

Guiding Principles

The principles that guided the review of the OCP are:

1. Encourage retention of natural beauty, viewsapes, protection of environmentally sensitive areas, and stewardship of natural resources, thereby ensuring long-term community stability and prosperity;
2. Encourage compatible land uses by preventing further intrusion of incompatible land uses into rural resource and agricultural resource areas;
3. Support the protection and enhancement of land that has value for agriculture and strive to minimize the opportunity for conflict between agricultural and other land uses;
4. Promote the proper care and maintenance of private property and encourage the safe and quiet enjoyment of residential properties;
5. Ensure that proposed development density is appropriate to the available level of services;
6. Support commercial development which is well designed and which provides safe and efficient access for vehicles and connectivity throughout the community for pedestrians;
7. Ensure responsible development and management of areas that have identified natural hazards e.g. floodplains, debris flow areas, rock fall hazard areas, and wildfire interface areas;
8. Strive to ensure that the transportation system safely and efficiently moves vehicles and people and includes alternatives to automobile traffic where feasible including trails, bicycle routes, and railway;
9. Promote and protect the rural character of the Plan Area, while balancing the social, environmental and economic needs and encouraging development to blend with the natural landscape;
10. Ensure affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan Area;
11. Promote the protection of ground and surface water;
12. Strive to provide a variety of recreation opportunities to encourage a healthy, active lifestyle;
13. Foster an inclusive and engaged community.

Greenhouse Gas Reduction and Climate Resilience

Global emissions of greenhouse gases from human activity are causing the climate to warm. Projected changes for British Columbia to 2050 include:

- Increased annual mean temperatures;
- Increased annual mean precipitation; and
- An expected increase in precipitation in the spring, followed by increasingly dry summers.

Climate changes will likely result in a wide range of impacts on the natural environment including changes to stream flows, reduced biodiversity, and more frequent and extreme natural events such as extreme heat, wildfires, floods and droughts.

RDKB is a signatory to British Columbia's Climate Action Charter, committing to carbon neutrality¹ for its corporate greenhouse gas emissions.

On October 30, 2019, the RDKB Board declared a climate action imperative. The declaration recognizes that RDKB and its communities are already facing significant impacts of climate change, including a greater intensity and frequency of floods, forest fires, droughts and storms.

Local governments play an important role in managing development, helping reduce greenhouse gas emissions and increasing climate resilience and adaptation. Emissions are divided into two categories for local governments: corporate greenhouse gas emissions and community wide greenhouse gas emissions.

RDKB can influence community wide greenhouse gas emissions through planning by:

- Protecting green spaces;
- Focusing residential development in compact settlements; and
- Preventing urban and suburban development on agricultural lands.

Policies promoting preparedness for natural hazards and protecting environmentally sensitive areas can increase resilience to climate change. The Regional District also has a role in promoting community energy and emission reduction programs.

The Regional District can increase resilience to climate change by including policies addressing transportation, social and economic sustainability, food security and natural hazards.

¹ Carbon neutrality means that the operation of the local government will result in no net greenhouse gas emissions to the atmosphere.

DRAFT Objectives and Policies for Greenhouse Gas Reduction and Climate Resilience

Objectives

To strive for carbon neutrality for the Regional District's corporate greenhouse gas emissions.

To reduce community wide greenhouse gas emissions through land use planning policies.

To encourage energy and water efficiency and environmentally sustainable development.

To support the Province's commitment to reducing greenhouse gas emissions by 40% below 2007 levels by 2030 and 80% by 2050 in the Plan Area.

Policies

Promote the 4 R's of Sustainable Community Energy Planning; Reduce demand, Re-use waste heat, Renewable heat and Renewable electricity.

Support the implementation of actions identified in the RDKB Strategic Community Energy and Emissions Plan (SCEEP)

Policies for GHG Reduction and Climate Resilience continued

Promote energy efficient building standards, such as seeking opportunities to minimize the energy and resource requirements of buildings and structures.

Divert of all organic material from solid waste to reduce methane emission from landfills, while working to minimize transportation emissions through route efficiency.

Promote low carbon transport and vehicle infrastructure.

Support densification in areas where servicing is available.

Encourage residents to take advantage of incentive programs such as the Woodstove Exchange Program to replace old appliances with more efficient, cleaner burning ones.

Affordable, Rental and Special Needs Housing

2020 RDKB Housing Needs Report

This report projected a decline in population over the next 10 years, with a decreased demand of 89 housing units by 2031.

The predictions in the Housing Needs Report were based on trends shown in data from the last two censuses, 2006 and 2016. It did not capture the rapidly changing housing demand that has been witnessed throughout the pandemic.

Some of the gaps in housing highlighted in the report are:

- Year-round market rental housing;
- Youth safe house;
- Workforce housing;
- Accessible seniors-oriented rental or ownership housing including independent and senior's supportive housing

Anecdotally, these needs still remain relevant today. Some needs may have increased in the pandemic housing boom.

The seasonality of many of the residents at Christina Lake presents some challenges for people looking for year-round rentals and for young people and families, who may be priced out of the market.

Many of the tools available to RDKB for affordable, rental and special needs housing are best suited to municipalities where services such as water and sewer are available, and where residents do not have to be as reliant on automobile transportation.

A small amount of density increase can happen without the availability of a public sewer system, such as through permitting secondary suites. This may help with providing more rental units, though we are not able to ensure that those units will be made available to long-term renters nor that they will remain affordable.

Larger projects to provide affordable housing with higher density would have more complex septic system requirements. Allowing these through a zoning amendment, allows the RDKB to request a housing agreement be put in place to preserve the housing as affordable.

DRAFT Objectives and Policies for Affordable, Rental and Special Needs Housing

Objectives

To recognize the need for affordable, rental and special needs housing within the Plan Area.

To strive to ensure that affordable, rental, and special needs housing options are available and being used in the Plan Area.

Policies

Allow secondary suites in residential areas in the implementing Zoning Bylaw.

Consider allowing dwelling units in conjunction with a principal commercial or industrial use in the implementing Zoning Bylaw.

Support expansion of existing manufactured home parks and establishment of new manufactured home parks in appropriate locations.

Policies for Affordable, Rental and Special Needs Housing continued

Consider, by way of a rezoning application, proposals to create affordable housing in the Plan Area, including from a non-profit group registered pursuant to the *Societies Act*, as amended. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:

- a) the suitability of the site proposed for such use (including neighbourhood impacts or access to community services such as water and shopping);
- b) for housing projects creating more than three dwelling units, provision of on-site tertiary levels of sewage treatment;
- c) the provision of adequate off-street parking;
- d) guarantees, through a Housing Agreement pursuant to Section 483 of the *Local Government Act*, or other instrument acceptable to the Board, that the proposed development will remain exclusively as low-income housing operated by a non-profit Society in perpetuity; and
- e) consideration of creating a development permit area for site planning and the form and character of the buildings, should the proposed housing form be multiple family dwellings.

DRAFT Objectives and Policies for Residential Land Use Designation

The Residential land use designation applies to lands that are serviced by a community water system or are in areas that could next be connected to a community water system. Most lands currently designated residential are within either the Christina Lake Water Utility water service or the Sutherland Creek Waterworks District.

Connection to a water system allows for smaller lot sizes. Interior Health provides the general guidelines of 1 ha size for parcels that will have a septic system and well, to provide enough space for effluent to disperse without impact on a drinking water source. With a connection to a water system, contamination of drinking water is less of a concern.

Objectives

To identify lands in a community water service area, or to which a community water service could be expanded for residential development and establish appropriate uses and parcel sizes.

To protect residential areas from expansion of commercial and industrial areas.

To consider higher density residential developments within existing residential areas.

Policies

Designate all non-ALR lands, serviced by community water, or lands that could be connected to a community water service, as 'Residential'.

Policies for Residential Land Use Designation continued

In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.

Consider permitting agricultural uses, including limited egg and poultry production and bees, on 'Residential' properties, with bear smart principles in mind.

Consider permitting duplexes and triplexes on parcels of a suitable size to allow for sewage treatment in line with the Sewage Treatment section of this Plan.

With respect for the rural and small town character of the Plan Area, parcel coverage and setbacks in the implementing bylaw will ensure that development is proportional to the lot.

Policies for Residential Land Use Designation continued

Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.

In the Residential land use designation, for parcels located in a water service area, the minimum parcel area for new parcels created by subdivision is 2000 m² when the parcel is connected to the water system and 1 ha when the parcel is not connected to the water system.

In the Residential land use designation, when a parcel is not within the boundaries of a water service area, the minimum parcel size required will be 10 ha.

Higher density residential development may be considered, by way of rezoning, in conjunction with the Sewage Treatment and Water Servicing sections of this Plan. Further considerations for higher density residential development will include:

- Proximity to community features such as commercial areas;
- The provision of off-street parking;
- Creation of a development permit area for site planning and the form and character of the buildings, if the proposed housing form is multiple family dwellings.

DRAFT Objectives and Policies for Waterfront Residential Land Use Designation

Waterfront residential areas are characterized by smaller lots serviced by individual septic systems and water systems, such as wells or waterlines from the lakes. Often these parcels have difficult terrain conditions from the slope and soil present.

Objectives

To identify lands adjacent to Christina Lake that are not serviced by a community water system that are outside the South Townsite and Lavalley Point areas for residential development and establish appropriate uses and parcel sizes.

To protect the integrity of Christina Lake in line with policies outlined in the Lake designation and the Environmentally Sensitive Areas section of this Plan.

Policies for Waterfront Residential Land Use Designation

Designate residential parcels that are adjacent to Christina Lake and are not connected to a community water service as 'Waterfront Residential'.

In addition to uses otherwise permitted in all designations, permitted uses in the 'Waterfront Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.

Consider permitting agricultural uses, including limited egg and poultry production and bees, on 'Waterfront Residential' properties, with bear smart principles in mind.

The minimum parcel size for the creation of pa required within the Waterfront Residential area shall be 10 ha.

Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.

DRAFT Objectives and Policies for Rural Residential Land Use Designation

Parcels designated as Rural Residential are neighbourhoods that are slightly removed from the denser residential neighbourhoods and have a more rural aspect, while still having neighbours in proximity. They tend to be pocket neighbourhoods in amongst a more rural landscape. Parcels are generally around 1 ha in size in many of the neighbourhoods listed below, with Cascade being the main exception, with parcels sizes established in the historic Cascade townsite.

Objectives

To provide residential accommodation in a rural setting on lots which are large enough to support independent and self-sustaining services without adversely impacting the surrounding natural environment.

To protect rural residential areas from urbanization.

Policies

Designate residential parcels that are more remote from the concentrated residential areas of the Plan Area as 'Rural Residential'.

In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.

Policies for Rural Residential Land Use Designation continued

Consider permitting agricultural uses, including limited egg and poultry production and bees, on 'Rural Residential' properties, with bear smart principles in mind.

Preserve the Rural nature of parcels designated as 'Rural Residential' by preventing high density residential uses and commercial and industrial uses from being established.

Notwithstanding the above policy, a small neighbourhood store may be permitted by way of a rezoning.

In the Rural Residential land use designation the minimum parcel area for new parcels created by subdivision is 1 ha.

Consider applying to remove the Cascade 'Rural Residential' area from the ALR.

Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.

DRAFT Objectives and Policies for Rural Land Use Designation

Objectives

To retain the low density of lands designated as Rural by limiting the intrusion of higher density residential development.

To protect the rural character, values, lifestyles and economic pursuits that predominate in Fife, the Santa Rosa Road, the Stuart Creek Road and along the Kettle River/U.S. border corridor.

To encourage agriculture within the Agricultural Land Reserve.

Policies

The permitted uses within the Rural area include but are not necessarily limited to: single family dwelling, secondary suite, home occupations, agriculture, kennels, resource use.

The minimum parcel sizes within the Rural area shall be 10 ha.

Avoid, where possible, considering lands in the 'Rural' land use designations for re-designation and re-zoning to a 'Rural Residential' land use designation, given the likelihood of more appropriate land in other more densely populated residential designations.

DRAFT Objectives and Policies for Rural Resource 1 & 2 Land Use Designations

Objectives

To reserve areas designated as Rural Resource for resource use.

To encourage wise use of natural resources, ensuring long-term community stability and prosperity.

To promote the management of lands in a manner that reduces threat of wildfire.

To recognize that protecting water quality and the natural environment is vital to the community's well-being.

Policies

In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource 1' designation may include but not necessarily be limited to: single family dwelling; secondary suite; resource use, agriculture, campground, and accessory building and structures.

In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource 2' designation may include but not necessarily be limited to: resource use, agriculture, campground, and accessory building and structures.

The minimum parcel area required for new parcels created by subdivision in the 'Rural Resource 1' designation is 20 ha.

Policies for Rural Resource 1 & 2 Land Use Designations continued

The minimum parcel area required for new parcels created by subdivision in the 'Rural Resource 2' designation is 50 ha.

Encourage management of resource extraction activities in the 'Rural Resource' designations that takes into consideration the impacts of those activities on recreational activities and the natural environment.

Work cooperatively with local and senior government agencies to develop watershed management plans that support groundwater recharge, retention and water recycling, and address water quality.

Provincial agencies responsible for the resource management of Crown Land are encouraged to recognize that the Christina Lake is a consumptive watershed and to manage the environment and watershed accordingly. Intact forested slopes surrounding the community are considered a community asset.

Build awareness of recreational resources available throughout the 'Rural Resource 2' designation.

Encourage Provincial agencies with jurisdiction to protect Crown Land from sale in the 'Rural Resource 2' designation.

DRAFT Objectives and Policies for Commercial Land Use Designation

Objectives

To promote a core commercial area that provides a sense of community, that is contiguous with other commercial development as well as community institutions and recreation.

To encourage the use of green space and design for development that is attractive and environmentally sustainable commercial areas.

Policies

Include all lands designated as commercial into commercial development permit areas that address safe vehicle access, building design, landscaping and parking in the guidelines to create attractive, safe and functional commercial areas.

Permitted uses in the Commercial designation may include, but not necessarily be limited to: retail, eating and drinking establishments, personal services, offices, tourist accommodation; entertainment facilities; recreation facilities; automotive servicing; commercial greenhouses and nurseries.

Commercial signage will be regulated as to the number, size, type, form, appearance and location.

Guidelines for preferred designs for commercial development will be considered for inclusion in this Plan and process is led by a community group.

Commercial Policies Continued

Some light industrial uses such as artisan workshops, storage and warehousing may be permitted by way of rezoning if the following guidelines are clearly demonstrated:

- a) that they support the primary commercial character of the area;
- b) add to the functional mix of activities; and
- c) that the proposed use is compatible with the uses of the neighbouring properties.

Seniors' housing may be permitted within the designated Commercial areas upon submission of a zoning amendment application where such use is considered to be compatible with and complimentary to neighbouring commercial uses.

Mixed commercial/residential uses may be permitted by way of a zoning amendment, provided that:

- a) This amendment occurs on a property located at the south end of the lake; and
- b) That all, or substantially all, of the ground level floor space will be for commercial uses.

Privately owned land North of Christina Creek along Kimura Road will be designated as Commercial. Existing residential properties will be zoned residential and may be used or developed for residential purposes until the owners elect to apply for commercial zoning.

Notwithstanding the other commercial policies, the Regional District will not allow the amendment of lands designated as residential to commercial along Kingsley Road.

DRAFT Objectives and Policies for Waterfront Commercial Land Use Designation

Objectives

To ensure that waterfront commercial developments are consistent with the rural small-town character of the community.

To encourage attractive, environmentally sensitive development.

To limit the commercial use of the waterfront to those already designated commercial.

To encourage the development of well-planned year-round resort facilities, which could strengthen the local economy.

To encourage restoration of lakeshore habitats.

Policies

Principal permitted uses for the Waterfront Commercial designation may include, but are necessarily be limited to: resorts; restaurants
Retail and entertainment may be permitted as accessory uses.

Include all lands designated as waterfront commercial into development permit areas that address the environmentally sensitive nature of proximity to the lake and the form and character of developments.

Waterfront Commercial Policies Continued

Campgrounds may be a permitted use in the Waterfront Commercial designation by way of zoning amendment, provided that:

- a) The applicant demonstrates the campground is compatible with the surrounding neighbourhood; and
- b) The proposed means of sewage disposal is consistent with the Sewage Treatment section of this Plan.

Maximum density will be 50 campsites per hectare with a minimum area of 125m² per site will be permitted.

New marinas may be permitted in the Waterfront Commercial designation by way of a zoning amendment and may include as principal permitted uses, but not necessarily be limited to: sales, rental, repair and other associated uses. The proposed marina must be outside the intake protection zone (IPZ) identified in the Christina Lake Water Utility Source Water Protection Plan (2019) and indicate how best management practices will be followed to prevent fuel contamination of Christina Lake.

Moorage for patrons of a permitted use will be supported.

DRAFT Objectives and Policies for Campground Commercial Land Use Designation

Objectives

To encourage development of campgrounds that integrate into the natural environment.

Policies

Campgrounds are a principal permitted use in the Campground Commercial designation and one single family dwelling and a small retail area, not to exceed 100m² in retail floor area are secondary uses.

Include all lands designated as Campground Commercial into commercial development permit areas that address safe vehicle access, building design, landscaping and parking in the guidelines to create attractive, safe and functional commercial areas.

Maximum density will be 50 campsites per hectare with a minimum area of 125m² per site will be permitted.

New private commercial campgrounds may be allowed, by amending this Plan, provided that:

- a) The applicant demonstrates the campground is compatible with the surrounding neighbourhood; and
- b) The proposed means of sewage disposal is consistent with the Sewage Treatment section of this Plan.

Retail sales of gas and oil, and the rental, sales and maintenance of watercraft will not be permitted on parcels in this designation.

DRAFT Objectives and Policies for Industrial Land Use Designation

Objectives

To encourage industrial development that complements the rural and resort character of the ***Plan Area***.

To require actions to mitigate potential negative effects of industrial land uses.

To encourage environmentally safe and sustainable industries.

Policies

In addition to uses otherwise permitted in all designations, permitted uses in the 'Industrial' designation will be light industrial uses and may include, but not necessarily be limited to: storage, freight terminals; automotive dealers and services; building supply stores; an accessory dwelling unit; retail that is accessory to another use on the parcel; and accessory buildings and structures. The implementing Zoning Bylaw will further define which industrial uses will be permitted in each industrial zone.

Industrial Policies continued

Proposals to create additional industrial lands or to expand existing industrial lands may be permitted by way of a zoning amendment with OCP amendment. Considerations would include, but not be limited to:

- a) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve;
- b) Demonstration that the properties currently designated as industrial would be unsuitable for the proposed use;
- c) Potential impacts of the proposed industrial land use on the owners and occupiers of adjacent parcels of land; and
- d) Potential impacts of the proposed land use on the natural environment.

Industrial uses with impacts, including, but not limited to noise, glare and odour, which may reach beyond property boundaries must be located within wholly enclosed buildings.

The designation of development permit area(s) to address the external impacts of industrial activities.

Encourage the remediation of industrial land and support provincial action that requires remediation.

Industrial Policies continued

The following industrial uses will be prohibited in the implementing bylaw:

- i. Gasification industries producing synthesis gas (syngas) and similar products by incineration, thermal treatment, or other means from materials including, but not limited to, hazardous waste, municipal solid waste, wood waste, compost or other biomass;
- ii. Hazardous waste processing, recycling, or treatment facilities (excluding municipal solid waste disposal, recycling, and transfer facilities operated by, or with the consent of the Regional District pursuant to an approved Solid Waste Management Plan);
- iii. Hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick kilns, and flour mills;
- iv. The distilling, incinerating, processing, rendering or canning of fish or animal products, and the manufacture of matches, paper or rubber;
- v. The manufacture, processing, refining, mixing or bulk storage of bitumen, coal or tar products or derivatives and corrosive, noxious, highly flammable or explosive minerals, chemicals, gasses and fission or fusion products;
- vi. The manufacture, processing, refining and mixing of petroleum and petroleum products including asphalt plants;
- vii. The smelting, refining and reducing of minerals and metallic ores;
- viii. The operation of stockyards, the slaughtering of animals or poultry and the manufacture of fertilizers;
- ix. Pulp and paper plants; nor
- x. The storage of the following:
 - a. Waste pest control product containers and wastes containing pest control products, including wastes from the application of pest control products to wood;
 - b. Radioactive dangerous goods;
 - c. Waste wood products treated with wood preservatives;
 - d. Used tires;
 - e. Used batteries.

Notwithstanding the above, portable asphalt plants and similar facilities required for short- term infrastructure construction and renovation projects may be permitted through the issuance of a temporary use permit.

DRAFT Objectives and Policies for Recreation Resources

Objectives

To encourage the provision of appropriate parks and facilities for residents and visitors of the Plan Area.

To strive to legalise access to areas presently used by residents and visitors of the Plan Area for recreational purposes, through formal land agreements or land acquisition.

To foster the continued collaborative development and stewardship of recreation resources among stakeholders.

Policies

Support the creation of a Trails Master Plan that includes both non-motorized and motorized trail uses.

Encourage respectful use of recreation lands that minimize impact on the environment.

Policies for Recreation Resources Continued

Consider the merits of referrals from the Province for recreational use of Crown land based on potential for impacts on the following: environmentally sensitive areas, wildlife corridors, adjacent property owners, other recreational users, and other matters that the Board may consider relevant.

Encourage recreation groups to document and legalise use of public land for recreational purposes.

Support non-profit community recreation facilities, programs and partnerships in the Plan Area due to their importance to local residents and residents of the surrounding area.

Future parks may include trails, conservation areas, heritage parks, UREPs, as well as Provincial, regional and community parks. These parks may be designated as 'Park and Recreation' or 'Rail/Trail Corridor'. If future development or demographics warrant, consideration may be given for land or cash-in-lieu for a small neighbourhood park.

DRAFT Objectives and Policies for Lake Designation

Objectives

To maintain and improve water quality of Christina Lake for domestic water consumption, recreation and aesthetic qualities.

To maintain and restore aquatic and lakeshore habitats.

Policies

Principal permitted uses in the 'Lake' designation include recreational uses and moorage facilities accessory to a residence (as authorized through Provincial licensing processes). Houseboats and floating homes will not be permitted.

Encourage the maintenance and restoration of lakeshore and aquatic habitat, through education on invasive species, native plant species and the benefits of a natural shoreline for protection against wave action and flooding.

DRAFT Objectives and Policies for Parks and Recreation Land Use Designation

Objectives

To support the preservation of land and water with high scenic, natural and recreational values for public use and enjoyment.

To encourage the Province to develop and manage provincial parks in a manner which is environmentally sensitive while serving the needs of local residents and visitors.

To legalise access to areas presently used by residents of the Plan Area for recreational purposes, possibly through land acquisition.

Policies

Parkland dedications will be directed towards the development of the system of community parks as identified on the Land Use Map. The system consists of the following elements:

- a) Community Parks - encompassing and supplementing the existing lands and facilities in the vicinity of the community hall (i.e. the pickle ball courts, bike pump track and ball diamond), the vicinity of the Welcome Centre, and the dog park.
- b) Neighbourhood Parks - providing safe areas for quiet recreational activities serving the needs of residents in that particular area (e.g. children's playgrounds and walking paths).
- c) Special Feature Parks - intended to protect and plan for the recreational use of unique areas or features present within the plan area (e.g. the Fife Quarry, the Cascade Falls and the Santa Rosa lookout).
- d) Road End Parks – intended to provide access to the Lake for the use and enjoyment of residents and visitors.

Policies for Parks and Recreation Continued

Support the development of a multi-purpose recreational trail network within the Plan Area. Some important elements of this system could include the Badger Trail, the historic Dewdney Trail, the Park Reserve along the south bank of the Kettle River and the former CPR railway grade.

Consider locations for trails and recreational uses throughout the plan area that can provide recreational opportunities and connectivity.

Maintain inventory of Crown Land and Road-Ends to assist in developing a long-term strategy for their use.

In addition to uses otherwise permitted in all designations, permitted uses in the 'Parks and Recreation' designation may include but not necessarily be limited to: wildlife reserves; ski lodge; eating and drinking establishments; guest cabins; camping; recreational vehicle accommodation; public assembly uses; recreation facilities; and accessory buildings and structures.

Policies for Parks and Recreation Continued

Consider amendments to this Plan and the Zoning Bylaw to recognize additional park land should it be established.

Encourage parks and trails users to inform themselves regarding land ownership and not to cross private land without permission.

Encourage parks and trails users to inform themselves about the risks involved in recreational activities including water safety and hazards.

DRAFT Objectives and Policies for Rail-Trail Land Use Designation

Objectives

To protect the integrity of the railway rights of way in the Plan Area for corridor type uses.

To recognize the importance of railway corridors for economic activity in the Christina Lake area.

Policies

Support the continued use of existing railways in the Plan Area for rail transportation purposes and endeavour to protect the continued operation of such railways under the implementing zoning bylaw.

In addition to uses otherwise permitted in all designations, permitted uses in the 'Rail/Trail Corridor' designation may include, but not necessarily be limited to: railways; recreational trails and similar transportation and utility corridors; and accessory buildings and structures.

If a trail is established on a railway right of way that is adjacent to land in the ALR, the Board would consider requiring fencing and buffering where adjacent to operating farms.