



# A RURAL COMMUNITY PLAN AND ZONING BY-LAW FOR YOUR RURAL COMMUNITY

To support rural communities and manage growth and development within the Peace River Regional District as empowered by the Local Government Act to undertake community planning. The goals of the Rural Official Community Plan and Zoning Bylaws are to create policies, with the participation of residents, that will assist the Peace River Regional District Board to plan and manage the rural areas. Planning is intended to ensure that the rural character, lifestyles, landscape, economies and environmental features are maintained or enhanced, according to community needs.

Given the level of fragmentation and inconsistency between the various existing community plans and zoning bylaws, a process of harmonization and new policy development will be required to ensure a fair and equitable approach to development policy across the rural region.

The plan is intended to recognize a wide variety of uses and can include goals to address matters such as the following:

1. accommodate continued agricultural use;
2. direct industrial development;
3. guide residential development and subdivision;
4. situate community facilities;
5. ensure environmental stewardship (e.g. water quality, groundwater supply, sensitive habitat protection);
6. facilitate efficient transportation, infrastructure development and service delivery;
7. promote rural economic diversification including value-added enterprise;
8. maintain rural heritage values, and sites of scenic or historic significance;
9. anticipate and manage potential hazards;
10. enable and promote inter-governmental cooperation on land-use and development;
11. provide recreational opportunities, and green-space;
12. create linkages to existing provincial Crown land & resource management plans;
13. provide for commercial, recreational and institutional uses;
14. **other matters of importance to communities?**

This list is not intended to be exhaustive. It can be referred to as a starting point, or source of ideas for the things that might be considered about your community. To ensure that the Regional Board has the right information to make decisions, your participation is essential, to let us know what is important for your communities.