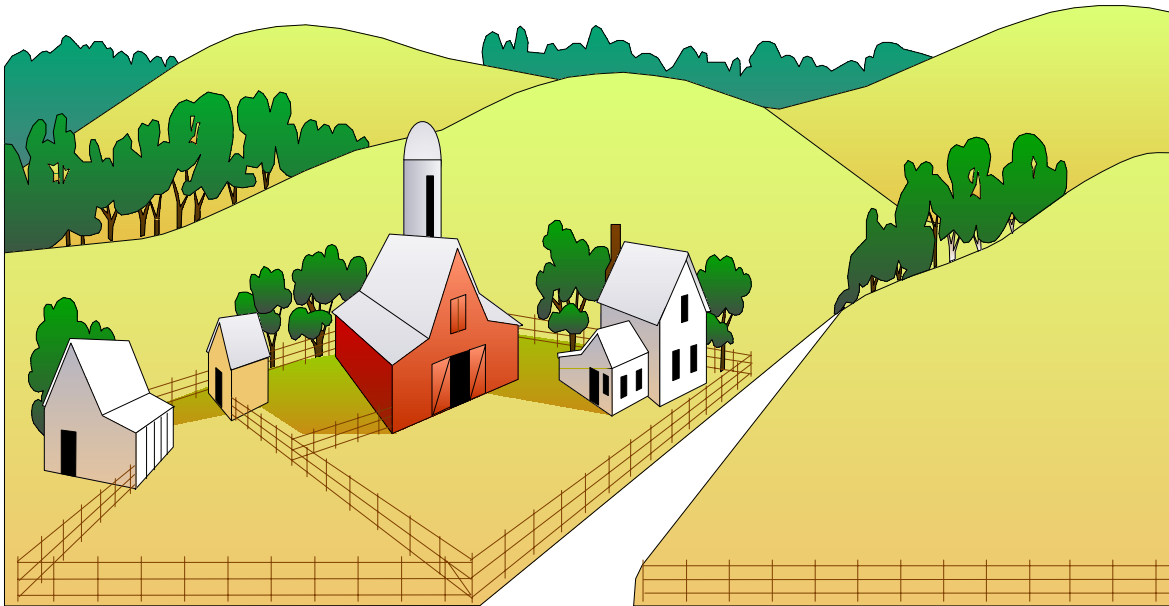


BEAUFORT OFFICIAL COMMUNITY PLAN



Amended January, 2001

INTRODUCTION

Beaufort Official Community Plan By-Law No. P994 represents the first major review of Beaufort Settlement Plan which was adopted in 1983. By-Law P994 is intended to provide guidance for development and land use decisions within Beaufort Electoral Area for a five to ten year period following its adoption.

The plan proper has two main components :

- Schedule “A”, the Plan Text which outlines objectives and policies by land use category;
- Schedule “B”, the Plan Map which delineates those land use categories geographically.

While Schedules “A” and “B” represent the *official* plan, they should ideally be read in conjunction with the accompanying background report which provides the rationale for many of the plan policies and represents a historic record of land use in the plan area circa 1996.

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A. AGRICULTURE

OBJECTIVES

- (1) To ensure the continued preservation of existing and potential farmland for future generations.
- (2) To support the growth and maintenance of a viable farming community.
- (3) To minimise conflicts between agricultural activities and surrounding land uses.
- (4) To recognise the major role played by the BC Agricultural Land Commission in preservation of agricultural land and agricultural viability.

POLICIES

- (1) The Regional District supports the concept of the Agricultural Land Reserve and recognizes that :
 - i) all land within the Agricultural Land Reserve falls under the jurisdiction of the BC Agricultural Land Commission Act administered by the BC Agricultural Land Commission;
 - ii) notwithstanding that the Agricultural Land Commission may have indicated approval or no objection to this Official Community Plan, the Commission is obliged to consider individual applications on their own merit under the mandate of the Agricultural Land Commission Act and is not obligated to approve applications that comply, or alternatively, refuse applications that do not comply with minimum lot sizes or density of a given land use designation.
 - iii) registration of restrictive covenants over lands within the Agricultural Land Reserve require the approval of the BC Agricultural Land Commission.
- (2) Lands which are currently being farmed or which have agricultural potential are designated as “Agriculture” on Schedule “B”, the plan map.
 - (2.1) Where subdivision of lands designated as “Agriculture” is approved by the Land Reserve Commission under the Homesite Severance Policies of the Agricultural Land Reserve Act, the lot size for proposed homesite may be reduced below that required under existing zoning in order to preserve the maximum amount of remaining farmland.
- (3) The Regional District supports the interim use of lands within the Agricultural Land Reserve for non-farm purposes such as open space, forestry, recreation and airstrips provided there

is no detrimental effect on long-term agricultural potential.

- (4) Viable farm units will be retained wherever possible. Consolidation of small parcels of agricultural land into more productive units is encouraged.
- (5) Potential conflicts between farmland and other neighbouring land uses will be minimised as far as possible:
 - i) Acreage residential subdivision will be encouraged to take place outside the Agricultural Land Reserve, creating a buffer between farmland and denser residential areas;
 - ii) Agriculture will be encouraged to observe relevant codes of practice, standards drawn up in terms of the Farm Practices Protection Act and environmental guidelines for various agricultural commodity groups.
- (6) The Ministry of Transportation and Highways will be encouraged to route new roads around, rather than through the Agricultural Land Reserve. Where it is necessary that a road be constructed through the Agricultural Land Reserve because of a lack of practical alternatives and an overriding need for the road which outweighs agricultural considerations, appropriate mitigation measures shall be taken to reduce impacts.
- (7) It is recognized that by their very nature, the location of mineral and aggregate resources can be difficult to determine in advance. The plan therefore allows for consideration to be given to location of gravel pits within the Agricultural designation. Such proposals will be adjudicated on a site specific basis. Approval will be assessed based on compliance with:
 - the Soil Conservation Act;
 - regulations administered by the Ministry of Energy, Mines and Petroleum Resources;
 - requirements of all other agencies having jurisdiction including, but not limited to, the Ministry of Environment, Lands and Parks, the Ministry of Health, the Ministry of Transportation and Highways and the Federal Department of Fisheries and Oceans and the Forest Land Commission;
 - posting of the reclamation plans and bonds to ensure proper reinstatement of the property; and
 - on compatibility with surrounding land use.

B. FOREST USE

OBJECTIVES

- (1) To recognize the ongoing economic importance of the forest industry in the Alberni Valley.
- (2) To continue support for the forest industry within the plan area while minimizing potential conflict with other land uses.
- (3) To support the Demonstration Forest concept in the Alberni Valley.

POLICIES

- (1) The Regional District recognizes that land within the Forest Land Reserve falls under the jurisdiction of the Forest Land Commission Act and that non-forest uses require the formal consent of the Forest Land Commission.
- (2) The Regional District endorses the Alberni Valley Demonstration Forest initiative and will work with the City of Port Alberni, the Ministry of Forests and MacMillan Bloedel Ltd. towards its successful implementation.
- (3) Within the plan area, lands designated as “Forest Use” include parcels within Tree Farm Licence, the Provincial Forest, the Demonstration Forest, the Forest Land Reserve, the Agricultural Land Reserve and private holdings owned by forest companies.

Permitted uses within this designation include forestry, silviculture, passive or natural recreation and forest-related industry subject to the conditions outlined in policy (6) below.

Within the Demonstration Forest, uses incidental to the primary forest orientation, may be permitted, including those of a tourist nature (e.g. housing or display of logging equipment, interpretive tours, etc.)

- (4) Lands designated for “Forest Use” may be used on an interim basis for non-forestry uses, such as agriculture, open space, air strips, etc. provided :
 - i) that there is no detrimental effect on long-term forestry potential;
 - ii) that for lands within the Forest Land Reserve, there is no conflict with the Forest Land Reserve Act and regulations thereto.
- (5) Policy 4 notwithstanding, where lands designated for “Forest Use” are also within the Agricultural Land Reserve, both agriculture and forestry shall be considered as primary uses.
- (6) Small-scale industries accessory to the forest industry (i.e. shake mills and portable

sawmills) will be encouraged to locate in Beaufort in areas of low population density provided that:

- they comply with the zoning regulations for the areas in which they are located;
- they are approved by the BC Agricultural Land Commission, where applicable (i.e. for properties within the Agricultural Land Reserve);
- they are not incompatible with surrounding land uses.

C. SERVICES AND PUBLIC UTILITIES

OBJECTIVES

- 1) To ensure that future development takes into account the area's present servicing constraints and provides for the orderly and economic development of future service infrastructure.
- (2) To ensure that residential densities reflect the area's inherent soil suitability for septic tank effluent absorption and current sewage disposal regulations administered by the Ministry of Health;
- (3) To protect water sources, including watercourses and groundwater supplies.

POLICIES

- (1) Within the plan area, new development will be encouraged primarily in areas which:
 - adjoin existing waterworks district boundaries;
 - have fire protection, or the potential for economic extension of fire protection in the long-term;
 - have moderate to high soil suitability for septic tank effluent absorption.
- (2) Given the area's low growth rate, no further expansion of fire protection boundaries is anticipated within the next 5 years.
- (3) The sanitary landfill operated by the Regional District, within the East Sproat Lake Settlement Plan area, is estimated to have the capacity to accommodate waste disposal requirements of the Alberni Valley, including the plan area, for up to eighty years.
- (4) Small-scale public utilities may be located in any of the plan map designations, provided they are compatible with surrounding land use.

D. RESIDENTIAL

OBJECTIVES

- (1) To recognise that the rural character of Beaufort features an independent lifestyle characterised by large lot sizes and minimum requirements for outside services.
- (2) To encourage limited acreage residential development compatible with the area's agricultural and natural resource base, and slow growth rate.
- (3) To take into account both present constraints and long-term servicing requirements in the location of new growth.

POLICIES

- (1) Residential areas are designated as follows on Schedule "B", the plan map:
 - (i) "Residential" - Minimum lot size, 0.404 hectares (1 acre).
This reflects existing densities on properties without further subdivision potential. Development within the "Residential" designation will be limited to infilling of existing vacant lots or lot line adjustments;
 - (ii) "Acreage Residential" - Minimum lot size, 2 hectares (5 acres);
 - (iii) "Rural Residential" - Minimum lot size, 4 hectares (10 acres).
- (2) Notwithstanding policy (1) above, where lands are located within the Agricultural Land Reserve, the regulatory authority of the B.C. Agricultural Land Commission in determining appropriate parcel sizes is recognised.
- (3) As a primary objective, new development will be encouraged in the south of the plan area close to the boundaries of existing improvement districts to facilitate future expansion of services.
- (4) Notwithstanding residential densities outlined in policy (1) above, lot line adjustments may be considered where:
 - they result in no increase in the number of existing legal parcels; and
 - the proposed lot line adjustment will result in an improvement in the configuration of lot lines or in land use; and
 - the change is not incompatible with the character of the surrounding neighbourhood.
- (5) Special needs housing and rental accommodation is encouraged to locate within the City of Port Alberni or within electoral areas closer to the City boundary in proximity to community services and bus routes.

E. INSTITUTIONAL AND COMMUNITY FACILITIES

OBJECTIVES

- (1) The plan recognises that major institutional and community facilities (including health care and educational institutions) are located in adjoining electoral areas and in the City of Port Alberni and will continue to be so. Accordingly, no provision is made for major future facilities of this type within the plan area.
- (2) To ensure provision is made for small-scale institutional requirements, where necessary, within the plan area.

POLICIES

- (1) Major institutional or community facilities are designated “Institutional” on Schedule “B”, the plan map.
- (2) Where necessary to serve local and community needs small scale institutional uses may be permitted in all designations, provided they are located in proper relationship to surrounding land uses and are not incompatible with adjoining uses.

F. COMMERCIAL

OBJECTIVES

- (1) To recognise that the City of Port Alberni is and will remain the primary service centre for the Alberni Valley, and that the focus for retail outlets will remain there and to a lesser extent in the adjoining electoral areas of Beaver Creek and Cherry.
- (2) To make provision for small-scale commercial development within the plan area, compatible with Beaufort's rural and natural resource base.

POLICIES

- (1) The existing corner stores in Cherry Creek and Beaver Creek will continue to service residents of the plan area. It is not anticipated that growth rates within the lifetime of this plan, will be sufficient to warrant the location of a neighbourhood store within the plan area.
- (2) Commercial operations within the plan area will continue to be primarily of the type and scale regulated by the Home Occupation Guidelines (Section 6.7) of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, or ancillary to and compatible with the area's agricultural and natural resource base.
- (3) The Regional District will review current Bed and Breakfast regulations jointly with all electoral areas and incorporate changes in an amendment to Zoning By-law No. 15.

G. INDUSTRIAL

OBJECTIVE

- (1) To provide for limited industrial activity in keeping with the area's rural and agricultural character.

POLICIES

- (1) New industrial activity in the plan area will be
 - relatively small scale operations;
 - primarily they will be uses permitted in existing "A" zoning districts, pursuant to Zoning By-law No. 15;
 - compatible with surrounding land use.
- (2) Home occupations will continue to be permitted subject to the provisions of Section 6.7 of Zoning By-law No. 15.

H. HERITAGE

OBJECTIVES

- (1) To support the protection and conservation of archeological sites where those occur within the plan area.
- (2) To support the protection and conservation of heritage resources, particularly those relating to the history of the forest industry.

POLICIES

- (1) The Regional District recognises that the Heritage Conservation Act supercedes Regional District by-laws and will refer development proposal in areas of potential archeological importance to the provincial Archeology Branch.
- (2) It is further acknowledged that where archeological sites are uncovered, development proposals in the vicinity will be subject to the archeological review process pursuant to the Heritage Conservation Act.
- (3) The McLean Mill is designated as a “Cultural Heritage Attraction” on Schedule “B”, the plan map, in recognition of its status as a national historic site.
- (4) The Regional District will rezone the McLean Mill Site to an appropriate zoning district reflective of its historic status, and future development as a tourist destination.
- (5) The Regional District will work with the Ministry of Transportation and Highways to ameliorate the impacts of increased traffic along access routes to the McLean Mill Site.
- (6) The Log Train Trail is designated as a “Regional Trail” on Schedule “B”, the plan map. It is recognised that this is an interim designation until such time as the right-of-way is required as a transportation route.
- (7) The Regional District supports the Long Train Trail Committee in its efforts to link trail development to initiatives in the demonstration forest and to the interpretation of the McLean Mill Site.

I. ENVIRONMENT

OBJECTIVES

- (1) To identify and protect environmentally sensitive areas, including habitat important to the fisheries resource and wildlife in general
- (2) To protect water sources for irrigation, domestic and fisheries use.
- (3) To encourage future development to take place away from lands susceptible to flooding.

POLICIES

- (1) The Regional District recognises the economic value of the fisheries resource and the importance of protecting key spawning and rearing areas, including feeder streams. In consequence, the Regional District:
 - supports restoration and enhancement of creeks and riparian corridors;
 - will work with the Federal Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks to establish a comprehensive stream and wetlands inventory throughout the Alberni Valley;
 - upon completion of such an inventory, will work with Department of Fisheries and Oceans, Ministry of Environment, Lands & Parks and British Columbia Land Commission, where applicable, to develop the most appropriate method(s) of protecting sensitive fisheries habitat and sources of domestic and agricultural water supply.
- (2) It is recognised that registration of restrictive covenants over properties within the Agricultural Land Reserve, whether for environmental or other reasons, requires the approval of the BC Agricultural Land Commission.
- (3) A riparian corridor along the Stamp River is identified as “Environmentally Sensitive”. Until such time as detailed guidelines are developed as outlined in policy (1) above, retention of a 15 metre minimum “no disturbance” zone for natural vegetation will be a requirement for new development within this designation.
- (4) In the event of the sale or development of crown lands in south Beaufort in D.L.’s 167, 144 and 42A, the Ministry of Environment, Lands and Parks will be requested to retain a riparian corridor of crown land along branches of Kitsuksis Creek, both to protect fisheries habitat and to form the basis of a linear park linking up with Maplehurst Park reserve in Cherry Creek electoral area.
- (5) Lands subject to known flooding conditions should, where possible, be used for parks, open space recreation, or agricultural uses.
- (6) Where there is no other alternative land available, and where mobile homes or buildings to

be used for habitation, business, or the storage of goods damageable by flood waters are to be located or constructed in any area liable to flooding, such buildings or mobile homes shall be adequately flood proofed in accordance with the flood proofing requirements of the Ministry of Environment, Lands and Parks.

- (i) Notwithstanding the above, flood proofing to less than full requirements as specified by the Ministry of Environment shall be permitted for farm dwelling units on parcels greater than twenty acres within the Agricultural Land Reserve and closed-sided livestock structures.
- (ii) Notwithstanding the above, flood proofing shall not be required for:
 - open-sided livestock structures;
 - farm buildings other than dwelling units.

J. TRANSPORTATION

OBJECTIVES

- (1) To provide for the orderly and efficient expansion of a valley-wide transportation system.
- (2) To encourage improved access to the McLean Mill Site.
- (3) To encourage separation of vehicular and pedestrian traffic.
- (4) To work with the Ministry of Transportation & Highways and the B.C. Agricultural Land Commission in reviewing and updating the Alberni Valley Transportation Network Plan.

POLICIES

- (1) This plan recognises and provides for those major road alignments proposed in the Alberni Valley Road Network Plan, as outlined on Schedule B, the plan map.
- (2) Acquisition of future road alignments will take place through road dedications as adjoining property is subdivided.
- (3) Wherever possible, future roads will follow existing rights-of-way, boundaries of district lots and of the Agricultural and Forest Land Reserves, in order to minimise disruption of existing communities and farmland.
- (4) Where proposed road rights-of-way lie within the Agricultural Land Reserve, their inclusion in the plan is not to be construed as having the endorsement of the BC Agricultural Land Commission; construction, upgrading or dedication of these routes requires prior approval from the Commission.
- (5) Where proposed road rights-of-way lie within the Forest Land Reserve, their inclusion in the plan is not to be construed as having the endorsement of the BC Forest Land Commission; construction, upgrading or dedication of these routes requires prior approval from the Commission.
- (6) Timing of new road construction will be dependent on traffic flow and subdivision activity.
- (7) The Ministry of Highways is encouraged to maintain a high standard of maintenance and upgrading on major routes such as Beaver Creek Road.
- (8) Where alternatives are available, industrial traffic should avoid routes passing through residential neighbourhoods and community centres.
- (9) Intersections with poor visibility and sight distance should be upgraded and improved.
- (10) Wherever possible, access to properties, particularly in new subdivisions, should be from local roads rather than arterials or major routes.

- (11) The Regional District strongly encourages the Ministry of Transportation and Highways to develop pedestrian footpaths along road shoulders, both for new road construction and in upgrading existing roads.
- (12) The Regional District will encourage the Ministry of Transportation and Highways to continue and complete the full upgrading of access routes to the McLean Mill Site along Kitsuksis, Batty, DeBeaux and Smith Roads.
- (13) The Regional District is strongly supportive of development of a rail link to the McLean Mill Site as a means of reducing traffic volumes along access roads.
- (14) The Regional District supports the interim use of the Log Train Trail as a regional trail, while recognising its future role as a by-pass highway in the Alberni Valley Transportation Network Plan.

K. PARKS

OBJECTIVE

- (1) To preserve areas of recreational and environmental importance for future generations.

POLICIES

- (1) Properties designated as “Park” on Schedule “B”, the plan map, include both existing parks and lands proposed for future park development, including crown land along the east bank of the Stamp River.
- (2) The Regional District will investigate options for acquisition of a linear parkland strip through privately owned lands on either side of the headwaters of Hal Creek in Block 1350, Alberni District.
- (3) When formal boundaries are established, the Regional District will rezone the newly created Money’s Pool Provincial Park to a Park and Public Use (P-2) District.
- (4) As the plan makes no provision for new subdivision with lots of less than 2 hectares (5 acres) it is not anticipated that the provisions of Section 941 of the Municipal Act will apply within the plan area.
- (5) In the event of the sale or development of crown lands in south Beaufort in D.L.’s 167, 144 and 42A, the Ministry of Environment, Lands and Parks will be requested to retain a riparian corridor of crown land along branches of Kitsuksis Creek, both to protect fisheries habitat and to form the basis of a linear park, linking up with Maplehurst park reserve in Cherry Creek.
- (6) The Regional District will encourage the Provincial Parks Branch to provide additional campsites in Stamp Falls Provincial Park.

L. MINERAL AND AGGREGATE RESOURCES

OBJECTIVE

- (1) To recognise the potential for mineral and aggregate deposits within the plan area and make provision for their development while minimizing conflict with other land uses.

POLICIES

- (1) The Regional District recognises that:
 - (i) the Ministry of Employment and Investment has jurisdiction over the management of the province's energy and mineral resources and is responsible for the inspection, safety and reclamation of both mines and sand and gravel operations;
 - (ii) the Ministry of Environment, Lands and Parks administers sand and gravel tenures on crown land. For crown land within a Provincial Forest or woodlot licence, authorisation lies with the Ministry of Environment, Lands and Parks for commercial use and with the Ministry of Forests for forest use;
 - (iii) removal of soil, sand or gravel from properties within the Agricultural Land Reserve requires a soil removal permit under the Soil Conservation Act which is administered by the BC Agricultural Land Commission;
 - (iv) the removal of soil, sand or gravel from properties within the Forest Land Reserve requires approval from the Forest Land Commission.
2. It is recognized that by their very nature, the location of mineral and aggregate resources can be difficult to determine in advance. It is also recognised that development of such resources can be compatible with the type of resource based land use which predominates in the Beaufort plan area.

The plan therefore provides for consideration of gravel pits in all designations. Such proposal will be adjudicated on a site specific basis. Approval will be assessed based on:

- the Soil Conservation Act;
- regulations administered by the Ministry of Employment and Investment;
- requirements of all other agencies having jurisdiction including, but not limited to, the Ministry of Environment, Lands and Parks, the Ministry of Health, the Ministry of Transportation and Highways and the Federal Department of Fisheries and Oceans and the Forest Land Commission;
- posting of the reclamation plans; and
- on compatibility with surrounding land use.