plan Area the opportunity for domestic use of timber products must be maintained.

4.4 Mineral and Aggregate Resources

Within the Plan Area one (1) parcel of land has been identified by BC Assessment as being used for mining and allied industries. Information from the Ministry of Energy and

Mines and the Ministry of Sustainable Resource Management indicate that there is a considerable amount of mineral and aggregate activity in the area.

As of January 2002 there were ten (10) placer titles registered within the Plan Area and Omineca Park with the Ministry of Energy and Mines. These titles are located near the most easterly section of the corridor (south of the Omineca River Bridge).

Twenty seven (27) mineral titles are registered with the Ministry of Energy of Mines. These titles are not located within the Plan Area and are located north east of the Omineca Settlement Corridor.

Eight (8) gravel pits have been identified within the Omineca Settlement Corridor. The location of these gravel pits has been identified on Schedule "C of RDBN Bylaw No. 1260, 2003.

4.5 Residential

The majority of subdivided lots, either crown owned or privately owned, are occupied by residential uses. Along with a few agriculture and grazing uses, the Corridor has a very high residential land use.

4.6 Ecotourism

The Plan Area is rich in eco-tourism operations and opportunities. These include, but not limited to boating and wildlife viewing along the Omineca River; camping, fishing and hunting at Nina Lake; and, the viewscape of the Omineca Valley.

4.7 Resource

Resources that are part of the Plan Area include gravel pits, timber harvesting for private use, fish and wildlife (moose, caribou, wolverine), water resources and arable soil for agriculture and grazing.

4.8 Omineca Park

The Omineca Park and the Omineca Protected Area are areas that have been designated under the mandate of BC Parks. These areas were designated in April 2001 as an initiative of the Mackenzie Land and Resource Management Plan (LRMP) that was approved in November 2000. The area was designated as a Park to protect riparian habitat and wetlands along the Omineca River; moose winter range, waterfowl, caribou, wolverine, and goat habitat; fish habitat; and recreation values (boating, fishing, camping, scenic viewing, snowmobiling, hiking and hunting)².

Through discussions during the Mackenzie Land and Resource Management Plan a review of the Omineca Settlement Corridor was initiated. The objectives of the review are as follows:

- To ensure sufficient land remains available for community residential and associated purposes;
- To remove wildlife movement corridors from the Omineca Settlement Corridor, where feasible, and add them to the Omineca Park;
- To remove unalienated and untenured riparian areas along the Omineca River from the Omineca Settlement Corridor and add them to the Omineca Park;
- To ensure public access to the Omineca River remains available;
- To identify any residential tenures which may extend beyond the Omineca Settlement Corridor and include them in the Corridor; and,
- To identify licensed water sources and micro-hydro tenures that are located outside the Omineca Settlement Corridor and recommend an appropriate land use designation.³

Since initiating this review residents have been working with the Mackenzie Land and Resource Management Plan Agency Implementation Team to include potential water sources for future use. These water sources have been designated by BC Parks as "Protected Areas" and are shown on Figures 1 and 7. These areas, designated under the *Environment and Land Use Act*, have been established to allow for the continuation of uses agreed to at land use planning tables which can not be authorized under the *Parks Act* such as water / community watersheds.

The Regional District of Bulkley-Nechako has been working with BC Parks and the residents to maintain a coordinated effort to achieve these objectives. At the present time the proposed boundaries of the Omineca Park are in the process of being legislated.

The Plan area will correspond to the boundaries of the Omineca Park.

Section 5 – Infrastructure and Services

5.1 Telecommunications

At the present time radios and radio phones are the primary means of communication within the Plan Area. There is one landline available at the Germansen Landing General Store. Internet access is available through satellite but lack of land line telephone service prevents any opportunity for dial-up or high speed internet access.

5.2 Utilities

5.2.1 Hydro Electric Power

At the present time there is no hydro electric power service within the Plan Area. BC Hydro has no intentions to expand service to the area. There are a number of micro hydro, solar and wind power systems within the Plan Area.

5.2.2 Natural Gas

There is no natural gas service within the Plan area.

5.2.3 Other sources

Most residents and commercial / industrial operations use wood and propane as sources of energy. Generators are an extremely common means of generating electricity as well.

Propane and gasoline are available within the Plan Area.

5.3 Transportation

Access to the Plan Area is via forest service roads from Fort St. James and Mackenzie. The Thutade Forest Service Road runs through the community providing access to larger commercial centers. Although this Forest Service Road is the primary responsibility of the Ministry of Forests, the Ministry of Transportation administers a "Forest Service Roads Serving Residents Program" that provides the Ministry of Forests with funding to provide road maintenance to communities such as Germansen Landing.

5.4 Waste Disposal

The Manson Creek Landfill is located outside the Plan Area but provides waste disposal services to the residents and visitors to the Omineca Settlement Corridor. This facility is maintained and operated by the Regional District of Bulkley – Nechako.

5.5 Medical Care and Emergency Services

There are, at the present time, no provincially run medical or health services in the community. The nearest health care facilities are located in Fort St. James and Mackenzie. A first aid station has been located on a private property within the Plan Area. Air-Vacs, arranged through the BC Ambulance Service, are used to transport patients requiring emergency medical attention.

Members of the community have been designated as fire wardens and many others have received basic wildland fire fighting training as provided by the Ministry of Forests Protection Branch.

5.6 Other Services

The primary service provider within the Plan Area is the Germansen Landing General Store which provides items such as produce, canned goods, fuel and postal services. Residents travel to larger communities such as Fort St. James, Mackenzie and Prince George for other services.

Section 6 – Environmental and Cultural Resources

6.1 Environmental Resources

6.1.1 Water

The use of water for domestic purposes is of high value to the residents of the corridor. Through a review of the Omineca Park boundaries protected areas were designated to protect current and future water for domestic use.

6.1.2 Wildlife

The Omineca River and adjacent meadows form an important moose winter range and waterfowl habitat. There is also significant caribou habitat in the Wolverine Range.

Due to the high wildlife values found within, and surrounding, the Plan Area proposed agriculture and grazing developments must address wildlife values to ensure that these values are not significantly affected.

6.1.3 Fisheries

There are provincially significant riparian habitat and wetlands along the Omineca River. The Omineca River is an important habitat for fish species including, but not limited to: bull trout, arctic grayling and rainbow trout. These values are protected under the *Federal Fisheries Act* and *BC Fish Protection Act (and Streamside Protection Regulation)*. To encourage consistency with regulations and due to its high value fishery and riparian values an environmentally sensitive area has been created.

Environmentally Sensitive Areas are sites that provide particularly productive fish or wildlife habitat, contain sensitive, rare or depleted ecosystems and landforms, and/or are representative sites of the natural diversity of the area, region or province. They will often occur within habitat reservoirs, refuges and corridors. Because of their relative significance or rarity they are particularly sensitive to disturbance by human activity and the impacts of development and need special treatment in order to protect their integrity. The intent of this 30 metre no disturbance area is to preserve fish and fish habitat and riparian values present within the Omineca River and its riparian area.

6.1.4 Forest

The Plan Area includes, and is surrounded by forest. Pine, spruce, aspen, willow, alder, balsam and birch are common tree species found in the forest. Also commonly found in the forest are several varieties of edible mushrooms and berries as well as medicinal plants.

6.2 Cultural Resources

6.2.1 First Nations

There are numerous First Nations and Cultural Resources within the Plan Area, however, many of these sites have not been identified for fear of vandalism and overuse. These areas are of importance due to their ceremonial, religious and spiritual heritage.

6.2.2 Archaeological Sites

According to the Ministry of Sustainable Resource Management the Plan Area has moderate to high potential for containing new archaeological sites protected under Section 13 of the *Heritage Conservation Act*.

Section 7 – Plan Implementation

7.1 General Provisions

Section 884 of the *Local Government Act* states:

- (1) An official community plan does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified within the plan
- (2) All bylaws enacted or works undertaken by a council, board or greater board, or by the trustees of an improvement district, after the adoption of
 - (a) An official community plan, or
 - (b) An official community plan under section 711 of the *Municipal Act*, R.S.B.C. 1979, c. 290, or an official settlement plan under section 809 of that Act before the repeal of those sections became effective,

Must be consistent with the relevant plan.

7.2 Land Use Regulations

In general the Regional District of Bulkley-Nechako will, as required, provide input to and liaise with other agencies to ensure that development reflects the objectives, policies and land use designations in the plan.

7.2.1 Zoning and Other Permits

The main regulatory method used to implement official community plans is a zoning bylaw. A zoning bylaw provides detailed specifications that will apply to the use of lands consistent with the plan. The Regional District of Bulkley-Nechako Board may also utilize the provisions of the *Local Government Act* to provide for the setting of regulations and the issuance of permits as required to implement the provisions of the plan.

At the present time the Community has expressed its concern over the implementation of a zoning bylaw and other regulations (i.e. building inspection services) and have chosen to direct development within the Plan Area with only the Omineca Settlement Corridor Official Community Plan

7.2.2 Other Regulations

The Regional District of Bulkley-Nechako Board may accommodate legal land uses that existed prior to the adoption of this plan that may not be consistent with the objectives and policies of this plan through or non-conforming status.

7.2.3 *Development Proposals Contrary to the Plan*

Development proposals that are contrary to the objectives, policies, or land use map designations of this Plan require a successful amendment to the Plan prior to proceeding to further land use management regulatory consideration. Proposals to amend the Plan are subject to consideration by the Regional District of Bulkley-Nechako Board and are subject to the following:

- Approval by the Agricultural Land Commission for lands within the Agricultural Land Reserve (ALR);
- Referral comments from various Provincial government agencies, municipalities as applicable and other agencies as required;
- A public review process, including a public hearing, pursuant to the *Local Government Act*; and,
- Approval by the Minister of Community, Aboriginal and Women's Services pursuant to the *Local Government Act*.

7.2.4 *On-site Sewage Disposal*

The application and enforcement of the *Health Act* provisions for on-site sewage disposal by the Ministry of Health is important to ensure public health in the rural area. Further the management of sewage system locations next to lakes and watercourses in the Plan area is important to maintain water quality.

Endnotes

- ¹ BC Stats, "1996 Census of Canada Table AGE1: Total Population by 5 Year Age Groups Aggregated to RD Electoral Areas". 12 December 2001.
- ² Government of British Columbia, "Mackenzie Land and Resource Management Plan". November 2000, 60.
- ³ Ministry of Environment and Parks – Mackenzie Land and Resource Management Plan Agency Implementation Team, letter dated 29 May 2001 titled "Mackenzie LRMP Omineca Settlement Corridor Review".

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Local Government Act

BC Statistics Department of Management Services, "1996 Census of Canada: Table AGE: Total Population by 5 Year Age Groups Aggregated to RD Electoral Areas". Received 12 December 2001.

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Ministry of Sustainable Resource Management, "Minerals Title Search and Statistics". <<http://srmwww.gov.bc.ca/mida/index.html>> Retrieved 23 January 2002.

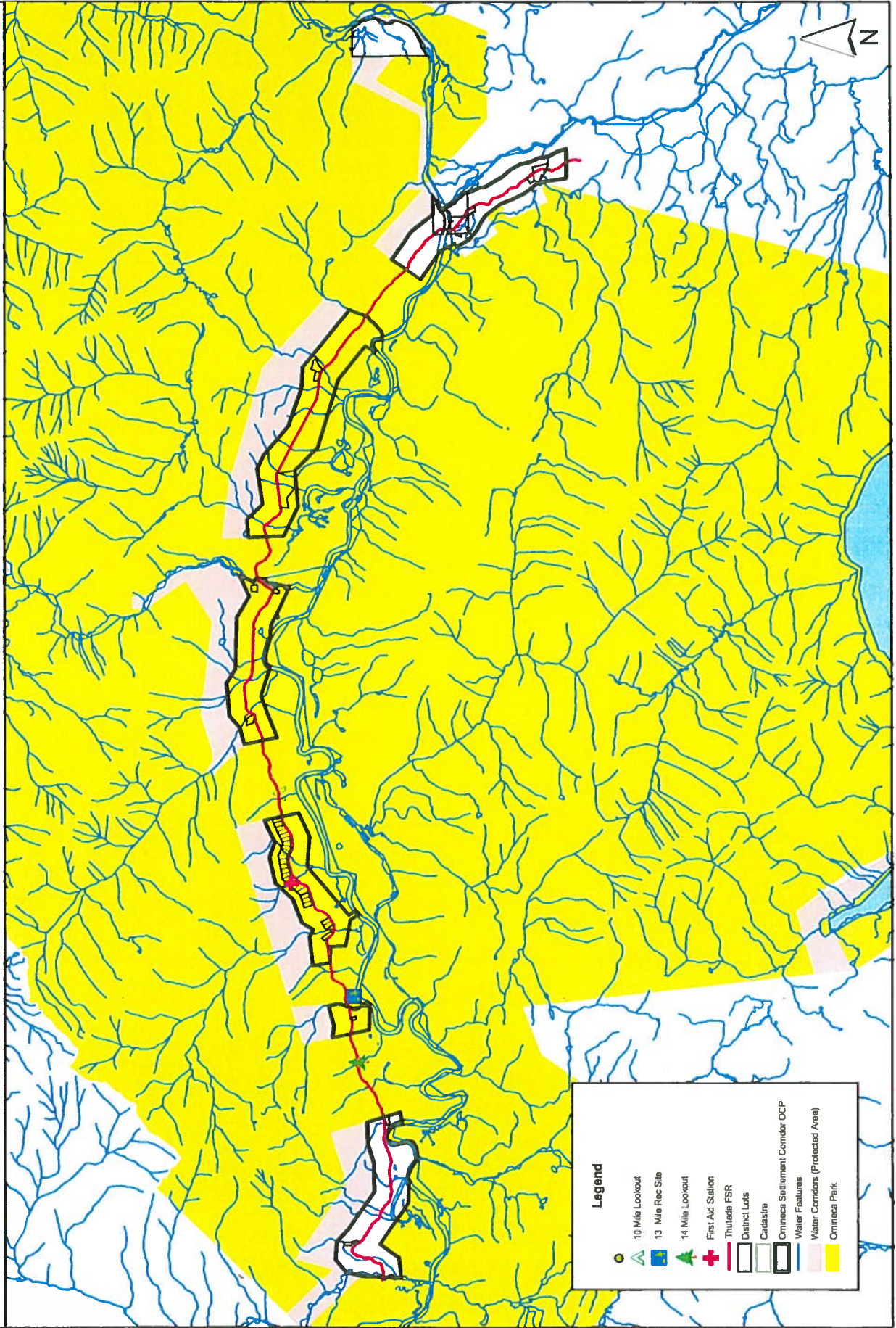
Ministry of Environment and Parks – Mackenzie Land and Resource Management Plan Agency Implementation Team, letter dated 29 May 2001 titled "Mackenzie LRMP Omineca Settlement Corridor Review".



Figure 1: Plan Area

Omneca Settlement Corridor Official Community Plan

Scale 1:120,000
7 July 2004

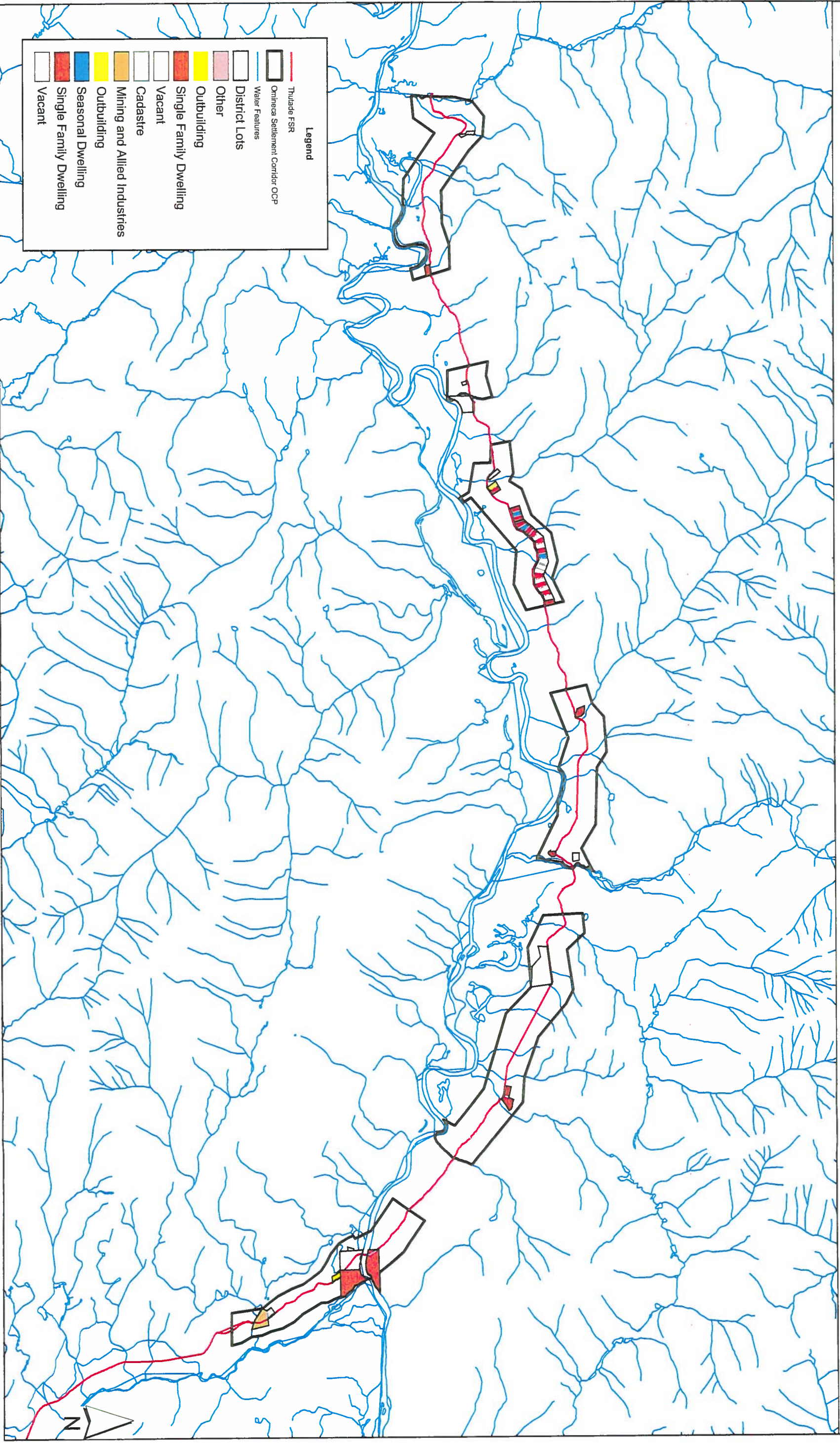




Land Inventory

Omineca Settlement Corridor Official Community Plan

Scale 1:75,000
7 July 2004



Legend

- Thulede FSR
- Omineca Settlement Corridor OCP
- Water Features
- District Lots
- Other
- Outbuilding
- Single Family Dwelling
- Vacant
- Cadastre
- Mining and Allied Industries
- Outbuilding
- Seasonal Dwelling
- Single Family Dwelling
- Vacant