

## Part D Implementation



The City shall implement objectives and policies of this Plan by requiring the submission of supporting information during development approvals, and through the designation of Temporary Commercial and Industrial Use Permits, Development Permit Areas and the adoption of associated Guidelines. Development Permit Area Guidelines are provided within the City's Zoning Bylaw. Application and issuance procedure for Temporary Use Permits, Development Permits and requiring Development Approval Information is outlined within the City of Prince George Development Procedures Bylaw No. 7635, 2005 and as amended from time to time.

## 9.1 Development approval information

### General

#### Designation:

Development approval information for sustainability may be required for any development proposed within the City Limits.

#### Special Conditions or Objectives:

The City has set community goals through its myPG Sustainability Plan, supporting a long-term vision of community sustainability. To achieve these goals, contributions from all development is necessary. These goals, as expressed through the objectives in Part C of this Plan, are the basis for requiring development approval information.

## 9.2 Temporary use permit

#### Designation:

The issuance of temporary use permits can be considered in all Official Community Plan designations within City Limits.

#### Special Conditions or Objectives:

A temporary use permit is a tool to allow a short-term use that does not comply with the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time, but does not warrant a change of land use designation or zoning of the land. The Objective of TUP's are to:

- avoid conflicts between different types of uses (i.e. residential, commercial and industrial).
- provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.
- ensure that temporary use permits are not considered a substitute for a rezoning application.

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In addition to development procedures requirements, temporary use permits will be considered against the following criteria:

- the use must be clearly temporary or seasonal in nature;
- compatibility of the proposal with adjacent uses;
- impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use;
- intensity of the proposed use;
- inability to conduct the proposed use on land elsewhere in the community; and
- must be reviewed and approved by the Ministry of Transportation and Infrastructure with respect to access to and effect on Provincial Highways.

### 9.3 Development permit areas designation and maps

#### Commercial Form & Character

##### Designation:

All lands commercially designated in *Schedule B-6 Future Land Use*, as well as commercially zoned properties are designated as a Commercial Development Permit Area. In mixed-use areas, only development proposals incorporating commercial development must consider these guidelines.

##### Objectives:

The objectives for establishing this commercial development permit area are to:

- Foster improved design of commercial buildings given the high visibility of these areas and their exposure to major traffic routes;
- Provide an opportunity for human-scale considerations for all users of a commercial site; and,
- Provide an appropriate degree of landscaping of commercial sites with special attention to the human-scale, streetscape, and adjacent non-commercial uses.

Further supporting objectives are also provided in Section 8.2 (Urban Form and Structure) and 8.3 (Land Use).

## **Downtown Revitalization**

### Designation:

The lands identified as Downtown on *Schedule B-6: Future Land Use* are designated as a Downtown Development Permit Area to guide the form and character of downtown development.

### Objectives:

The objectives for establishing this development permit area are to encourage the revitalization of downtown by emphasizing building and open space design that enhances pedestrian activity, connectivity, amenities, comfort and safety, incorporates climate sensitive design, and contributes to the downtown's unique identity and sense of place.

Further supporting objectives are provided in Section 8.2 (Urban Form and Structure) and Section 8.3 B. (Land Use – A Downtown Heart) specific to Downtown.

## **Flood Hazards**

### Designation:

The following land is designated as flood hazard development permit area:

- land identified as “flood hazard area” on the attached *Schedule D-4: Flood Hazard Development Permit Areas*. This schedule delineates the area of land adjacent to the Nechako and Fraser Rivers that can be expected to flood, on average, once every 200 years;
- land within 30 metres measured horizontally from the natural boundary of a watercourse not identified on the attached *Schedule D-4: Flood Hazard Development Permit Areas*;
- land within 15 metres of the top of a steep bluff where the toe of the bluff subject of a watercourse, or a horizontal distance equal to 3 times the height of the bluff as measured vertically from the toe of the bluff, whichever is greater; and
- land within 15 metres from the natural boundary of a water body, including a lake, pond, swamp or marsh.

### Objectives:

The objectives for establishing the flood hazard development permit area are to promote settlement patterns that minimize the risk associated with hazardous conditions to:

- protect against injury, suffering and the loss of life, and minimize loss of use, and property damage by prohibiting or regulating development on lands subject to hazardous conditions, and,
- identifying and alleviating hazardous conditions which restrict the use of land or pose a risk of injury or damage.
- Protect public infrastructure from hazardous conditions.

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- Reduce or prevent negative impacts to air, soil, and water quality, the natural environment, its ecosystems and biological diversity that may result from hazardous conditions.
- Inform hazard mitigation and emergency preparedness efforts.
- Improve public awareness of hazardous conditions.

### **Groundwater Protection**

#### **Designation:**

The lands shown on *Schedule D-1: Groundwater Protection Development Permit Areas* is hereby designated as groundwater protection development permit areas. Boundary lines depicting groundwater protection development areas are approximate and further analysis may refine their location.

#### **Objectives:**

The City wishes to protect well heads and aquifers from incompatible development that may lead to contamination of the City's potable water supply. By regulating development within capture zones the City may reduce the potential risk of contamination. Further supporting objectives for these areas are found within Section 6.2 A. (Clean Water - Groundwater) of this Plan.

### **Industrial Form & Character**

#### **Designation:**

The Carter Industrial area, Queensway East, Airport Light Industrial area, and any Industrial designated or zoned lands within 50 m of a Major Road (including Highways) shown on *Schedule B-10: 15 year Road Network* are hereby designated an Industrial Development Permit Area. Exemptions to this designation are those industrial designated or zoned properties within 50 m of the following Major Roads: Industrial Way, Northwood Pulpmill Road, PG Pulpmill Road, Sintich Road, and Willow Cale Road.

#### **Objectives:**

The objectives for establishing this development permit area is to:

- Foster improved design of industrial buildings, especially where such buildings occur in an urban environment in proximity to commercial and residential use or where such buildings are visible from major roads and highways;
- Encourage sustainable design, green practices, air quality considerations; and,
- Provide an appropriate degree of landscaping for industrial sites with special attention to the streetscape and adjacent non-industrial uses.

Further supporting objectives are also provided in Section 8.2(Urban Form and Structure) and Section 8.3 E. (Land Use – Business Districts).

## **Intensive Residential**

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### Designation:

The lands shown on Schedule D-5: Intensive Residential Development Permit Areas are hereby designated as an Intensive Residential Development Permit Area. In those areas, only the development to narrow lots single detached housing on lots less than or equal to 11 metres (m) wide, and/or any secondary dwellings must be consistent with the Development Permit Guidelines.

### Objectives:

The objectives for establishing this development permit area is to permit narrow lot developments within these areas to provide additional housing options that:

- Retain character and scale of existing housing mix;
- Intensify and renew neighbourhoods through infill development; and,
- Encourage attractive pedestrian-oriented housing with strong relationship to the street.

General supporting objectives are also provided in Section 8.2 (Urban Form and Structure) and Section 8.3 (Land Use).

## **Multiple Residential Form and Character**

### Designation:

All land on which the zoning allows multiple residential, comprehensive two-unit dwelling areas, or comprehensive strata developments residential uses are hereby designated as a Multiple Residential Development Permit Area. In mixed-use areas, only development proposals incorporating multiple residential development must consider these guidelines in addition to Commercial Development Permit Area Guidelines.

### Objectives:

The objectives for establishing this development permit area are to diversify housing stock options that:

- Provide for an appropriate level of design and site layout compatible with and complimentary to adjacent uses;
- Considers the human-scale; and,
- Provide the city with the ability to tailor new multiple residential area sites to local site conditions and area character

Further supporting objectives are provided in Section 8.2 (Urban Form and Structure) and Section 8.3 (Land Use), including objectives specific to Neighbourhood Centres and Neighbourhoods designations (Residential and Corridors).

## **Riparian Protection**

### Designation:

The lands shown on *Schedule D-2: Riparian Protection Development Permit Areas* are hereby designated as riparian protection development permit area.

### Objectives:

Riparian areas are areas of land and vegetation adjacent to watercourses that provides a range of important functions, including fish and wildlife habitat, erosion and sediment control, flood protection, and overall stream bank stability. Riparian areas need to remain in an undisturbed state in order to provide these functions. The supporting objectives for establishing this development permit area are also provided in Section 6.2 D. (Clean Water – Watercourses and Wetlands).



## **Wildfire Hazard**

### Designation:

The land shown on *Schedule D-3: Wildfire Hazard Development Permit Areas* is hereby designated as a wildfire hazard development permit area for the protection of development from wildfire hazards.

### Objectives:

The City wishes to reduce the hazards of wildfire by establishing guidelines for development within the wildfire interface hazardous condition development permit areas. By following the appropriate guidelines, landowners may reduce the risk of being negatively impacted by wildfire. The supporting objectives for establishing the wildfire hazard development permit area are provided in Section 6.4 (Green City, Green Practices).



Neighbourhood Plans provide clear and comprehensive land use vision for larger tracts of land (typically greater than 40 ha) to provide certainty for residents, land owners, the community as a whole, and developers regarding how an area may be developed. Neighbourhood Plans are policy documents intended to guide land use decisions over time, and strive to balance social, environmental and economic factors. Existing detailed plans have been prepared for a number of areas within the City. The areas of the City covered by these plans are illustrated on *Map 4 - Neighbourhood and Area Plans*.



The City can require either through development proponents or through its own resources the preparation of neighbourhood or area plans in advance of significant new residential development. Neighbourhood and area plans should consider and provide direction for all broad objectives and policies identified within this Plan that need further detail.

### **Objectives**

Objective 10.1.1 To refine the level of policy detail at the neighbourhood level within the context of the Official Community Plan.

### **Policies**

Policy 10.1.1 Neighbourhood and area plans are recognized by the City to provide a more detailed level of objectives and policy direction for land use within those specified plan areas, and shall be used as such.

Policy 10.1.2 The general nature of a neighbourhood or area plan should include, as applicable:

Context statement describing how the neighbourhood or area plan is contributing to the broad objectives and policies of the OCP including any required land use designations to be considered within the plan area (ex. corridors or neighbourhood centres);

The plan area vision, broad objectives, policies, timing, phasing and actions for planning and land use, and related topics;

A public engagement plan, targets and results identifying diverse participants; and,

Comprehensive and clearly laid out list of proposed amendments necessary to achieve plan recommendations.



Policy 10.1.3 Neighbourhood and area plans should consider, as applicable:

Environmentally sensitive areas, hazardous conditions and other environmental and urban interface considerations;  
General lot patterns and layout;  
Residential housing mix and densities, including affordable, rental, and special needs housing;  
Overall infrastructure requirements including magnitude of development costs. These costs should be expressed on a per housing unit basis, including measures for cost recovery;  
Transportation Network including transit, cycle and pedestrian networks;  
Commercial and/or Industrial land allocations;  
Community uses including schools, facilities, and emergency services;  
Parks and Open Space including trail connections;  
Social development considerations such as preserving Identify & Pride (eg. preserving viewscales), equity and inclusion, health & wellness;  
Opportunities for local food production;  
Energy, Climate Change, and GHG Reduction considerations;  
The number, kind and extent of community amenities necessitated; and,  
Design and Development Standards.



Policy 10.1.4 In decisions to amend neighbourhood and area plans, the City supports neighbourhood directions and growth management and phasing identified within this Plan.

Policy 10.1.5 The City should consider the following infill areas for future neighbourhood or area plans at the direction of Council:

Gateway Corridor (2-3 blocks in); and,  
Hart Highway Corridor (2-3 blocks in).

**Map 4 - Neighbourhood and Area Plans**

## Back of Map 4

## 11 City Land Disposition and Acquisition

### *Objectives*

Objective 11.1.1 To align City land acquisition and disposition policies and procedures with growth management strategy and land use direction within this Official Community Plan.

### *Policies*

## 11.2 Environment

### *Caring for our Natural Environment & Forests*

Policy 11.2.1 Promote the acquisition of environmentally sensitive land, and ensure the protection of these areas when disposing of lands.

Policy 11.2.2 Dispose of and market Brownfield sites only when brought to a remediated standard or established guarantees in place to allow for a site to be developed to the desired level of end use.

Policy 11.2.3 Before land is acquired or disposed, the City should evaluate existing, planned future, and potential requirements for overall greenspace network in an effort to provide and protect the necessary land for these needs. This includes considerations for ecosystem connectivity and wildlife corridors.

Policy 11.2.4 Acquire environmentally sensitive lands through land dedication to the City or private land trusts (example Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited) ecological gifting and conservation covenants.

Policy 11.2.5 Before land is disposed that contains riparian or environmentally sensitive areas, ensure these features are excluded from the land for sale or provide permanent protection for these areas such as covenants.

### *Green City, Green Practices*

Policy 11.2.6 It is recommended that the following actions occur prior to disposing of City owned land which is designated a hazardous condition area:

the potential purchaser is advised of the potential hazard;

the applicable hazard is alleviated and adequate risk



reduction measures are in place in accordance with a policy established by Council; and,  
A covenant is placed on the title of the subject lands in accordance with the policies established in Section 6.4 C.

Policy 11.2.7 Parkland dedications that are subject to hazardous conditions shall not be acceptable as part of the 5% park dedication although these lands may be pursued separately by the City for park and open space acquisition.

### **11.3 Social Development**

#### ***Health & Wellness***

Policy 11.3.1 Consider utilizing City-owned land for community gardens.

Policy 11.3.2 The City should consider acquiring land to support sustainable food systems. This may include but is not limited to acquiring land for:

A city farm and farmer resource centre that supports both urban and rural agriculture by providing information and resources to producers as well as in the field demonstration of growing different crops; and,  
An abattoir to support the regional production, processing, and sales of beef and other livestock.

#### ***Heritage, Identity & Pride***

Policy 11.3.3 Prior to selling City owned lands the City should review existing City files and the Archaeology Branch's Remote Access to Archaeological Data (RAAD) website to determine whether or not the property:

is listed in the heritage registry or is protected heritage property;  
has heritage value or heritage character;  
contains an archaeological site; or,  
is identified as an archaeological potential area.

Policy 11.3.4 Protected heritage property, archaeological sites and aboriginal traditional use sites are not acceptable as part of the 5% park dedication, although these lands may be pursued separately by the City for park and open space acquisition.

## ***Housing***

- Policy 11.3.5 The City should contribute leased land or sell land at below market rates for non-market housing projects that meet the community's needs.
- Policy 11.3.6 When selling land, the City of Prince George should ensure adherence to the following:
- No less than 15% of market-rate single and two-unit residential development shall be visitable housing; and,
  - All affordable (non-market) single and two-unit residential development shall be visitable.

## **11.4 Built Environment**

### ***Growth Management***

- Policy 11.4.1 The City shall pursue infill and redevelopment on lands it controls within the Infill Area and identified Growth Priority Areas. The City should develop vacant and underutilized lands it owns, including green spaces identified as underused in the Parks and Open Space Master Plan (2008). To the extent possible, sites within Growth Priority Areas should be developed or sold before those in the Infill Area, and sites in other Urban designations, including Future Urban, should be developed or sold last.
- Policy 11.4.2 Develop a comprehensive strategy for land disposition and acquisition by the City, aligned with the myPG Sustainability Plan, incorporating a specific strategy for downtown lands.

### ***Aggregate Resources***

- Policy 11.4.3 The City should consider acquiring primary aggregate potential sites for future use by the City of Prince George to manage long term costs.
- Policy 11.4.4 The City should exploit, or require through sale agreement the exploitation of, existing aggregate resources on City owned lands prior to their sale and redevelopment for other uses supported by this Plan.

### ***Community Facilities***

- Policy 11.4.5 The City should lead by catalyzing redevelopment initiatives utilizing development opportunity sites to assure it is meeting the community

needs for Community Facilities and areas deficient in community amenities aligned with growth management direction in this Plan.

### ***Parks and Open Space***

*[See also Section 8.6 Parks and Open Space]*

Policy 11.4.6 As growth management areas develop, the City should aim to designate land for parks and open space in order to offset the increased densities.

Policy 11.4.7 Future parkland acquisition should generally meet one or more criteria that includes the provision of riverfront or waterfront access, significant natural or cultural features, provision of viewpoints or vistas, compatibility with adjacent land uses, suitability of local topography and location for the intended park use, and/or the provision of greenway linkages to dedicated parks and open space.



Policy 11.4.8 District parkland acquisition should include the acquisition of land within the PG West District to meet the deficiency. District parkland acquisition in the North Nechako/Hart District should also be considered if the district population increases significantly

Policy 11.4.9 Neighbourhood parkland acquisition should first meet the needs of residents not currently served to the parkland provision standard.

Policy 11.4.10 The preservation of natural parks and open space should include the acquisition and consideration of areas with wildlife or natural habitat values, significant tree stands or areas offering greenbelt corridors to other parks and open space.

Policy 11.4.11 Parkland acquisition should include riverfront open space with a consideration of safe and legitimate use to provide riverfront access, conserve or enhance riparian habitat or to mitigate flood hazards.

Policy 11.4.12 Greenway corridors should be acquired at a corridor width that supports and maintains the habitat and biodiversity functions.

Policy 11.4.13 Heritage sites should be considered and pursued for parkland acquisition.

Policy 11.4.14 The city should review the School District No 57 surplus sites for parks and open space acquisition or development interests.



Policy 11.4.15 At the time of subdivision, the City may take five percent (5%) of the developable subdivided land for future park development or take a cash-in-lieu equivalent of this five percent (5%) parkland dedication in accordance with the *Local Government Act*. The determination between land or cash-in-lieu and criteria for selection should be based upon the following:

The priority for parkland dedication or acquisition should be placed upon lands that are suitable as City, District or Neighbourhood, park or where lands are in close proximity to a designated park site;

Lands that contain significant slopes, are environmentally sensitive, or are subject to flooding or erosion, should not be acceptable as part of the five percent (5%) dedication although they may be pursued separately by the City for open space acquisition; and,

Small parcels less than 0.5Ha may not be acceptable for parkland dedication unless the City determines that the land should become an integral part of an existing park.

Policy 11.4.16 The five percent (5%) cash-in-lieu amount should be calculated from the total original parcel area, less the proposed roadways.

Policy 11.4.17 Funds obtained from cash-in-lieu must be utilized to acquire future  
Bylaw 8707 parkland.

Policy 11.4.18 Trails and walkways connecting parks, schools, streets and other destinations would not be included in the five percent (5%) dedication.

Policy 11.4.19 Development cost charge funds may be used to fund the acquisition or development of parks and open spaces.

Policy 11.4.20 The City's Development and Cost Charge Bylaw should identify the category of parkland, specific park location for which the charge is located and the capital cost for which the charge is being collected. Where parkland dedication or cash-in-lieu is also required for the same park identified in the Development Cost Charge Bylaw, the developer shall provide the greater of the two charges.

Policy 11.4.21 Disbursement of parkland should be pursued if the role, function and ability of the park or open space does not meet parkland standards.

### ***Transportation***

Policy 11.4.22 Before land is acquired or disposed, the City should evaluate existing, planned future, and potential requirements for all modes of transportation in an effort to provide and protect the necessary land for these needs.

Policy 11.4.23 Acquire and/or partner to acquire strategic sites identified as Catalyst Projects within Smart Growth on the Ground Downtown Prince George Concept Plan.

### ***Utilities and Drainage***

Policy 11.4.24 Before land is acquired or disposed, the City should evaluate existing, proposed, planned future, and potential requirements for all water supply and distribution servicing, sanitary collection and wastewater treatment and storm water drainage facilities as necessary land for these needs. Land required for water, sewage and drainage infrastructure is listed below:

Supply and distribution water mains; sanitary sewer mains and trunk and storm sewer:

- shall be situated in dedicated road allowances and sufficient lateral distance provided from the water main to the edge of the dedicated road to allow for excavation to underside of the main without encroaching on adjacent properties; and,
- where required due to topographic constraints and looping objectives, for example, rights-of-way across private and public-owned lands are to be provided at sufficient width to allow for repairs and renewal of underground works without encroaching on adjacent properties.

Water utilities: lands are required for water reservoirs, booster pump stations and large pressure reducing valve stations;

Sewage collection facilities: lands required for the provision of sewage lift pump stations and, when required, force (pressure) mains;

Wastewater treatment facilities: sufficient lands required for the expansion of treatment plants, structures, lagoons, earthworks for site preparation and maintenance around the perimeter of such works;

Storm detention ponds and subsurface recharge facilities: sufficient lands required for the construction of storm water detention facilities, in new development areas in accordance with watershed drainage plans, storm water management plans and applicable City bylaws and standards; and,

Snow management facilities: sufficient lands required for the expansion and development of snow disposal sites, snow melting facilities or expanded storm water detention facilities designed to accommodate snow disposal.

Policy 11.4.25 The City should secure a long-term snow management facility by developing site selection criteria in its analysis. These sites should not be located immediately adjacent to the Nechako or Fraser Rivers, the Hudson Bay Slough, or any other Environmentally Sensitive features. The future effects of climate change on snow management should be considered in this process.

Policy 11.4.26 To adapt to climate change, it is recommended that any known climate impacts be identified and addressed prior to disposing of all City owned land.

Policy 11.4.27 Land acquisitions may be required to enable adaptation to climate change for the following reasons:

To accommodate enhanced storm water systems;

To accommodate the potential for enhanced agricultural opportunities; and,

To account for increased natural hazards (such as slope failures, floods, fires and extreme weather).

## 12 Incentives & Enforcement

### *Objectives*

- Objective 12.1.1 To encourage beneficial behaviours and discourage counter-productive behaviours to progress the growth management strategy and land use direction within this Official Community Plan.

### *Policies*

## **12.2 Environment**

### *Clean Water*

- Policy 12.2.1 The City should to continue to work with the Provincial and Federal governments to ensure compliance and enforcement of bylaws, and legislation for the protection of riparian areas, wetlands, and other environmentally sensitive areas.
- Policy 12.2.2 The City should contemplate provision a free water use audit to calculate residential daily water consumption and water saving tips. For those people who complete the water audit the resident should receive a conservation kit for water use efficiency in and outside the home.
- Policy 12.2.3 Volunteer residential water metered customers should be charged a rate no higher than the flat rate for the first year. After the first year capacity and consumption charges should apply.

### *Green Energy and Reduce Carbon Emissions*

- Policy 12.2.4 The City should develop incentive programs that support and compliment incentive programs from other forms of government to improve the market uptake for energy efficiency retrofits of existing buildings for all uses.
- Policy 12.2.5 The City should work with partners to design and implement a marketable and highly visible awards and recognition program that recognizes those home owners and builders that are leaders in implementing energy efficient upgrades and strategies for their homes. The intent is to spur market interest and demand for higher efficiency homes that come with multiple benefits.

## 12.3 Social Development

### *Heritage, Identity & Pride*

- Policy 12.3.1 It is recommended that targeted tax exemptions be considered for protected heritage property to financially support private owners' conservation efforts.
- Policy 12.3.2 Supplementing or relaxing local government regulations may be appropriate to support the sympathetic conversion of protected heritage property. This should only be done in unique conservation situations that demand creative solutions, such as complex and unique siting requiring exceptions or relaxations to the zoning regulations, and should be accompanied by a Heritage Revitalization Agreement under sec. 966 of the *Local Government Act*.
- Policy 12.3.3 The City should consider eliminating building inspection fees for assessing Building Code equivalencies for building permits that authorize construction consistent with a Heritage Alteration Permit.
- Policy 12.3.4 The City should consider creating a heritage conservation reserve for the preservation, maintenance, enhancement, interpretation, and purchase of property with heritage value or heritage character.

### *Housing*

- Policy 12.3.5 The City should consider reducing Development Cost Charges (DCC) for not-for-profit rental housing, including supportive living housing.

## 12.4 Built Environment

### *Land Use*

- Policy 12.4.1 The City should explore mechanisms to encourage private commercial investment in Downtown, including partnerships and joint ventures that stimulate tenant attraction and retention.
- Policy 12.4.2 The City should provide incentives for downtown commercial development, including but not limited to:
- Delineation of one or more Special Economic Development Districts, with associated commercial development incentives, representing areas of priority;
  - Maintenance of the Downtown Revitalization Tax Exemption Program;
  - Building façade improvement grants; and,
  - Investments in public safety and cleanliness.

Policy 12.4.3 The City should encourage high performance buildings through incentives and education.

### ***Growth Management***

Policy 12.4.4 The City should explore, and implement where appropriate, Property Tax Exemptions to infill and redevelopment in Growth Priority Areas.

Policy 12.4.5 The City should explore how to minimize off-site costs for infill and redevelopment, implementing appropriate options to the extent possible.

Policy 12.4.6 The City should explore with landowners the potential for Local Area Service agreements to expedite re-investment in Growth Priority Areas.

Policy 12.4.7 The City should implement an expedited approvals process for rezoning, development permit, and building permits for residential and commercial projects located in the Downtown, then Growth Priority Areas.

Policy 12.4.8 The City should provide incentives to encourage new construction and retrofits to minimize water, energy, and resource use.

### ***Aggregate Resources***

Policy 12.4.9 The City should continue to require security to guarantee the performance of the terms and conditions of a permit issued under the Soil Removal and Deposit Bylaw including site reclamation. However, it is recommended that the City pursue an agreement with Provincial Ministries to reduce or eliminate duplication of securities taken by the various regulatory agencies.

### ***Parks and Open Space***

Policy 12.4.10 The City should consider entering into a phased development agreement by bylaw with a landowner or developer for the provision of parkland and park amenities, in return for incentive benefits such as density bonuses or up-zoning.



### ***Transportation***

Policy 12.4.11 Transportation incentives may include:

The City sharing the cost of transportation improvements (either through Development Cost Charge funds or other

means) that benefit a development, but may cost more or be built sooner than a developer can reasonably afford;  
The reduction in parking requirements in favour of the provision of effective on-site or off-site amenities or programs that reduce reliance on the automobile and encourage and attract pedestrian, cyclist, and/or transit trips; and,  
The implementation of “late-comer agreements” to allow developers to recover the costs of transportation infrastructure from subsequent developers that may benefit from that infrastructure.

Policy 12.4.12 Transportation enforcement may include:

The collection of securities to ensure transportation infrastructure and amenities are implemented as required;  
The collection of securities to protect existing transportation infrastructure from damage that may occur from development-related activities; and,  
The issuance of penalties (e.g., under the Highways Bylaw) for unpermitted or illegal work on City property, or damage thereto.

### ***Utilities and Drainage***

Policy 12.4.13 Utility and Drainage incentives may include:

The City sharing the cost of utility and drainage improvements (either through Development Cost Charge funds or other means) that benefit a development, but may cost more or be built sooner than a developer can reasonably afford;  
The implementation of late-comer agreements to allow developers to recover the costs of excess or extended utility infrastructure from subsequent developers that may benefit from that infrastructure; and,  
The implementation of development works agreements, which must be administered by a specific bylaw, that are similar to late comer agreements but may be extended for a longer period than a latecomer agreement and may be structured to reduce Development Cost Charges (DCC) when the infrastructure project is considered a DCC project  
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Policy 12.4.14 Utility and Drainage enforcement may include:

Extend security periods through works and services agreements for up to five years, or until development is built out if less than five years, in new subdivisions to



protect new and existing storm sewer infrastructure from damage that may occur from development-related activities.

## 13 Integration of Plans, Studies, Policies, and s

### *Objectives*

Objective 13.1.1 To align future work required to progress the growth management strategy and land use direction within this Official Community Plan.

### *Policies*

## 13.2 Bylaws

### *Development Cost Charges Bylaw No. 7825, 2009*

#### **Built Environment - Parks and Open Space**

Policy 13.2.1 The City should consider amending the Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of potential park and trail improvements planned within the next 15 years.

#### **Built Environment - Transportation**

Policy 13.2.2 The City should consider amending the Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of major transportation improvements planned within the next 15 years.

#### **Built Environment - Utilities and Drainage**

Policy 13.2.3 The City should consider amending Development Cost Charge Bylaw No. 7825 (2009) to reflect the list of water and sewer utilities and drainage improvements planned within the next 15 years.

### *Development Procedures Bylaw No. 7635, 2005*

#### **Built Environment - Parks and Open Space**

Policy 13.2.4 The City should consider amending the Development Procedures Bylaw No 7635 (2005) to reflect the park and open space requirements and incentives.

#### **Built Environment - Utilities and Drainage**

Policy 13.2.5 The City should consider amending Development Procedures Bylaw No 7635 (2005) to reflect any update to the list of requirements for utility and drainage servicing information.

***Downtown Revitalization Tax Exemption Bylaw No. 8370, 2011***

**Environment – Green Energy and Reduce Carbon Emissions**

- Policy 13.2.6 The City should explore provisions for further supporting energy efficient and green building, including the use of renewable energy in development or amendments and implementation of a revitalization tax exemption bylaw to incentivize denser urban and residential development.

**Environment - Green City, Green Practices**

- Policy 13.2.7 Contemplate amending the City of Prince George Downtown Revitalization Tax Exemption Bylaw 8370, 2011 to include definition of and incentives for Brownfield Redevelopment

***Fire Protection and Fireworks Bylaw No. 7756, 2006***

**Environment - Green City, Green Practices**

- Policy 13.2.8 City should revise the Fire Protection and Fireworks Bylaw to prohibit harboring dense forest fuels on private property.
- Policy 13.2.9 Standing dead trees, and the hazards they pose from both an overhead danger and from a wildfire hazard perspective, are of increasing concern on private properties. The City should consider revising the Fire Protection and Fireworks Bylaw to allow City officials to advise private land owners to address these hazards in a timely manner. This should include provisions for careful tree removal even when they occur on sensitive slopes, areas zoned greenbelt, riparian areas, and other sensitive sites addressed by the Tree Protection Bylaw.

***Official Community Plan Bylaw No. 8383, 2011***

**Environment - Green City, Green Practices**

- Policy 13.2.10 The City should designate Development Permit areas and guidelines to include riparian areas and sensitive habitats identified through the Sensitive Ecosystem Inventory project currently underway as well as new scientific, technical, and best management practices as they become available.

***Parks and Open Space Bylaw No. 7370, 2002***

**Environment - Green City, Green Practices**

- Policy 13.2.11 It is important to control the introduction of invasive species to natural areas, agricultural areas (ALR), greenbelts, park areas, and other properties with mechanisms such as the City's Parks and Open

Space Bylaw No. 7370, and practices of using only non-invasive species in seed mixes, urban planting projects.

#### **Built Environment - Parks and Open Space**

Policy 13.2.12 Amend the Parks and Open Space Bylaw No 7370 (2002) to ensure that park and open space requirements are consistent with the new policies.

#### ***Soil Removal and Deposit Bylaw No. 8344, 2011***

#### **Built Environment - Aggregate Resources**

Policy 13.2.13 The Soil Removal and Deposit Bylaw should be comprehensively reviewed and updated to reflect the latest changes in legislation, court decision, this Bylaw, and to ensure that it meets the needs of the community.

#### ***Storm Sewer System Bylaw No. 2656, 1974***

#### **Built Environment - Utilities and Drainage**

Policy 13.2.14 The City should review its Storm Sewer Bylaw and consider a stormwater utility to fund the ongoing operating and maintenance of its stormwater network.

#### **Environment – Clean Water**

Policy 13.2.15 The City should update the Stormwater Bylaw to integrate quality objectives, sediment and erosion control and treatment options.

#### ***Subdivision and Development Servicing Bylaw No. 7652, 2004***

#### **Built Environment - Parks and Open Space**

Policy 13.2.16 Consider amending the Subdivision and Development Servicing Bylaw No. 7652 (2004) to update or expand upon various park, open space and trail standards.

#### **Built Environment - Transportation**

Policy 13.2.17 Consider amending the Subdivision and Development Servicing Bylaw No. 7652 (2004) to update the transportation standards to reflect active transportation objectives.

#### **Built Environment - Utilities and Drainage**

Policy 13.2.18 Review and reconcile Servicing Exempt Areas within the Subdivision and Development Servicing Bylaw No. 7652 (2004) to be consistent

with growth management plan for urban areas identified within this Plan.

Policy 13.2.19 Consider amending Subdivision and Development Servicing Bylaw No. 7652 (2004) to update the water and sewer utility and drainage facility standards as required.

***Transport of Dangerous Goods Bylaw No. 8912, 2009***

**Built Environment - Transportation**

Policy 13.2.20 The City should consider amending the Transport of Dangerous Goods Bylaw No. 8192 (2009) when Boundary Road is completed, to add Boundary Road to the list of designated routes.

***Tree Protection Bylaw No. 6343, 1995***

**Environment – Green City, Green Practices**

Policy 13.2.21 Revise Tree Protection Bylaw to prohibit the removal of trees for public works unless public safety would be compromised.

Policy 13.2.22 Update the City's Tree Protection Bylaw to better protect our trees on private and public land.

Policy 13.2.23 Consider amending Section 4.1 of the Tree Protection Bylaw to add all lands designated as Erosion and Sedimentation Hazard Areas to the list of protected areas.

**Social Development - Heritage Conservation**

Policy 13.2.24 Section 4.1 of the Tree Protection Bylaw should be amended to include trees with heritage characteristics or heritage values.

***Water Regulations and Rates Bylaw No. 7479, 2003***

**Environment - Clean Water**

Policy 13.2.25 The City of Prince George should consider updating the Water Bylaw to integrate a water conservation section which could include rainwater and greywater reuse.

***Zoning Bylaw No. 7850, 2007***

**Environment - Green City, Green Practices**

Policy 13.2.26 Consider amending the Zoning Bylaw to regulate existing and future land uses within designated hazardous condition areas to achieve the objectives set-out in Section 6.4 by limiting, restricting and prohibiting certain land uses based on the:

zone (i.e., zones that include vulnerable land uses);  
uses within a zone (i.e., vulnerable land uses);  
locations within a zone (i.e., proximity to the hazardous condition);  
standard of works and services provided (i.e., hazard protection works); and,  
siting circumstances.

Policy 13.2.27 The City should consider amending the Zoning Bylaw to regulate how land owners manage the ongoing disposal of surface runoff and storm water from a paved area and roofed area, and establish a maximum percentage of the land that can be covered by impermeable material to achieve the objectives set-out in Section 6.4 by establishing requirements, standards, and regulations based on the:

zone (i.e., zones that include vulnerable land uses);  
uses within a zone (i.e., vulnerable land uses);  
areas within a zone (i.e., proximity to the hazardous condition);  
sizes of paved or roofed areas; and,  
terrain and surface water or groundwater conditions.



Policy 13.2.28 The City should consider amending the Zoning Bylaw to regulate the provision of screening and landscaping within designated hazardous condition areas to prevent hazardous conditions by establishing requirements, standards, and regulations based on the:

zone (i.e., zones that include vulnerable land uses);  
uses within a zone (i.e., vulnerable land uses); and  
locations within a zone (i.e., proximity to the hazardous condition).

Policy 13.2.29 The City should consider appropriating (without compensation) stream channels or beds to achieve the objectives set-out in Section 6.4 for: (s. 34 CC)

construction and maintenance of a dike;  
works to maintain proper flow of water;  
works to reclaim or protect a land from erosion;  
works to protect banks of a stream from erosion;  
works to make a watercourse part of the municipal drainage system; or,  
works through, under, or over a highway to protect the highway.

### **Social Development - Housing**

Policy 13.2.30 Develop criteria for laneway house requirements and modify zoning bylaw as appropriate.

### **Social Development - Food Security**

Policy 13.2.31 The City should undertake a review of the zoning bylaw to ensure that farmers markets, community gardens, etc., are a permitted use of both public and private realms and that design guidelines support food production.

Policy 13.2.32 The City should include a comprehensive definition of farmers markets in the zoning bylaw.

### **Built Environment - Land Use**

Policy 13.2.33 The City should update the zoning bylaw, including:

- Allowing varied infill housing typologies;
- Allowing more mixed use in growth priority areas;
- Update commercial and industrial uses and conditions of use to match revised designations;
- To include land use area regulations;
- Allowing consideration of reduction of private open space requirements for downtown developments, where the neighbourhood park standard is within a 10 minute walk (within 800 m) is met; and,
- Supporting great streets design principles through siting of commercial and mixed-use buildings.

### **Built Environment - Urban Form and Structure**

Policy 13.2.34 The City should update the Development Permit Area Guidelines in the zoning bylaw to:

- address myPG Sustainability Plan (June 2010) goals;
- mesh with policies and designations in this OCP;
- incorporate food and agricultural considerations
- address different multiple residential housing forms and locations;
- development permit area guidelines should clearly describe the transitions in scale and use to adjacent areas for development at the edge of the Neighbourhood Centre or Corridor. Transitions across lanes are preferred to transitions across streets;



separate Downtown and Commercial guidelines; and better address mixed-use developments and the need for pedestrian-oriented design in Commercial guidelines.

#### **Built Environment - Parks and Open Space**

Policy 13.2.35 Consider amending Zoning Bylaw No 7850 (2007) to ensure that the park and open space requirements are consistent with the new policies.

#### **Built Environment - Transportation**

Policy 13.2.36 Consider amending the Zoning Bylaw No. 7850 (2007) to ensure the transportation requirements are consistent with the new policies.

Policy 13.2.37 Review the Zoning Bylaw and the Subdivision and Development Servicing Bylaw to facilitate the protection, dedication and/or widening of the transportation corridors serving new development and areas under redevelopment (e.g. 5<sup>th</sup> Avenue, east of Hwy 97)

#### **Built Environment - Utilities and Drainage**

Policy 13.2.38 Amend the Zoning Bylaw No. 7850 (2007) to ensure the water and sewer utility requirements are consistent with the new policies

### ***New Bylaws***

#### **Environment - Clean Air**

Policy 13.2.39 The City should continue to support anti-idling in our city and consider enacting an anti-idling bylaw.

#### **Environment - Green City, Green Practices**

Policy 13.2.40 The City should review options for the feasibility to implement a pesticide bylaw that prohibits the use of cosmetic chemicals in our community and reduce the chemicals potentially entering our soil, groundwater and watercourses.

Policy 13.2.41 The City should explore utilization of a bylaw to implement a basement restriction area: those properties not located within the 1 in 200 year flood plain but are vulnerable to high groundwater.

Policy 13.2.42 Continue to identify and assess the natural environment areas through a Sensitive Ecosystem Inventory project with the objective of formulating protective strategies, encouraging restoration, and obtaining knowledge to help in land use decisions. Once this work is completed, the City should consider developing a comprehensive Environmental Bylaw to include riparian areas, important wildlife habitat and sensitive ecosystems.

### **Social Development - Housing**

Policy 13.2.43 The City should develop and implement a Standards of Maintenance Bylaw to preserve safe, affordable housing stock. This should consider enforcement of basic levels of maintenance for rental accommodation, and consider adopting penalties to drive compliance.

## **13.3 City Policies & Procedure**

### ***Existing Policies & Procedures***

#### **ENVIRONMENT**

##### **Clean Air**

Policy 13.3.1 The City should continuously work to improve its application and removal of winter traction material to minimize road dust and should minimize the amount of traction material applied depending on weather conditions and subject to safety considerations.

Policy 13.3.2 The City should conduct more frequent sweeping and flushing of municipal streets and additional dust control on unpaved roads.

##### **Green City, Green Practices**

Policy 13.3.3 The City should consider including a no net loss of critical wildlife habitat (e.g. endangered or threatened species) in its development policies.

#### **SOCIAL DEVELOPMENT**

##### **Recreation and Leisure**

Policy 13.3.4 The City should review and amend where necessary the existing policies to ensure that the recreation and leisure requirements are consistent with the new policies within this Plan:

Alcohol Policy;  
Arts Policy;

Healthy Food and Beverage Policy for Recreation Facilities;  
Leisure Access Policy;  
Public Art Policy; and,  
User Fees Policy.

### **Supportive Community with Strong Neighbourhoods**

Policy 13.3.5 The City should streamline permit and approval processes to enable the fast-tracking of improvement projects undertaken by neighborhood/community associations facilitated through Community Services.

### **BUILT ENVIRONMENT**

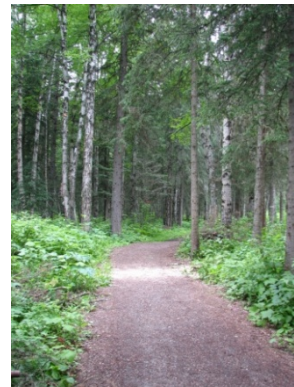
#### **Land Use**

Policy 13.3.6 The City shall secure voluntary amenities and other commitments associated with development applications by covenant or agreement.

Policy 13.3.7 The City should pursue the update of the City of Prince George Assurance of Barrier-Free Access Policy.

#### **Parks and Open Space**

Policy 13.3.8 The City should consider amending:  
The Assurance of Barrier-Free Access Policy #010202 to include barrier-free access in park and open space developments as appropriate.  
The Land Purchases and Sales Policy #070109 to reflect the Parkland Disbursement Policy upon its development and formal adoption.



#### **Transportation**

Policy 13.3.9 The City should consider amending the Inspection and Maintenance of Sidewalks Policy (2001) to ensure consistency, and to expand the section to include other pedestrian infrastructure as required.

Policy 13.3.10 The City should periodically review local collision statistics to identify and make recommendations to address issues with road safety.

Policy 13.3.11 The City should utilize the results of study related to the *implications of climate variability and change for snow and ice and road safety* to

assist in planning for and maintaining transportation networks to adapt to climate change.

### ***New Policies & Procedures***

#### **ENVIRONMENT**

##### **Clean Air**

Policy 13.3.12 The City should establish guidelines and standards of paved commercial and public parking lots to mitigate the release of fine dust from sweeping.

##### **Clean Water**

Policy 13.3.13 The City of Prince George should work to prioritize the water metering, volumetric pricing, and information & education strategies identified within the City of Prince George Water Conservation Plan, 2005.

Policy 13.3.14 The City should establish a system for tracking covenants related to protecting riparian areas and continue to assist informing residents of their importance and significance.

##### **Green City, Green Practices**

Policy 13.3.15 The City will endeavor to protect environmentally sensitive areas by one or more of the following tools:

- Development Permit Areas and guidelines
- Environment Protection bylaws (ex. Tree Protection Bylaw)
- Land dedication/acquisition
- Leavestrip areas
- Conservation covenants
- Tax exemptions

Policy 13.3.16 The City should consider expanding its tree inventory program.

Policy 13.3.17 The City should pursue tree protection strategies which could include heritage designations, qualified professional assessments and revisions to the Tree Protection Bylaw.

Policy 13.3.18 The City should consider conducting formal valuation studies on targeted trees, stands, and ecosystems.

Policy 13.3.19 Forest management inventory and management tools should be explored.

Policy 13.3.20 Brownfield redevelopment shall be included within City's Sustainability Checklist for consideration with development applications administered by Current Planning.

Policy 13.3.21 The City will consider development and maintenance of a municipal contaminated sites inventory with development-triggered Site Profiles in conjunction with the Ministry of Environment.

Policy 13.3.22 Where the City is advised of conditions on brownfield properties or contaminated sites that are in violation of provincial or federal environmental regulations, the City should notify the appropriate government agencies so that appropriate action can be undertaken.

Policy 13.3.23 The City should implement direction in the Wildland/Urban Interface Wildfire Management Strategy, 2005, and review and update at appropriate intervals.

Policy 13.3.24 The City should reduce the risk of fires in the interface by:

- Identifying lands that pose a higher than acceptable risk of interface fire;
- Developing and maintaining a strategy or plan that should address the risk of wildfire in the interface;
- Prioritizing the treatment of forest fuels in the interface to ensure efficient use of resources; and
- Carrying out forest management activities on Crown and Municipal lands where appropriate to reduce the interface fire hazard consistent with the strategy and in compliance with applicable Provincial legislation.

Policy 13.3.25 The City should implement strategies to reduce human-moose conflicts such as:

- developing moose friendly landscaping guidelines;
- identifying fencing opportunities to exclude moose;
- planning greenbelt location, size and configuration to facilitate moose travel around neighbourhoods; and,
- designing road layouts to incorporate moose-vehicle collision mitigation features.

Policy 13.3.26 Maintain and adopt appropriate City policies to promote native habitat restoration, reduction or removal of invasive species, and other sustainable landscaping strategies including:

- Changing mowing and other maintenance practices where appropriate;
- Integrated pest management strategies;
- Xeriscaping strategies;
- Urban forestry strategies; and,

Include tree and plant species indigenous to the region in all municipal landscaping, and avoid those plant species that are invasive or deleterious to native vegetation.

Policy 13.3.27 The City should consider adopting levels of safety for different types of development and hazards to assist with the review of development applications.

Policy 13.3.28 The City should consider adopting policies to address hazardous conditions and prioritize and implement risk reduction measures in consideration of the following criteria (not in prioritized order):

- knowledge of a hazard;
- the degree of risk;
- the budget and time available for implementing mitigation measures and their potential effectiveness at eliminating or reducing the risk;
- whether or not the hazard will be enhanced by the action or inaction of the activities or works of the City;
- whether or not the hazard has been considered in the development approval process;
- the degree of potential exposure to the local government;
- whether or not the hazard originates on land owned by the City, Crown, or private land;
- whether or not the hazard in question arises naturally, or is being made worse as a result of local government works or actions;
- whether or not the adjacent property owners have the ability to undertake measures themselves on their own property to deal with the hazard;
- whether or not there are other parties of other forms of government who should take responsibility in whole or in part for the mitigation; and,
- the adverse impact of any mitigation measures on the natural environment.

### **Green Energy and Reduce Carbon Emissions**

Policy 13.3.29 The City should establish a corporate committee of staff from various departments in order to develop practical and effective strategies for workplace energy efficiency and GHG reductions.

## **SOCIAL DEVELOPMENT**

### **Housing**

Policy 13.3.30 Monitor the stock of affordable, rental and special needs housing on a regular basis.

Policy 13.3.31 Develop a Community Amenity Contribution Policy to consider amenity contributions such as affordable, rental and special needs housing in market or non-market housing developments. These may include incentives such as additional density or relaxation of parking requirements, where appropriate.

## **BUILT ENVIRONMENT**

### **Growth Management**

Policy 13.3.32 The City will prioritize the development of clear, concise, and simple development guidelines for the Infill Area and Growth Priority Areas in order to clarify community preferences and increase certainty for redevelopment and infill projects.

### **Land Use**

Policy 13.3.33 The City should secure public access through existing blocks over 1.5 ha in area to provide a fine-grained network for pedestrian movement, and ensure this network is safe and comfortable.

### **Urban Form and Structure**

Policy 13.3.34 The City should adopt Winter Design approaches through street design standards and other means.

Policy 13.3.35 The City should implement street renewal, using context-sensitive design and great streets principles, with priority for downtown and Neighbourhood Centres and in conjunction with transportation network priorities.

Policy 13.3.36 As part of the Urban Forest Strategy, the City will consider increasing coverage of street trees, with priority for downtown and neighbourhood centers.





## **Parks and Open Space**

- Policy 13.3.37 The City shall establish a Partnership Policy that supports existing and new partnerships to pursue the protection, acquisition and development of parks and open spaces. This Partnership Policy identifies the key terms and conditions required to achieve mutual benefits to all parties. (*POSMP R28*)
- Policy 13.3.38 A parkland disbursement policy should be adopted to ensure that all funds from the sale of parks and open space are utilized in full for parkland acquisition or development on a priority basis. The policy should include a parkland disbursement process that includes community consultation and a formal land use process.

## **Transportation**

- Policy 13.3.39 The City should consider re-instating the Transit Service Policy to reflect the new objectives with the provision of transit service.

## **Utilities & Drainage**

- Policy 13.3.40 In February 2009, the Canadian Council of Ministers of the Environment (CCME) endorsed a Canada-wide strategy for the Management of Municipal Wastewater Effluent. Environment Canada is implementing the strategy by proposing new regulations under the Fisheries Act. The new regulations are designed to establish national effluent quality standards that should reduce risks to human and environmental health. These regulations should impact future treatment facility expansion in the City of Prince of George as more stringent environmental requirements should trigger upgrades to meet the new standards when expansions are initiated.

## **13.4 New Projects & Studies**

### **ENVIRONMENT**

#### **Clean Air**

- Policy 13.4.1 The City should work with stakeholders and partners to continue research into the possibility of implementing a zero-net cost vehicle emission testing program.
- Policy 13.4.2 The City should consider the potential health impacts of vehicular emissions, and limit the development of any significant housing or employment within 150 m of the centreline of roads with more than 15,000 vehicles/day based on annual daily average traffic counts.

## **Clean Water**

- Policy 13.4.3 The City should consider implementing standards for the installation and maintenance of oil/water separators, sumps or other technologies prior to discharging to a watercourse to ensure that pollutants such as sediment, oil and other hydrocarbons are removed.

## **Climate Change Adaptation**

- Policy 13.4.4 To adapt to climate change, the City should begin to amend the zoning bylaw to consider future impacts. Further study is being conducted to define and examine the impact priorities identified in the *Adapting to Climate Change in Prince George* report. When the studies are complete, changes to bylaws will be recommended to reflect the outcomes. This includes those related to:

- subdivision and development
- servicing
- zoning
- hazardous designations
- stormwater
- flood protection and response
- transportation infrastructure design and maintenance
- wildfire response
- water supply
- buildings and utilities
- agriculture

## **Green City, Green Practices**

- Policy 13.4.5 The City will develop comprehensive selection criteria for municipal snow disposal sites with consideration of environmental sensitivity and adjacent uses such as residential impacts.
- Policy 13.4.6 The City will develop a Comprehensive Brownfield Redevelopment Strategy to:
- Establish criteria for what may constitute a Brownfield site ensuring flexibility for project-by-project assessment;
  - Develop and provide education and capacity building on Brownfield Redevelopment; and,
  - Consider incentives program for private land development on brownfield sites.

Policy 13.4.7 Explore the development and maintenance of a community Brownfield Inventory, in conjunction with Provincial Registry data of identified contaminated sites, within prioritized areas of the City:

Downtown;

Key Neighbourhood Centre and Corridors locations adjacent to downtown (East of Queensway Industrial Area, Millar Addition, Crescents Neighbourhood);

Sites within Environmentally Sensitive Areas;

Provincial Highway Corridors; and,

Neighbourhood Centres.

Policy 13.4.8 In order to address the important values of our natural environments and the potential risks associated with them, the City should develop a Natural Areas Network Management Plan based on the City's Terrestrial Ecosystem Mapping and Sensitive Ecosystem Inventory including an updated urban forest management plan.

Policy 13.4.9 Develop an Integrated Management Strategy to address the ongoing management of invasive plants.

### **Green Energy and Reduce Carbon Emissions**

Policy 13.4.10 The City should establish new corporate and community energy targets and develop practical and effective strategies for education and awareness, and seek means of motivating people towards implementing actions to achieve energy and GHG reductions.

Policy 13.4.11 The City should work with partners to investigate opportunities available for integrated resource recovery and ensure economic, environmental and social criteria are considered to assist in achieving greenhouse gas and energy reduction objectives.

Policy 13.4.12 The City should work with partners and stakeholders to investigate financial tools as a means for home owners and building owners to finance capital costs of specific energy efficiency (including adding renewable energy) improvements to buildings on a cost-recovery basis.

Policy 13.4.13 The City should explore and assess the pros and cons of opportunities provided by governments, utilities and other key stakeholders in furthering the uptake of renewable energy technologies by homeowners, building owners and developers.

## **SOCIAL DEVELOPMENT**

### **Heritage Conservation**

Policy 13.4.14 Archaeological Impact Assessments (AOA) should be completed for all areas of the City in partnership with local First Nations and the Provincial Government. Archaeological resource potential mapping of this Plan should then be updated to incorporate the results of this assessment.

### **Housing**

Policy 13.4.15 The City should undertake a housing needs assessment and develop an affordable housing strategy outlining clear goals, priorities and directions for affordable, rental and special needs housing, including specific municipal roles.

Policy 13.4.16 The City should develop simplified siting criteria for location of supportive and transitional housing and emergency shelters in consultation with community stakeholders.

Policy 13.4.17 The City should undertake development of a Community Amenity Contribution policy, which includes the voluntary provision of a number of amenity contributions including affordable, rental and special needs housing and visitable and/or adaptable housing, in exchange for density bonus or other incentives and relaxations.

Policy 13.4.18 The City should review options for the feasibility of requiring single and two-unit residential development to require surfacing and landscaping prior to final occupancy of building permit.

Policy 13.4.19 The City should review options of utilizing City business licensing for non-regulated safe and affordable housing for people recovering from addictions within alcohol and drug recovery houses (those that are unregulated by provincial *Community Care and Assisting Living Act*).

### **Food Security**

Policy 13.4.20 To adapt to climate change, projected precipitation and temperature changes should be considered when creating agricultural plans and agricultural land allocations. The City should undertake further study to consider the potential for increased agricultural capacity in the future.

### **Recreation and Leisure**

Policy 13.4.21 Undertake a Community Services Master Plan identifying goals, priorities and strategies for community recreation facilities and programs.

Policy 13.4.22 Develop and implement a comprehensive strategy to ensure that the Winter 2015 Canada Games events, facilities and lasting legacies are sustainable and that they align with the myPG Sustainability Plan.

## **BUILT ENVIRONMENT**

### **Land Use**

Policy 13.4.23 The City should develop a strategy to infill downtown surface parking lots, with a target of a maximum 10% of downtown land area as surface parking.

Policy 13.4.24 The City should explore options to regulate the air emissions of proposed new industrial development in the Prince George airshed through the development approvals process.

### **Urban Form and Structure**

Policy 13.4.25 The City should complete a landmark and view study to confirm views and landmarks that are important to protect, and to define view protection measures appropriate to the physical, community, and market context.

Policy 13.4.26 The City should implement succinct, easy to understand, and practical street design guidelines and standards based on “great streets” principles, good urban design practice, myPG sustainability goals, and on the positive and authentic elements of place that define Prince George. Ensure street design guidelines mesh with updated Development Permit Area designations and objectives.

### **Aggregate Resources**

Policy 13.4.27 The City should update and maintain the inventory of aggregate operations including the quantity and quality of aggregate removed and deposited, and status and location of pit and quarry operations.

Policy 13.4.28 The City should investigate the potential benefits and drawbacks of imposing rates or levels of fees for soil removal or deposit permits to be used for planning, regulating, prohibiting, or imposing requirements on aggregate removal or deposit.

## **Community Facilities**

Policy 13.4.29 The City shall pursue updating our city's Fire Underwriters Survey grading certificate which evaluates our city's fire risk and fire protection levels.

Policy 13.4.30 A Fire Master Plan should be developed for fire rescue services and consider calls for service in consideration of expected population projections to: identify any fire service deficiencies, determine feasibility for and location of a new fire hall and, identify appropriate siting criteria for such use.



## **Utilities and Drainage**

Policy 13.4.31 Prepare new alternative City-owned utility and drainage standards for new development that, generally, apply "Smart Growth" principles including:

- Reduced road cross section width;
- Relocation of utilities within road allowance to reduce the underground utility infrastructure within the road base;
- Storm sewer and drainage facilities that accommodate low impact development principles for storm water management; and,
- Provision for snow storage or snow melting facilities.

Policy 13.4.32 The City may update the Water Service Infrastructure Master Plan 2000 to review the impact of improvements made since the year 2000 on existing development and the provision for new development consistent with the growth management plan.

Policy 13.4.33 The City should complete a capacity analysis, with the assistance of computer modeling, of the existing water service infrastructure in the Crescents, Gateway and Downtown areas will be conducted to determine any improvements necessary to accommodate the growth management plan.

Policy 13.4.34 It is recommended that the City update its Sanitary Sewer Study completed in June 2002 to review:

- the impact of sewage collection and wastewater treatment improvements made since that year for existing development;
- the provision for new development consistent with the growth management plan; and,

Consider the opportunities, initial cost, ongoing operational costs and possible savings in developing a Liquid Waste Management Plan. Should the benefits be favourable, proceed with the preparation of the plan.

Policy 13.4.35 The City of Prince George should consider exploring the development of a liquid waste management plan. A liquid waste management plan benefits a local government by outlining future wastewater treatment system upgrades needed for capacity expansion and streamlining the approval process for treatment system upgrades and effluent discharge. There is significant initial cost to prepare a liquid waste management plan and some ongoing cost for maintaining and updating the plan including annual reports to the BC Ministry of the Environment.

Policy 13.4.36 Complete Watershed Drainage Plans for the Hart and Nechako areas (McMillan Creek, Nechako Bench), and the remaining areas in the City bowl (Moore's Meadow, East of Queensway) and Southwest (Parkridge Creek).

## **13.5 Education, Capacity Building**

### **ENVIRONMENT**

#### **Clean Air**

Policy 13.5.1 The City should continue to promote the exchange of older woodburning appliances to those meeting CSA/EPA standards for emissions and support outlying communities within our airshed to do the same.

Policy 13.5.2 The City should avoid promoting and supporting the use of residential woodburning appliances as a primary or main source of space and domestic water heating where such use would be encouraging continuous and long-term woodburning emissions.

#### **Clean Water**

Policy 13.5.3 Design adult education programs to highlight water uses, water-saving technologies and xeriscaping.

#### **Green City, Green Practices**

Policy 13.5.4 Efforts should be made to improve community awareness and engagement in:

community and urban forests and their management;  
environmental stewardship;

watershed management; and,  
interface fire hazard management and “FireSmart”  
principles.

Policy 13.5.5 Promote tree planting of private and public land.

Policy 13.5.6 Work cooperatively with other governments to ensure effective role for stakeholders and the public in the stewardship and management of the natural environment.



Policy 13.5.7 Encourage ecological gifting of property to the City or nongovernmental agencies eligible to hold conservation covenants.

Policy 13.5.8 Promote public education with respect to illegal dumping and the negative effects it can have on natural areas such as spreading non-native or invasive plants and killing native vegetation.

Policy 13.5.9 Develop and implement an education and awareness program to reduce non-essential pesticide use on residential and municipal property.

Policy 13.5.10 The *Home Owners FireSmart Manual* (British Columbia Edition) should be employed to educate and encourage property owners to take action on their own properties to reduce the risk of interface fires and to protect their property in the event of a fire.

## **SOCIAL DEVELOPMENT**

### **Heritage Conservation**

Policy 13.5.11 Promote heritage with better information, heritage tourism and public education and awareness. The City should install plaques or other markers on registered and protected heritage property with the permission of the owner of that property. (s. 955(2) LGA)

Policy 13.5.12 The City should continue to work collaboratively with the Prince George Heritage Commission, all forms of government, the Regional District of Fraser-Fort George (Cultural Plan), local First Nations, educational institutions (e.g., School District #57, UNBC, CNC), and community stakeholders to address the key issues for the future of heritage conservation in Prince George which include:

the ongoing development and management of the community’s heritage program;  
coordinating and nurturing community involvement; and,  
enhancing heritage protection and providing effective incentives.



## **Housing**

Policy 13.5.13 The City should include visitable housing guidelines information for all new residential development.

## **Food Security**

Policy 13.5.14 The City should adopt a community generated food charter that sets out a vision for food and agriculture in Prince George.

Policy 13.5.15 The City should facilitate private-sector community gardens by developing voluntary siting and design guidelines.

Policy 13.5.16 The City should develop sustainable food system guidelines for new multiple residential and neighbourhood developments.

Policy 13.5.17 The City should partner to establish a food and agriculture advisory body that may act as a resource and monitoring body for City Council and/or the Regional Government.

Policy 13.5.18 The City should assist regional partners to establish a “beef cluster” that will support the beef industry in the region.

Policy 13.5.19 The City should assist in developing a regional marketing brand for local products and farmers.



## 14 Partnerships

The City of Prince George acknowledges the important contribution of its partners to the achievement of the community's goals, and recognizes the importance of continued collaboration with its partners. Key examples of on-going collaboration and partnerships include air quality management; social service delivery; and climate adaptation research.

In implementing this Plan, the City shall continue to pursue various kinds of partnerships, for example:

- Funding;
- Policy and program alignment and integration, including incentive programs;
- Coordinated advocacy;
- Capacity-building;
- Provision of amenities through development;
- Shared facility use;
- Referrals;
- Research;
- Reporting;
- Planning; and,
- Policy development.

## 15 Financing the Plan

Implementation of this Plan should require adjustments to elements of the City's financing approach and to align with a long-term sustainable financial plan.

The City should review and adjust capital expenditure planning, in keeping with internal policies, such as the Sustainable Financing Policy, that establish a principled approach to the adoption and use of various revenue sources. In particular, the City should prioritize implementation items and review:

- The Development Cost Charge bylaw and related policies;
- Infrastructure renewal priorities;
- Community amenity financing;
- Financing models for energy service provision; and,
- Others.

The City of Prince George should work with myPG Sustainability Plan partner organizations and engaged citizens to realize the future envisioned by the community. The fundamental goal of sustainability is to encourage communication and coordinate resources within our community to work toward a better future, a future we all would like for our community. How should we know if we are achieving those goals? Identifying key indicators help us see if we are achieving our community goals through monitoring, evaluating and reporting on them.

As this Plan's various land use objectives and policies have been framed by the community's myPG Sustainability Plan, land use considerations are being included within the myPG Implementation for establishing Targets & Indicators. The myPG Sustainability Plan considers Environmental, Social, and Economic goals and how they are being achieved in partnership with the entire community.

## Part E Definitions



Term	Definition
Aggregate	means sand, gravel and rock.
Access	a part of a Highway to provide physical ingress and/or egress of Motor Vehicles from the Roadway to adjacent property
Active Transportation	All human-powered forms of travel, such as walking, cycling, cross-country skiing, skating, skateboarding, and the use of mobility aids. Active Transportation can be combined with other modes such as transit.
Adaptable housing	Housing that is designed and built so that accessibility features can be added easily and inexpensively after construction.
Affordable housing	Housing that costs 30% or less of gross household income, usually focusing on households earning 60-80% of median household income in an area.
Approval	A permit, license, or other authorization required under the <i>Local Government Act, Community Charter</i> , or any other enactment administered by the City or its delegate.
Archaeological resource potential area	are defined by statement in this Plan and by the attached <i>Schedule C-2: Archaeological Overview Assessment: High Potential Areas</i> .
Atmospheric hazards	includes the following weather conditions: fog, hail, heavy snowfall and blizzard, heavy rain, high winds, ice storm, lightning, and temperature extremes.
Biological Diversity or Biodiversity	Refers to the wealth of ecosystems in the biosphere, of species within ecosystems, and of genetic information within populations
Brownfield	Abandoned, vacant, derelict or underutilized sites with active potential for redevelopment that may have contamination or the perception of contamination from a previous use. These sites are often former commercial or industrial properties.
City Beautiful	Design principles popular in the early 1900's that resulted in a legacy of grid and crescent streets, axial connections from the City Hall to the Rail Station, off-set street alignments, parks and a prominent boulevard (Patricia Boulevard) to mark the civic areas.
Climate Change Adaptation	Preparing for impacts, both positive and negative, that should occur because of climate change.
Climate Impacts	Consequences that should occur in a region that is related to, or exacerbated by, climate change. These impacts may affect environmental, social and economic aspects of a community.
Contaminated Site	A property that has soil, groundwater or surface water containing contaminants at levels that exceed those considered safe by regulators. <i>Known</i> contaminated sites have undergone appropriate testing. <i>Potentially</i> contaminated sites are suspected of being contaminated due to previous activities on them such as petroleum based activities, waste disposal, etc.

Crime Prevention through Environmental Design (CPTED)	A crime prevention philosophy based on proper design and effective use of the built environment. The use of CPTED is intended to reduce crime and fear of crime by reducing criminal opportunity and fostering positive social interaction among legitimate users of space.
Cycle	Includes a bicycle and any other conveyance that is moved by human power through pedals, or a motor assisted cycle as defined in the Motor Vehicle Act
Dangerous Goods	Are defined in Federal and Provincial legislation. In general, these include any product, substance or organism that may constitute a hazard to the environment, property, or the general public, such as explosives, flammable liquids, and poisonous substances. See also Hazardous Conditions definitions.
Dangerous Goods Route	those portions of highways under the direction, control and management of the City designated for the transport of Dangerous Goods in the Transport of Dangerous Goods Bylaw No. 8192 (2009) and identified on <i>Schedule B-2: Hazardous Conditions</i> .
District Energy System (DES)	A centralized energy plant generating heated water or steam, which is distributed through buried and insulated pipes to a cluster of buildings or an entire community.
Ecosystem	A functional unit consisting of all living organisms and non-living factors and the processes that link them together
Energy	Any source or product that creates electricity or heat and can include natural gas, hydro electricity, coal-fire electricity, oil, gasoline, propane, wind and solar generated electricity, solar heating technology, ground source (geo-exchange) heat pumps, district energy systems, biomass plants, combined heat and power plants (CHP).
Energy Efficiency	The percentage of total energy input to a machine or equipment that is consumed in useful work and not wasted as useless heat. High energy efficiency converts a high percentage of energy input into the work (heat, operating equipment) with very little wasted.
Environmentally sensitive area (ESA)	Environmentally Sensitive Areas (ESAs) are land and water areas containing natural features or ecological functions of significance or that are susceptible to damage from human activities.
Fish habitat	A watercourse that is either fish-bearing or is connected by surface flow to a watercourse that is fish bearing
Food and agriculture system	the cycle of farming, processing, transporting, distributing and recovering food waste in the context of larger natural, social, political and economic driving forces.

Green Space	Public open space areas dedicated for reasons related to environmental conservation, aesthetics or protection from natural hazards. These can include buffer strips within a road right of way, Greenbelt zoned lands, scenic view areas, utility corridors/areas, undeveloped open space areas, and natural areas or escarpments.
Greenbelt	This includes natural areas that are determined as unsuitable for development due to environmental considerations such as significant slopes or sensitive habitats.
Greenfield	An undeveloped tract of land or site.
Greenhouse Gas (GHG)	A collective term for those gases which reduce the loss of heat from the earth's atmosphere, and thus contribute to global warming and climate change.
Hazard assessment	<p>a report prepared at the applicant's expense, which is certified by a qualified professional with experience relevant to the applicable matter, to assist the City in determining whether or not a development proposal is supportable, and if supportable what conditions or requirements should be imposed on the development. A hazard assessment should:</p> <ul style="list-style-type: none"> <li>• determine if there is a hazard;</li> <li>• determine extent of any hazard to the development;</li> <li>• determine extent of any risk exacerbated by the proposed development on any affected adjacent properties;</li> <li>• identify vulnerabilities (existing and proposed);</li> <li>• describe the method of hazard analysis and risk analysis used;</li> <li>• refer to any applicable and identified provincial or international guideline for the level of safety, and compare this guideline with the findings of the investigation;</li> <li>• make a finding on the level of safety on the property based on the comparison;</li> <li>• state that the land may be used safely for the use intended;</li> <li>• include an assessment assurance statement in accordance with any applicable qualified professional guidelines and standards;</li> <li>• make recommendations to reduce the hazards and risks;</li> <li>• report on the requirements for future inspections of the property and recommend who should conduct those inspections, and</li> <li>• include an operations and maintenance report for any works designed to mitigate the risk.</li> </ul>
Hazardous condition area	as defined by statements in this Plan, and by the following attached schedules: <i>Schedule B-2: Hazardous Conditions, Schedule</i>



	<i>D-3: Wildfire Development Permit Areas, and Schedule D-4: Flood Hazard Development Permit Areas.</i>
Hazardous conditions	are a source of potential harm, or a situation with a potential for causing harm, in terms of human injury; damage to health, property, the environment, and other things of value; or some combination of these.
Heritage conservation area	are defined by statement in this Plan and by the attached <i>Schedule C-1: Heritage Conservation Areas.</i>
Housing First	Also known as rapid re-housing, is based on the concept that a homeless individual or household's first and primary need is to obtain stable housing, and that other issues that may affect the household can and should be addressed once housing is obtained.
Landslide	the downslope movement of soil, rock, and organic materials under the effects of gravity and also the landform that results from such movement.
Lane	a Highway which has a width less than or equal to 10 m and provides secondary access to a property
Laneway house	detached dwellings located on a single-family lot fronting on a laneway with laneway access, requires a large enough property to maintain backyard open space, are typically 1 – 1 ½ storeys high and require an on-site parking requirements, can include an enclosed garage, and strata-titling is not permitted.
Leisure	Free time in which an individual is completely free to choose what he or she wishes to do at his or her free should. It is the individual's discretionary time.
Leisure Time	A state of mind where by an individual acquires an inner feeling of personal satisfaction, and an enriched sense of self-worth and well-being.
Native	A species that occurs naturally in the area and is not introduced
Non-market housing	Affordable housing developed with government assistance, which may or may not include ongoing subsidy, and which rents or sells for below market value, at amounts affordable to low-income households.
Open Space	Any space in the City of Prince George which is owned and controlled by a public agency and is designated for use or protection, or visual observation as a public space. Public Open Space includes parks, buffer strips, school grounds and trails.
Parkland	Areas developed and maintained for active or passive recreational use, such as public parks, athletic fields, playgrounds, gardens and natural areas
Pedestrian	a person afoot, or in a wheelchair or carriage
Processing	Drying, stockpiling, crushing, sorting, screening, mixing, or washing aggregate or soil.
Provincial Arterial Highway	a Highway under the jurisdiction of the Provincial Government Ministry responsible for administration of the <i>Transportation Act</i>

Reclaim	To bring lands previously occupied by aggregate operations to a state (i.e., topography, slopes, drainage, soil quality, vegetation etc.) that supports land used identified in this Plan.
Recreation	The activities an individual participates in during their leisure time which contributes to the overall health and wellness of our community.
Renewable Energy	A sustainable source that is not anticipated to diminish in supply over time and can include, wind generated electricity, solar electricity or heat, ground source heat, biomass produced heat or electricity.
Resiliency	Ability to withstand both expected and unexpected changes (which in this case are related to climate change).
Riparian area	Transitional zones between aquatic and terrestrial ecosystems and often exhibit vegetation characteristics of both.
Risk	the chance of injury or loss as defined <i>as a measure of the probability [likelihood] and severity</i> of an adverse effect to health, property, the environment, or other things of value.
Risk reduction measure	an action intended to reduce the frequency and severity of injury or loss including: <ul style="list-style-type: none"> <li>• not undertaking the activity or development;</li> <li>• works designed to mitigate risk;</li> <li>• hazard specific standards or regulations for development (e.g., setbacks); and</li> <li>• education, training, and awareness.</li> </ul>
Road	any public street, sidewalk, bridge, boulevard, or any other public way intended for the general public for the passage of Vehicles within the City, excluding Provincial Arterial Highways
Sensitive Ecosystem Inventory (SEI)	SEI's using mapping, aerial photography and ground plots to identify rare and fragile ecosystems in the land base. It includes forested ecosystems, woodlands, wetlands, riparian areas and natural meadows and grasslands.
Serious hardship	where a limiting physical characteristic of the land (e.g., exposed bedrock, significant slope, the presence of a watercourse) or the size of the existing parcel are such that the development proposal, that is consistent with the existing land use bylaws and any legal instruments registered on the legal title of the subject property, cannot occur unless the provisions are relaxed. Serious hardship does not include a landowner's preferences for building design, siting, or claims of economic hardship.
Soil	means sand, gravel, rock, and other substance of which land is composed
Special needs housing Bylaw 8474	Housing for persons with special needs, including supportive or transitional housing in which care, support and/or training is provided to occupiers of the facility in which the housing is provided. This may also include, but is not limited to, seniors

	housing and accessible housing.
Traffic Calming	the installation and use of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behaviour and improve conditions for non-motorized street users.
Transportation Demand Management	The influencing of transportation demand through the implementation of policies, programs, and infrastructural improvements to create user incentives and disincentives.
Tree Inventory Program	A tree inventory is a detailed accounting of all publicly owned trees within a community, usually referenced to a specific location like a street address or property. Information such as size, condition, species, maintenance, and tree health is included.
Valuation Studies	Refers to the replacement value of a tree, a stand, or an ecosystem, and reflects the amenity value/benefits accrued to the community from the ecosystem services they provide (including but not limited to the provision of improved air quality, absorbing stormwater run-off, improving property appearance, and shade/cooling). Inputs may include size, species, condition, location, and other factors or characteristics.
Vehicle	a device in, upon, or by which a Person or thing is or may be transported or drawn on a Highway, except a device designed to be moved by human power, or used exclusively upon stationary rails or tracks
Visitable housing	A home with at least one no-step ground floor entrance, wider passage doors and a ground floor bathroom that allows a person using a wheelchair to enter and close the door.
Vulnerability	people, property, infrastructure, industry and resources, or environments that are particularly exposed to adverse impact from a hazard event.

Vulnerable development	<p>development involving people, property, infrastructure, industry, resources and environments that are particularly exposed to adverse impact from hazards including, but is not necessarily limited to:</p> <ul style="list-style-type: none"> <li>• Correction Facilities– prisons, jails, halfway houses, remand centres</li> <li>• Community Care Facilities – group homes, retirement complexes, residential care, nursery school, emergency care, out of school care, family day care, special needs day care, group day care.</li> <li>• High Intensity Land Uses – downtown, regional, service, or neighbourhood commercial uses, high density residential (90 units per ha or more), government assisted housing, trailer parks and campgrounds, financial, manufacturing and distribution industries.</li> <li>• Major Health Care Facilities – hospitals, social support facilities (e.g., multicultural centres, disability support centres, etc.,)</li> <li>• Schools – public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, skilled trade or vocational education facilities, community college, and university</li> <li>• Religious Assembly Uses – chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple</li> <li>• Public Facilities – stadiums, recreation centres, libraries, museums, convention centres, tourist facilities, evacuation centers, and other government facilities</li> <li>• Emergency Response Services – Fire, Police, Ambulance, EOC, NGOs</li> <li>• Critical Public Infrastructure – communications, energy transmission and distribution, potable water, sanitary sewer, food systems, transportation (routes, terminals, and systems for road, rail, air, water transportation)</li> <li>• Hazardous material storage and disposal sites</li> <li>• Historic or culturally significant sites</li> </ul>
Water body	includes a lake, pond, swamp and marsh.
Watercourse (This definition is for all purposes, other than for interpreting flood hazard areas and flood hazard development permit areas)	Includes a natural stream or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch.
Watercourse (This definition is for interpreting flood hazard areas and flood hazard development	any natural or man-made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current or water at least six (6) months of the year

permit areas)	or having a drainage area of 2 square kilometers or more upstream of the point of consideration.
Wildland-urban Interface	Refers to the line or zone where structures and other human development meet or intermingle with undeveloped wildland.
Xeriscaping	Landscaping methods that utilize water conserving techniques such as drought resistant plants, indigenous plants, reduced lawn grass area, mulch and efficient irrigation.