

Beaufort Official Community Plan

Bylaw No. P1287, Schedule A



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Beaufort Official Community Plan, Bylaw No. P1287

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MAP LIST

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PART I – BACKGROUND

1.0 INTRODUCTION

1.1 Plan Preparation

The Alberni-Clayoquot Regional District (ACRD) has undertaken a review and update of Bylaw No. P994, the Beaufort, Electoral Area “B”, Official Community Plan (OCP). In preparation for this review, ACRD staff prepared a background document entitled “Alberni Valley Background Study: Creating a Vision for the Future.” This study was completed in 2010 and updated the earlier (1998) Beaufort OCP Background report.

To ensure that the revised OCP encompassed all pertinent information and initiatives, the existing OCP, current legislation, the background study and other relevant documents were consulted. During the review, the existing OCP was also examined to determine possible gaps in meeting the expectation of residents and in conforming to the relevant sections of the *Local Government Act (LGA)*.

The Plan area is shown in heavy black outline on Map No. 1, on the following page, which corresponds to the electoral boundaries of Beaufort. For certainty, where there is a discrepancy between Map No. 1 and the letters patent of the Regional District, the definition of electoral area boundary in the letters patent will prevail.

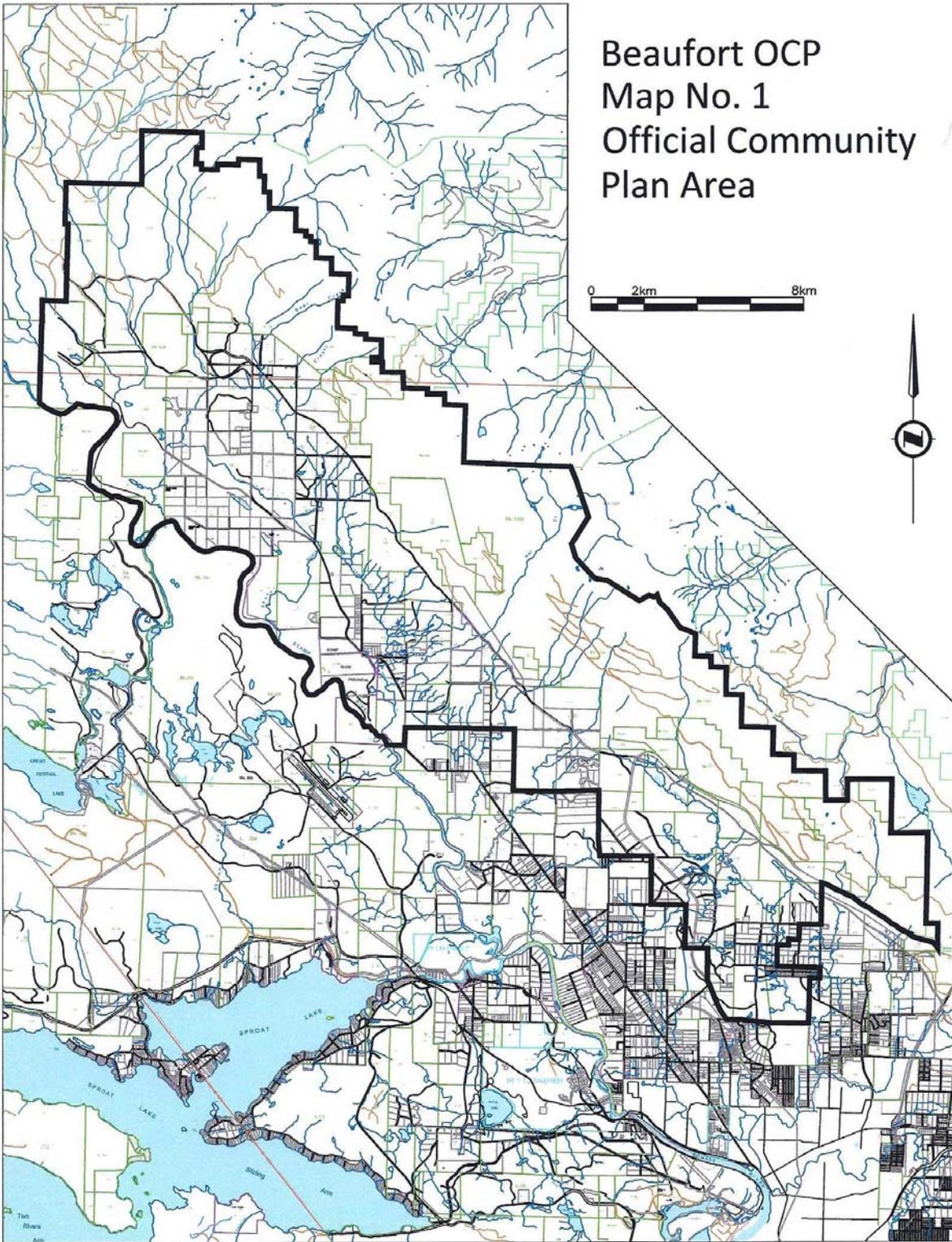
1.2 Purpose of the Official Community Plan

The primary purpose of the OCP is to provide the ACRD with a comprehensive long-range framework to guide, monitor and evaluate future land uses and community development decisions. An OCP is a general statement of the broad objectives and policies of the local government, a statement of the community's goals, objectives and policies with respect to existing and proposed land use, and forms the basis for regulatory bylaws. The Plan is intended to provide direction to the ACRD, private citizens, businesses and public agencies on all matters concerning future development within the planning area.

Note to Readers: Where the acronym “ACRD” is used and where Regional District is capitalized, the reference is to the corporate or governing body. Where the words are

not capitalized, regional district means the physical community within the jurisdictional boundaries.

Beaufort OCP
Map No. 1
Official Community
Plan Area



1.3 Legislative Authority

The OCP is a local bylaw and is prepared and adopted under the statutory provisions of the *LGA*. Section 877(1) of the *LGA* specifies that an OCP 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 extraction;
- (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.

In addition, Section 877(2) of the *LGA* requires that an OCP “must include housing policies of the local government respecting affordable housing, rental housing and special needs housing”.

Section 877(3) of the *LGA* also requires that an OCP include “targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.”

1.4 Jurisdiction

The Regional District generally has authority over land use and activities on privately-owned land within its boundaries. It has some influence, often through the referral process, on activities that fall under other governing bodies’ jurisdiction.

It is important to note that OCP land-use designations may not apply to Crown uses on Crown land.

Activities on land within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* and BC Regulation 171/2002, both of which are

administered by the Agricultural Land Commission (ALC). Section 46 of the ALC Act requires local governments ensure consistency of their bylaws with the Act, regulations and ALC orders. The Regional District has referred this OCP to the ALC and is of the opinion it is consistent.

The *Private Managed Forest Land (PMFL) Act* restricts local governments from adopting bylaws that, in respect of private managed forest land, would have the effect of restricting, directly or indirectly, a forest management activity. The Regional District has referred this OCP to the various government ministries, forest companies,

landowners and other interested stakeholders and is of the opinion the *PMFL Act* has been respected.

The subdivision approval authority in unincorporated areas within regional districts is the provincial Approving Officer, associated with the Ministry of Transportation & Infrastructure. The Approving Officer bases his decisions on both provincial guidelines and the Regional District's recommendations with regards to its bylaws and policies, but cannot go against Regional District bylaws regulating the subdivision of land and zoning. An OCP may provide a basis for the Approving Officer to determine if a proposed subdivision is against the public interest. Development permits may also be required from the Regional District prior to subdivision approval from the Approving Officer.

1.5 Structure of the Plan

This OCP, Schedule A to adopting Bylaw No. P1287, is divided into three parts. Part I, entitled Background, provides an introduction to the planning area and provides an overview of the intent of an OCP. Part II contains the Goals, Objectives and Policies for the community's growth and development over the coming years. The Plan is to be implemented through the designation of land for specific use or uses, which are linked to the policies for those uses. Specifically, Part III, Use of the Plan, is the Plan's implementation section, and describes the designation, intent and use of development permit areas (DPAs). This section also provides a number of additional options available to the ACRD in order to implement the Plan. Part III also establishes procedures for the Plan's amendment and review.

Where issues fall under more than one category – for example, trails as recreational opportunities and as part of the transportation network, or protection from natural hazards as general planning matters and as part of the natural environment – attempts have been made to include objectives and policies in the primary category. Therefore, the Plan as a whole should be consulted, rather than only one section, in the planning process.

1.6 The Plan Area

The Beaufort Electoral Area borders the Sproat Lake and Beaver Creek Electoral Areas

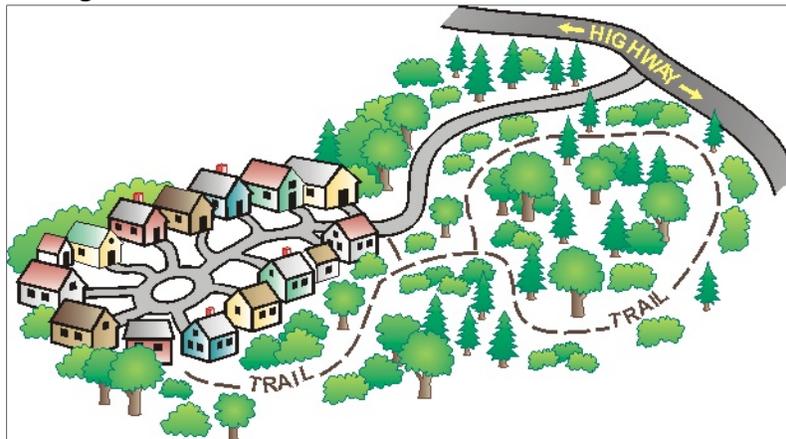
on the west and southwest, the Cherry Creek Electoral Area on the southeast, and the Regional District of Nanaimo on the east. The entire Electoral Area is included in the OCP Plan area.

1.7 Definitions

“Accessory residential dwelling unit” means a secondary dwelling unit either in or added to an existing single-family detached dwelling or in a separate accessory building on the same lot as the main dwelling intended for use as a complete, independent living facility with provision for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the main dwelling. It is also commonly referred to as a secondary suite, granny suite, carriage home or basement suite and may be constructed in any zone in which accessory residential use is permitted.

“Carriage home” means a small building usually near a large residence or part of an estate originally built to house horse-drawn carriages and the related tack, but now used for the purpose of an accessory residential dwelling unit.

“Clustering” means to concentrate housing on a parcel of land in order to preserve open space, sensitive ecosystems, natural or archaeological features. Also called conservation planning.



“Communal water or sewer system” means a privately-owned water or sewer system with at least two (2) connections.

“Community water or sewer system” means a publicly-owned water or sewer system with at least five (5) connections.

“Conservation design” – see clustering definition.

“Density averaging” means calculating the density that would be permitted on a parcel of land and allocating it to that portion of the parcel that is most suitable for development, generally in order to preserve or protect a sensitive portion of the parcel, including, for example, through clustering.

“Density bonusing” means providing additional density to an applicant in return for an amenity, including, but not limited to, ecosystem protection, a public trail or affordable housing, either in accordance with Section 904 of *LGA* or, in general, on application for rezoning.

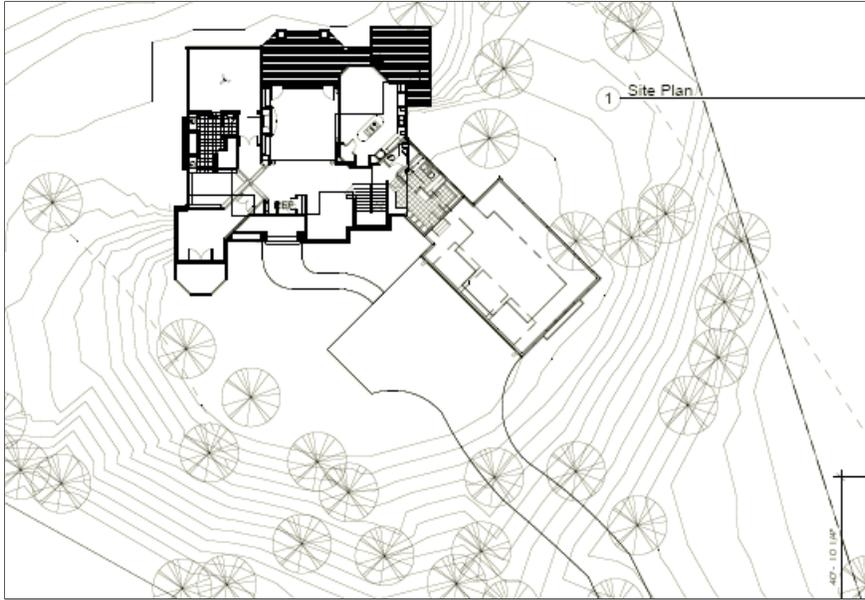
“Home industry” means the use of land, buildings and structures accessory or secondary to the primary residential use of the property for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing and treating any article, commodity or substance that can be carried out without hazard or intrusion and without detriment to the amenities of the surrounding area by reason of scale, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance and does not produce waste water in the process. Uses include, but are not limited to, the production of arts and crafts, wine-making, boarding stables, service shop, blacksmith and storage building for vehicles, equipment and commodities. A maximum of two persons who do not live on the property, in addition to the residents, may be employed in the home industry.

“Home occupation” means an occupation, trade, craft or profession that is accessory and secondary to the primary residential use of the property carried out in the dwelling or an accessory building by the resident(s) of the dwelling. Home occupations may include accessory retail sales with no outside storage.

“Qualified environmental professional” (QEP) means an applied scientist, technologist or engineer and can be a Professional Biologist, Geoscientist, Forester or Agrologist in good standing in British Columbia with the appropriate professional organization, as appropriate to the issue under consideration.

“Site adaptive planning” means using site and terrain analyses to determine the most appropriate form and placement of development for a property and designing development in a manner that it fits within the existing natural systems. Also called ecological planning or designing with nature.¹

¹ Based on the principles in the book *Design with Nature*, Ian McHarg, 1969



“Small-scale food production” means farming and gardening on smaller-sized, non-ALR rural and residential properties.

PART II – GOALS, OBJECTIVES AND POLICIES

2.0 GOALS

2.1 Setting the Stage

During the preparation of the “Alberni Valley Background Study”, consultation with the community helped the ACRD to gain an understanding of the issues that are facing local residents and of aspirations with regard to the future of the community. Residents articulated what they saw as the overall goals for the Alberni Valley. These goals have been amalgamated with the goals expressed in the existing OCP.

2.2 The Goals

The goals of the Beaufort community are:

- 1) To provide for continued social and economic growth in the area;
- 2) To protect areas adjacent to watercourses, water features and environmentally-sensitive areas;
- 3) To have a successful, viable agricultural industry in the Alberni Valley;
- 4) To offer residents a healthy lifestyle, a good quality of life and affordable housing options; and
- 5) To preserve the predominantly rural character of the area while minimizing conflict between different land uses.

2.3 Land-Use Designations

The Regional District acknowledges the fact that changes in land ownership and land-use patterns are inevitable in the community. Some of this change will be brought about by the aspirations of land owners, while other changes may come as a result of Regional District initiatives. This Plan attempts to anticipate some of those changes and to direct change in a logical fashion.

The Regional District has attempted to ensure that sufficient land has been designated for each use to accommodate both present and proposed uses and facilities.

The Plan identifies land within its boundaries with the following designations, in many of which residential use is permitted:

- Agricultural

- Resource
- Industrial
- Rural
- Community Service
- Parks

3.0 GENERAL PLANNING

The ACRD wishes to maintain and, where appropriate and feasible, enhance the integrity of the environmental, social, economic, cultural and recreational values of the Plan area as development occurs. The following general planning objectives and policies, including subdivision guidelines, apply to the entire community of Beaufort.

3.1 General Planning Objectives

- Objective 3.1.1 Employ – and encourage property owners and developers to employ – sustainability principles and best practices in all aspects of land-use planning, development and management.
- Objective 3.1.2 Minimize the potential for land-use conflict and danger from natural hazards
- Objective 3.1.3 Support public access to all water features.
- Objective 3.1.4 Facilitate a wide variety of opportunities for economic activity and employment within the Plan area.
- Objective 3.1.5 Facilitate the provision of safe, affordable rental housing within the Plan area.
- Objective 3.1.6 Ensure that opportunities for home industry are provided and endeavour to ensure home industries are operated in a manner least disruptive to neighbours.

3.2 General Planning Policies

It is the Regional District's policy to:

- Policy 3.2.1 Consider the **integrity of the natural environment** and the **protection of residents and the built environment** in all planning and development matters.

- Policy 3.2.2 Require that all lots are **appropriately serviced** with water and sewerage.
- Policy 3.2.3 Require a 10-metre fuel-free or fuel-reduced buffer in the **wildfire interface area** between the forested lands and any building or structure to minimize the danger of fire for all development adjacent to forested lands and woodlots of 20 hectares or more.
- Policy 3.2.4 Protect development in areas that have **steep slopes, risk of subsidence, or susceptibility to flooding**, where known, by designating them as development permit areas.
- Policy 3.2.5 Require a treed and vegetated **buffer between agricultural land and non-agricultural development** on subdivisions of non-agricultural land as recommended by the provincial guidelines in the *Guide to Edge Planning*.
- Policy 3.2.6 Acquire **public access to water bodies** as parkland dedication through the subdivision process where feasible or obtain tenure over dedicated but unopened road-ends in appropriate locations.
- Policy 3.2.7 Permit **home occupation use**, as a secondary or accessory use, in any designation where single-family residential is the principal use.
- Policy 3.2.8 Only permit **home industry use** in accordance with the following:
(a) the parcel is a minimum of 2 hectares in size;
(b) an appropriate 10-metre screened and buffered area between home industry use and adjacent properties is provided; and
(c) setbacks of not less than 15 metres from the property line are maintained where home industry use is accommodated within an accessory building and not less than 30 metres from the property line if the use is not located in a building.
- Policy 3.2.9 Permit one **accessory residential dwelling unit** on all lots in all designations where:
(a) the principle use is a single-family dwelling;
(b) the lot is not less than 0.4 hectares in size; and
(c) the lot is capable of meeting all building code requirements, as well as health requirements for sewage disposal and potable water.

On lots 0.8 hectares or more in size, one accessory residential dwelling unit or one manufactured home is permitted in addition to the principle dwelling.
Accessory residential dwelling units within the ALR require approval from the ALC.

Policy 3.2.10

Permit **parks, trails, roads and utilities** in all designations as specified by the zoning bylaw.

Policy 3.2.11

Consider issuing **temporary use permits** within all land-use designations, in accordance with Section 921 of the *LGA*.

Policy 3.2.12

Permit a **minimum lot size of 1 ha.** for subdivision for park or community service purposes provided the intended use is civic, public or utility in nature. The minimum lot size may be reduced to 0.24 ha. if the lot is serviced by a community or communal water or sewer system.

Policy 3.2.13

Promote the development of land in a manner that suits and is **appropriate** to the site upon which it will be built.

Policy 3.2.14

Support the design and use of **rainwater management plans** for development to ensure that post-development run-off flows approximate pre-development flows.

Policy 3.2.15

Support **small-scale food production** throughout the Plan area.

Advocacy Policies

Policy 3.2.16

Encourage development plans and site layouts incorporating **site-adaptive planning and conservation design or clustering.**

Policy 3.2.17

Encourage the **preservation of natural features** such as streams, lakes and wetlands through the subdivision and development process.

Policy 3.2.18

Encourage **land-use patterns** that do not compromise the ecological integrity and rural character of the Plan area.

Policy 3.2.19

Encourage development and accompanying road systems to be

constructed in a manner **in keeping with the natural environment.**

Policy 3.2.20 Encourage **residential buildings** on non-agricultural land to be set back **from the ALR boundary**, in accordance with the provincial guidelines in the *Guide to Edge Planning*.

Policy 3.2.21 Encourage site development and landscape plans that **minimize water usage** and reflect water conservation measures, such as using indigenous, drought-tolerant, fire-resistant plants.

Policy 3.2.22 Encourage existing developments adjacent to forestry lands to **minimize the risk of wildfire** by reducing the amount of potential fire fuel between the trees and any buildings.

4.0 AGRICULTURAL USE

The *Alberni Valley Agricultural Plan 2011* is intended to guide and assist the agricultural industry in the Alberni Valley for the next two decades. The plan notes that “there is significant capacity for increased agricultural production in the Alberni Valley” and contains 12 goals and corresponding objectives and policies that support farmers and encourage agricultural activities in the Valley. Where the ACRD has some responsibility for actions identified as needed to achieve the objectives, Regional District staff has initiated the process.

Map No. 2 shows the location of existing and future lands designated for agricultural uses.

4.1 Agricultural Use Objectives

Objective 4.1.1 Maintain and foster agricultural use and food production.

Objective 4.1.2 Promote the diversification of agricultural products.

Objective 4.1.3 Encourage the protection of clean groundwater for agricultural operations.

Objective 4.1.4 Facilitate activities identified in the Alberni Valley Agricultural

Plan.

4.2 Agricultural Use Policies

It is the Regional District's policy to:

Policy 4.2.1 Maintain a **minimum lot size** of 2 hectares, subject to approval by the ALC, in areas designated for Agricultural use.

Policy 4.2.2 Pursue the development of a long-term **plan to increase water availability** for farming purposes.

Policy 4.2.3 Support applications to **include agricultural properties in the ALR.**

Advocacy Policies

Policy 4.2.4 Discourage the **removal of viable agricultural land from the ALR.**

Policy 4.2.5 Encourage the **interim use of agricultural lands** for forestry, silviculture, open space and recreational uses that will not impair the future agricultural viability of those lands.

Policy 4.2.6 Encourage the establishment of an **abattoir** in the Plan area.

Policy 4.2.7 Encourage the owners of agricultural land to locate buildings, structures and driveways in such a manner as to **preserve the most productive land for agricultural purposes.**

Policy 4.2.8 Discourage the **subdivision of land within the ALR**, which requires the approval of the ALC, into small uneconomic lots.

Policy 4.2.9 Encourage the production of **non-genetically-modified organisms**, the use of best practices and the avoidance of chemical pesticides.

5.0 RESOURCE USE

Large tracts of the Beaufort area are forested. Most of the forestry land is privately owned, while a smaller portion is provincial Crown land, which includes two woodlot licences. Forested lands provide economic activity, employment, wildlife habitat, stream protection, buffers between potentially conflicting uses, as well as aesthetic and environmental benefits.

5.1 Resource Objectives

- Objective 5.1.1 Maintain a forested land base that contributes to fostering a viable forestry industry.
- Objective 5.1.2 Maintain forest cover throughout the Plan area so that the hydrological integrity of the watersheds is maintained in order to protect drinking water sources.

5.2 Resource Policies

It is the Regional District's policy to:

- Policy 5.2.1 Maintain a **minimum lot size of 20 ha.** in areas designated for Resource uses.
- Policy 5.2.2 Support **forestry, forestry-related activities, agriculture, resource extraction, fish hatcheries, power-generation facilities and communications facilities** on resource lands, provided all necessary federal and provincial approvals are obtained.
- Policy 5.2.3 Support the on-going use of forest lands for **growing and harvesting of trees.**

Advocacy Policies

- Policy 5.2.4 Encourage large-lot land owners to **retain tree-cover** by using selective harvesting methods and practices that protect and maintain slope and soil integrity.

- Policy 5.2.5 Urge that use of private forest lands and Crown lands be conducted in a manner that does **not jeopardize existing and future domestic water quality, flow and supply** and that minimizes deforestation.
- Policy 5.2.6 Encourage the provincial government to monitor the effectiveness of **forestry policies and regulations** that ensure and support sustainable forest practices and protect drinking water sources on all privately-owned forest lands.
- Policy 5.2.7 Encourage the ministry responsible for forests, major forest companies, community forest operators and small-scale logging operators to utilize **best forest management and harvesting practices** to ensure a sustainable forest resource base while preserving local water resources and other significant environmental features.

6.0 INDUSTRIAL USE

There are three areas designated for industrial use within the Plan area. The ACRD recognizes that there may be some need for small-scale industrial uses to occur in rural and agricultural areas. The ACRD also recognizes that natural resources are vital to the development and maintenance of the built environment and its infrastructure. There is some potential for the extraction of mineral and aggregate deposits in the Plan area. It is not anticipated that additional land will be required or designated for industrial use.

6.1 Industrial Objectives

- Objective 6.1.1 Facilitate the growth and diversification of the local economy.
- Objective 6.1.2 Provide opportunities for home industry, implemented with minimal disturbance to neighbours.

6.2 Industrial Policies

It is the Regional District's policy to:

- Policy 6.2.1 Permit **principal uses on lands designated Industrial** such as

heavy industrial uses, light industrial uses, business or industrial park, sawmill, abattoir, storage and warehousing, manufacturing and fabrication, as specified by the zoning bylaw.

Policy 6.2.2

Require that home industrial use must be **buffered or screened** from adjacent properties.

Advocacy Policies

Policy 6.2.3

Encourage the **expansion or establishment of services** such as fire protection and communal or community water and sewer to industrial areas where more intensive activities are developed.

7.0 COMMERCIAL USE

There are no areas designated for commercial use in the Beaufort Plan area. It is recognized that the City of Port Alberni is and will continue to be the primary retail and service centre for the Alberni Valley. There are, however, opportunities for home-based businesses and farm-gate sales. Smaller neighbourhood-oriented commercial uses are located in nearby Beaver Creek and Cherry Creek. If a similar use were proposed for an appropriate location in the Beaufort area, it would be considered by the ACRD.

7.1 Commercial Objectives

Objective 7.1.1 To provide opportunities for small-scale commercial development that is compatible with Beaufort’s predominantly rural character.

Objective 7.1.2 Encourage tourism and other economic development opportunities.

7.2 Commercial Policies

It is the Regional District’s policy to:

Policy 7.2.1

Work with the Economic Development Office to **promote economic development, tourism and recreational opportunities.**

Advocacy Policies

Policy 7.2.2

Encourage **small-scale “farm-gate” commercial activities** within the Plan area.

8.0 RURAL USE

Beaufort is essentially a rural area of large lots and acreages, and its residents enjoy the rural nature and lifestyle that this entails. Existing rural properties are large enough to accommodate a range of residential uses, including rental, affordable and special-needs housing. Housing needs for the foreseeable future, at least five years, can be met on existing undeveloped properties and on some of the larger rural lots, primarily designated as Rural or Agriculture on Map No 2, through single-family or accessory residential dwelling unit development at densities consistent with the surrounding parcels.

8.1 Rural Objectives

Objective 8.1.1 Maintain the predominantly rural character of the area.

Objective 8.1.2 Allow a range of housing options within the Plan area.

8.2 Rural Policies

It is the Regional District’s policy to:

Policy 8.2.1 Maintain a **minimum lot size of 2 ha.** in areas designated as Rural.

Policy 8.2.2 Ensure that the **principal use** in all areas designated as Rural is residential or agricultural.

Policy 8.2.3 Facilitate **accessory residential dwelling units** in new home construction on lots not less than 1 hectare and capable of meeting health requirements for sewage disposal for an accessory residential dwelling unit.

Policy 8.2.4 Permit a **variety of compatible uses** on rural lots in order to make their retention viable.

Policy 8.2.5

Support the provision of **special needs housing, seniors' accommodation, and affordable or rental housing** through the use of density bonusing, residential use above commercial and industrial uses, the addition of an accessory residential dwelling unit and other means.

Advocacy Policies

Policy 8.2.6

Encourage owners of rural acreages to **maximize the agricultural potential** of their land.

Policy 8.2.7

Encourage homeowners with an **existing accessory residential dwelling unit** to ensure that it meets all present-day health and safety requirements.

9.0 COMMUNITY SERVICE USE

Only one parcel is designated for community service, institutional or civic uses in the Beaufort Plan area, the site of the Beaver Creek Community Hall, which is used by both communities.

The adjacent City of Port Alberni, however, provides and will continue to provide the major social and community services to the residents of the Plan area. There does not appear to be a demand for expanded community service uses in Beaufort.

9.1 Community Service Objectives

Objective 9.1.1 Maintain existing community service uses within the Plan area.

9.2 Community Service Policies

It is the Regional District's policy to:

Policy 9.2.1 Support the **continued use** of community service uses within the community.

Policy 9.2.2 Consider amendment of this Plan should significant new community services be required or proposed as part of a development proposal or otherwise.

10.0 PARKS AND RECREATION USE

Two provincial parks are located in the Beaufort Plan area: Stamp Falls Provincial Park and Money's Pool Provincial Park. This park system along the Stamp River contains – except for a stretch on privately-owned property – the 7.5-km Stamp Long River Trail and some of the best fishing spots on Vancouver Island. The Gorge on Hal Creek is also designated as parkland.

The Log Train Trail, in an old rail line right-of-way, extends for almost 20 km along the foot of the Beaufort Range. The trail follows the northeastern boundary of the Plan area for the major part of it. There is a great desire in the community to secure tenure for this trail in perpetuity.

The ACRD encourages neighbourhood parks in the vicinity of denser residential uses, nature parks adjacent to rivers and scenic areas, and linear parks with trails connecting to existing parks, trails and roads throughout the community. In accordance with

Section 941 of the *LGA*, the Regional District has identified with a "P" on Map No. 2 the approximate location of desired parkland in the Plan area.

10.1 Parks and Recreation Objectives

- Objective 10.1.1 Develop an integrated network of multi-use trails within the Plan area to connect with trails in adjacent areas.
- Objective 10.1.2 Encourage the provision of public access to lakes and rivers.
- Objective 10.1.3 Facilitate the development of a range of parks and trails.
- Objective 10.1.4 Incorporate environmental protection in park design, management and use.

10.2 Parks and Recreation Policies

It is the Regional District's policy to:

- Policy 10.2.1 Work with the City of Port Alberni, the provincial government, private land owners and local residents to develop a

comprehensive trail network, including the Log Train Trail.

- Policy 10.2.2 Pursue the incorporation of **multi-use paths along major roads** within the community as a matter of priority and, in particular, along Beaver Creek Road.
- Policy 10.2.3 Expand the **linear park system** along the Stamp River and Kitsuksis Creek.
- Policy 10.2.4 Through the subdivision process, collaborate with the Approving Officer to obtain **public access to the foreshore and to watercourses** where appropriate, through dedication in accordance with Section 941 of the *LGA*.
- Policy 10.2.5 **Identify, improve and provide signage for appropriate public accesses** to the foreshore and watercourses within those rights-of-way for which a licence or permit has been obtained from the relevant ministry or property owner.
- Policy 10.2.6 Ensure that any trail within the ALR has, in addition to the land owner's permission, the **approval of the ALC** and is designed in accordance with the specifications in *A Guide to Using and Developing Trails in Farm and Ranch Areas*.
- Policy 10.2.7 Require **parkland dedication** through the subdivision process where it meets stated parkland planning objectives/goals for the area or where indicated with a "P" on Map No. 2 and only consider cash in lieu of parkland where the provision of land for a park is not ideal.

11.0 HERITAGE AND CULTURE

The Plan area and the rest of the Alberni Valley have a long history of industrial uses and an even-longer history of First Nations' occupation and use of the land. The McLean Mill site, owned by the City of Port Alberni, is a national historic site and is designated a Cultural Heritage Site on Map No. 2 of this Plan.

11.1 Heritage and Culture Objectives

Objective 11.1.1 Identify, protect and conserve archaeological and historical sites within the Plan area.

11.2 Heritage and Culture Policies

It is the Regional District's policy to:

Policy 11.2.1 Refer development proposals in areas of **potential archaeological importance** to the provincial Archaeology Branch.

Policy 11.2.2 Ensure compliance with the Approving Officer's subdivision review and approval requirements that any known archaeological feature or site be clearly identified on an application for subdivision by **checking the provincial archaeological database.**

Policy 11.2.3 Support the identification, protection and conservation of archaeological sites and features.

Advocacy Policies

Policy 11.2.4 Encourage private land owners and developers to **respect archaeological features** when discovered and identified.

12.0 INFRASTRUCTURE

Infrastructure consists of "hard services" such as roads, water systems, waste management systems and utilities, as well as "community services" such as police and fire protection, schools, hospitals and health services, religious and burial facilities, and community centres. These are shown on Map No. 4 of this Plan.

Water – drinking water, water for agriculture and riparian areas – is extremely important to residents of the Alberni Valley. Very little of the Beaufort area is serviced by a communal or community water system, most homes utilizing individual wells. Negative impacts created by forest practices within a watershed can affect large numbers of residents and properties. Therefore the use of private and Crown lands should be conducted in a manner that does not jeopardize existing and future water quality, flow and supply.

The road network of the Beaufort area cannot be seen in isolation from the adjacent communities, particularly Cherry Creek and Beaver Creek. This means that an orderly and efficient valley-wide transportation network must be balanced with the protection of existing residential neighbourhoods from excessive heavy traffic.

No new roads, communal or community water or sewer systems are anticipated at this time.

12.1 Infrastructure Objectives

- Objective 12.1.1 Require all development to be serviced with adequate potable and sewerage.
- Objective 12.1.2 Maximize the effectiveness of existing infrastructure.
- Objective 12.1.3 Provide an efficient transportation network that emphasizes non-motorized alternatives to the motor vehicle.

12.2 Infrastructure Policies

It is the Regional District's policy to:

- Policy 12.2.1 Work with residents, relevant provincial ministries, the City of Port Alberni and neighbouring jurisdictions to develop a **logical, efficient and neighbourhood-sensitive** transportation network plan.
- Policy 12.2.2 Work with residents, land owners, provincial ministries and community groups, to develop safe **road-side pathways** and trails that parallel roads with heavy traffic.
- Policy 12.2.3 Consider the development and use of **communal or community systems** for the provision of water or sewerage.
- Policy 12.2.4 Collaborate with resource land owners and provincial resource agencies to determine the feasibility of developing **watershed management plans** for watersheds that provide drinking water and water for agriculture.
- Policy 12.2.5 Seek co-operation of other government agencies in implementing

an integrated approach to water resource management.

Policy 12.2.6 Support necessary **future road development** that incorporates road-side trails.

Advocacy Policies

Policy 12.2.7 Encourage **protection of community watersheds and recharge areas** within the Plan area.

Policy 12.2.8 Encourage the **cost-sharing of new infrastructure** systems with adjacent local governments and provincial agencies to promote greater efficiency.

Policy 12.2.9 Encourage subdivision applicants to take into account the future development and maintenance of **multi-use paths and trails as part of the transportation system**.

13.0 NATURAL ENVIRONMENT & CONSERVATION

A healthy natural environment is of great importance to residents of the Alberni Valley, as the Background Study indicates. Protection of riparian areas is critical to preservation of fish stocks. Protection of surface and ground water systems is critical to the provision of water both for drinking and for agricultural purposes. Residents of Beaufort share the area with wildlife such as bears, cougars and wolves. Awareness of and respect for wildlife habitat and travel corridors is important for human safety.

Protection of people, animals and the natural environment from excessive greenhouse gas emissions is a critical concern. Some of these issues that can – to a significant extent – be addressed by the use of development permits. Riparian areas have been designated as development permit areas, generally as shown on Map No. 3.

In the case of greenhouse gas emissions, targets for reduction must be set in accordance with Section 877(3) of the *LGA*. To aid in this process, the provincial government has prepared a Community Energy and Emissions Inventory for each B.C. community. The inventory for the regional district's unincorporated areas is attached to the Background Study. As with all rural communities, the majority of emissions in the regional district stem from on-road transportation. One means of addressing this issue is to encourage residents to walk or bicycle whenever possible, rather than using their vehicles. The development of a comprehensive network of trails and roadside pathways would facilitate this.

Another means of reducing greenhouse gas emissions is to concentrate development in existing neighbourhoods, particularly those serviced or provided with a communal or community water system. This includes strategies such as densification or the addition of an accessory residential dwelling unit.

The ACRD, in setting targets for greenhouse gas emissions reduction, must consider the unincorporated areas of the regional district as a whole, as the inventory is not broken down by electoral area. In 2007, the ACRD electoral areas used a total of 1,510,650 Gigajoules of energy and produced 46,228 tonnes of CO₂ emissions. The ACRD sets the following targets for the rural areas as a whole:

Target 1: To reduce vehicular CO₂ emissions by 10%, from 46,228 tonnes to 41,605 tonnes, by 2014.

Target 2: To focus 50% of new development in areas that are on or close to existing water systems.

The specific target for the Beaufort Plan area is to have all new development on lots of less than 2 ha. in size connected to an existing water system or to be developed in conjunction with a new communal water system.

Policies and actions to achieve these targets follow in sections 13.2 and 13.3.

13.1 Natural Environment Objectives

- Objective 13.1.1 Support the protection of environmentally-sensitive areas and species at risk.
- Objective 13.1.2 Support the protection of the quality of surface and ground water, fish habitat, and wetlands.
- Objective 13.1.3 Minimize opportunities for human-wildlife conflicts.
- Objective 13.1.4 Facilitate the reduction of greenhouse gas emissions.

13.2 Natural Environment Policies

It is the Regional District's policy to:

- Policy 13.2.1 Protect the **environmental integrity of the natural resources** including lakes, wetlands, rivers and streams.
- Policy 13.2.2 Protect known sensitive ecosystems, wildlife and wildfowl habitat,

and **environmentally-sensitive areas**.

- Policy 13.2.3 Facilitate the development of new and expansion of existing **water systems** in neighbourhoods consisting of smaller lots.
- Policy 13.2.4 Facilitate the development of **new communal sewer systems**.
- Policy 13.2.5 Support adherence to **Bear Smart Community guidelines** on the website in order to minimize human/bear conflicts.
- Policy 13.2.6 Seek guidance and financial assistance from senior governments for **help in implementing** its greenhouse gas emission reduction targets and policies.

Advocacy Policies

- Policy 13.2.7 Discourage **development in hazardous areas**, including on or in close proximity to steep slopes (30% or greater), lands prone to flooding, or lands susceptible to slumping.
- Policy 13.2.8 Encourage the installation of **bike racks** at any commercial establishment developed in the Plan area.
- Policy 13.2.9 Encourage the use of **non-motorized forms of transportation** such as walking and bicycling and the use of public transit, car-pooling and ride-sharing to minimize greenhouse gas emissions.
- Policy 13.2.10 Encourage **siting** all dwellings, buildings and structures where they have the least impact on the natural environment and where they may best utilize passive solar heating.
- Policy 13.2.11 Encourage the use of **energy and water conservation devices** such as solar panels or tubes, rainwater collection systems, composting or low-flush toilets, greywater systems, low-water-using showers and appliances in all buildings.
- Policy 13.2.12 Encourage the use of **geothermal, air-source heat pumps or solar energy** to reduce greenhouse gas emissions.
- Policy 13.2.13 Encourage the **retention of natural vegetation for carbon**

sequestration.

Policy 13.2.14

Urge residents to refrain from providing **food to bears.**

Policy 13.2.15

Encourage the use of Conservation Data Centre mapping to identify the existence of any **species at risk** in order to protect them when planning and implementing development plans.

13.3 Greenhouse Gas Emissions Reduction Actions

Action #1

The Regional District will build or assist in building, acquire, provide or otherwise encourage through development approvals not less than **one kilometre of pathway or trail per year** within the Plan area.

Action #2

The Regional District will provide information and advice to home owners who wish to **legalize an existing accessory residential dwelling unit** or to create a new one.

Action #3

The Regional District will work with the Trails Committee to develop a valley-wide trails network.

PART III – USE OF THE PLAN

14.0 IMPLEMENTATION

Part II of this Plan contains the goals, objectives and policies that are intended to direct the community, its elected officials, ACRD staff and developers in planning and decision-making. Achieving the goals and objectives and pursuing the policies in this Plan requires the formulation of an action and implementation plan in order for the Plan to have the positive impact intended. This section, Part III provides the approach the ACRD will use to implement the Plan.

Implementation can be achieved by the use of a number of methods and tools. The Regional District currently employs its Zoning and Building Bylaws and, in some instances, development permits, as tools. This Plan extends the use of development permits to the expanded Plan area to enable the ACRD to better control development in riparian and sensitive areas. New development permit areas have been included in the Plan. The intent, exemptions and guidelines for DPAs are contained in Sections 14.1 to 14.5 below. The approximate locations of DPAs are shown on Map No. 3; the relevant DPA section below should be referred to for specific boundaries of a DPA.

14.1 Development Permit Areas

Section 919.1 of the *LGA* allows local governments to designate DPAs for one or more of the following purposes:

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

By requiring a development permit for a project, the ACRD can require a greater level

of detail and analysis for a development proposed for lands that are considered to have hazardous or sensitive conditions, other special conditions or to satisfy other objectives in relation to the above-noted purposes for a DPA designation.

The DPAs, the approximate locations of which are identified on Map No. 3, are:

DPA I	Riparian Areas Protection
DPA II	Natural Hazard Areas Protection

14.2 DPA General Guidelines

The following general guidelines apply to all DPAs:

- Guideline 14.2.1 Where land is subject to more than one DPA designation, only a single development permit is required. However, the application is subject to the requirements of all applicable DPAs.
- Guideline 14.2.2 On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.
- Guideline 14.2.3 The Regional District may consider issuing a development permit to vary or supplement a bylaw or to set standards in accordance with Section 920 (2) of the *LGA*.

14.3 Development Permit Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

- i. Interior or structural alterations or repairs to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
- ii. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement or soil stabilization or erosion control.
- iii. Routine maintenance of existing landscaping, lawn, paths, gardens or driveways.
- iv. The removal of invasive plants or noxious weeds listed on the Coastal Invasive Plant Committee's website² provided that measures are taken to avoid sediment

<http://coastalinvasiveplants.com/invasive-plants/priority-plants> at the time of adoption of this

- or debris being discharged into the watercourse or onto the foreshore and the area is replanted with native species.
- v. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, in consultation with the Fisheries & Oceans Canada if the trees are located within a riparian setback, that represent an imminent safety risk.
 - vi. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals, on provision of evidence of such approvals to the ACRD.
 - vii. Emergency procedures to control or reduce immediate threats to life or property, such those described in the Provincial Emergency Program, including:
 - a) emergency actions for flood protection and erosion protection;
 - b) removal of hazard trees;
 - c) clearing of an obstruction from bridge, culvert or drainage flow in accordance with the *Water Act*;
 - d) bridge and safety fence repairs in accordance with the *Water Act*; and
 - e) limbing, pruning and topping of trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a professional arborist.
 - viii. Public works and services constructed following best management practices for the specific concern with the DPA.
 - ix. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
 - x. Activities permitted by the provincial government on Crown forestry lands.
 - xi. Farming activities on land within the Agricultural Land Reserve.

14.4 DPA I – Riparian Areas Protection

Category

In conformance with the objectives of the provincial *Fish Protection Act*, the ACRD wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 919.1 (1) (a), protection of the natural environment, its ecosystems and biological diversity, of the *LGA*, the ACRD implements this designation in order to minimize the impact of the built environment on fish habitat and fish supportive watercourses. DPA I areas include all of the lands within 30 metres of rivers and major streams and within 15 metres of minor streams and watercourses as defined by provincial regulations and include watercourses, lakes, streams, ponds, and wetlands identified as fish-supportive habitat or connected to watercourses. Setbacks will be calculated as follows:

- a) for a river or major stream, a 30-metre strip on both sides of the watercourse measured from the high water mark;

- b) for a minor stream, a 15-metre strip on both sides of the watercourse measured from the high water mark;
- c) 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
- d) 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 purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Map No. 3. The latter is intended as a visual aid only to help locate these areas.

Within the Beaufort OCP area, “rivers or major streams” means the Stamp River. “Minor streams” include Bear Creek, Spaht Creek, Deer Creek, Hal Creek, Kitsuksis Creek and all other named and unnamed creeks and wetlands.

The community recognizes that a stream – whether located within lands designated for resource use, agricultural use or rural use – is a continuous entity and should be protected along its entire length.

Justification

The natural environment is a significant feature of the ACRD area. It includes aquatic ecosystems that consist of and surround water features such as streams, lakes, ponds, wetlands and in many cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water feature and the riparian area form aquatic ecosystems which are critical for the survival of fish, fish supportive processes and which are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments.

Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

DPA I designation is used to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems.

The objectives of having these Development Permit requirements include:

- a) Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- b) Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- c) Meeting the objectives of the *Fish Protection Act*; and

Guidelines

The following guidelines apply:

- i. Development or alteration should be planned to avoid intrusion into DPA I areas and to minimize the impact of any activity on these areas.
- ii. Within DPA I areas, paths for pedestrian use up to 1.0 metre in width may be permitted provided all of the following are satisfied:
 - a) constructed exclusively of pervious natural materials with no concrete, asphalt, pavers or treated wood;
 - b) which do not entail structural stairs;
 - c) no removal of streamside or lakeside vegetation;
 - d) do not impair stream bank or lakeshore stability;
 - e) do not impact sensitive habitat; and
 - f) are not designed to permit motorized vehicles.
- iii. A QEP should be retained for the purpose of preparing a report detailing site conditions and describing any measures that must be taken in order to protect the riparian area.
- iv. Protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.
- v. In the absence of a report from a QEP, a minimum vegetated buffer of 30 metres between the high water mark and any building or structure should be preserved on major watercourses free of development, and 15 metres on minor watercourses or streams.
- vi. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- vii. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
 - a) The building is located within an existing landscaped area;
 - b) No native trees are removed;
 - c) The building is located a minimum of 15 metres from the high water mark of a minor stream or 30 metres from the high water mark of a major stream; and
 - d) The total area of the structure is not more than 9.2 m².

It is noted that the provincial ministry responsible for agriculture has developed setback distances for farm buildings and watercourses on existing farmland and for

new agricultural buildings. The following website should be referred to:
http://www.agf.gov.bc.ca/resmgmt/publist/800Series/823400-1_Agriculture_Building_Setback_Factsheet.pdf

14.5 DPA II – Natural Hazard Areas Protection

Category

In accordance with Section 919.1 (1) (b) of the *LGA*, areas that are or may be subject to natural hazards such as flooding, sea-level rise, erosion, slides, rock falls, subsidence, wildfire, areas within the tsunami-hazard zone and steep slopes with an incline of 30 percent or more may be designated as DPAs. The approximate locations of such areas are shown on Map No. 3 as DPA II.

Justification

Some of the lands in the vicinity of the Stamp River and some of the minor watercourses have been flooded and are still considered to be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the Provincial of B.C., is a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The ACRD wishes to protect the community against the loss of lives and to minimize property damage, injury and trauma associated with flooding events.

Rural areas of the regional district have experienced wildfires in the past, often originating in forested lands. Fire can also spread, however, from a building to nearby forestry lands.

Steep slopes also tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized. The toe of the Beaufort Range, for example, is an area where, due to topographic conditions, the possibility of land slippage is considered significant. In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA II.

Guidelines

The following guidelines apply:

- i. In the absence of a geotechnical engineering report where development is

- proposed on steep slopes, no development or alteration of land will be permitted on the escarpment or within 30 metres of the top of the ridge or the base of the slope.
- ii. The applicant should consider the suitability of the land to accommodate the use intended.
 - iii. Development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
 - iv. An application should identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area.
 - v. Where lands within DPA II areas subject to seasonal flooding are proposed for development, the flood construction level should be a vertical elevation at least four metres (4 m.) above the high water mark.
 - vi. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
 - vii. Prior to any development or alteration of land within DPA II areas, a QEP should be retained for the purpose of preparing a report identifying and describing any hazards which may affect the safe development of the land including, but not limited to:
 - riparian flooding;
 - slopes with an incline of 30 percent or more;
 - subsidence; and
 - ground water flows.
 - viii. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of a QEP, be caused by the hazards of flooding, erosion, subsidence, earthquake, mud flows or any combination thereof.
 - ix. The QEP's recommendations and the conclusion of the report should:
 - a) acknowledge that the Approving Officer may rely upon the report when making a decision on applications for the subdivision or that ACRD Board decides regarding the development of land;
 - b) certify that the land is safe for the use intended, with probability of a geotechnical failure or another substantial hazard resulting in property damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";
 - c) identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
 - d) prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
 - e) where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.

- x. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- xi. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA II areas, as recommended by a QEP.
- xii. In order to minimize the risk of fire spreading either to or from significant tree cover, new development adjacent to forestry lands is required to plan for a 10-m fuel-free or fuel-reduced buffer zone between the forested land and any buildings.

14.6 Amendment Procedures

An Official Community Plan is, in many respects, a visionary document. It is intended to guide decision-making with regards to land-use development over time. It is impossible, however, to foresee all the possibilities and opportunities that may be presented to the ACRD within the timeframe of the OCP. Changes are inevitable. Changes may be initiated by property owners, local residents, the development industry or local government.

Whenever particular provisions of the Plan prove unworkable or inappropriate in view of unanticipated development, events or influences, a review of the relevant objectives and policies of the Plan may be undertaken.

All proposed amendments to the Plan are to satisfy the requirements of the appropriate sections of the *LGA*.

14.7 Plan Review

The Official Community Plan should be reviewed at intervals of approximately five years with respect to satisfying the requirement to maintain an adequate supply of residential land. The Plan will be considered for amendment as a result of revisions or additions to the *LGA* as required, general performance, changes to other plans, and bylaws and legislation having an impact on the Plan, as well as its relationship to the current needs and priorities of the ACRD and its residents.