



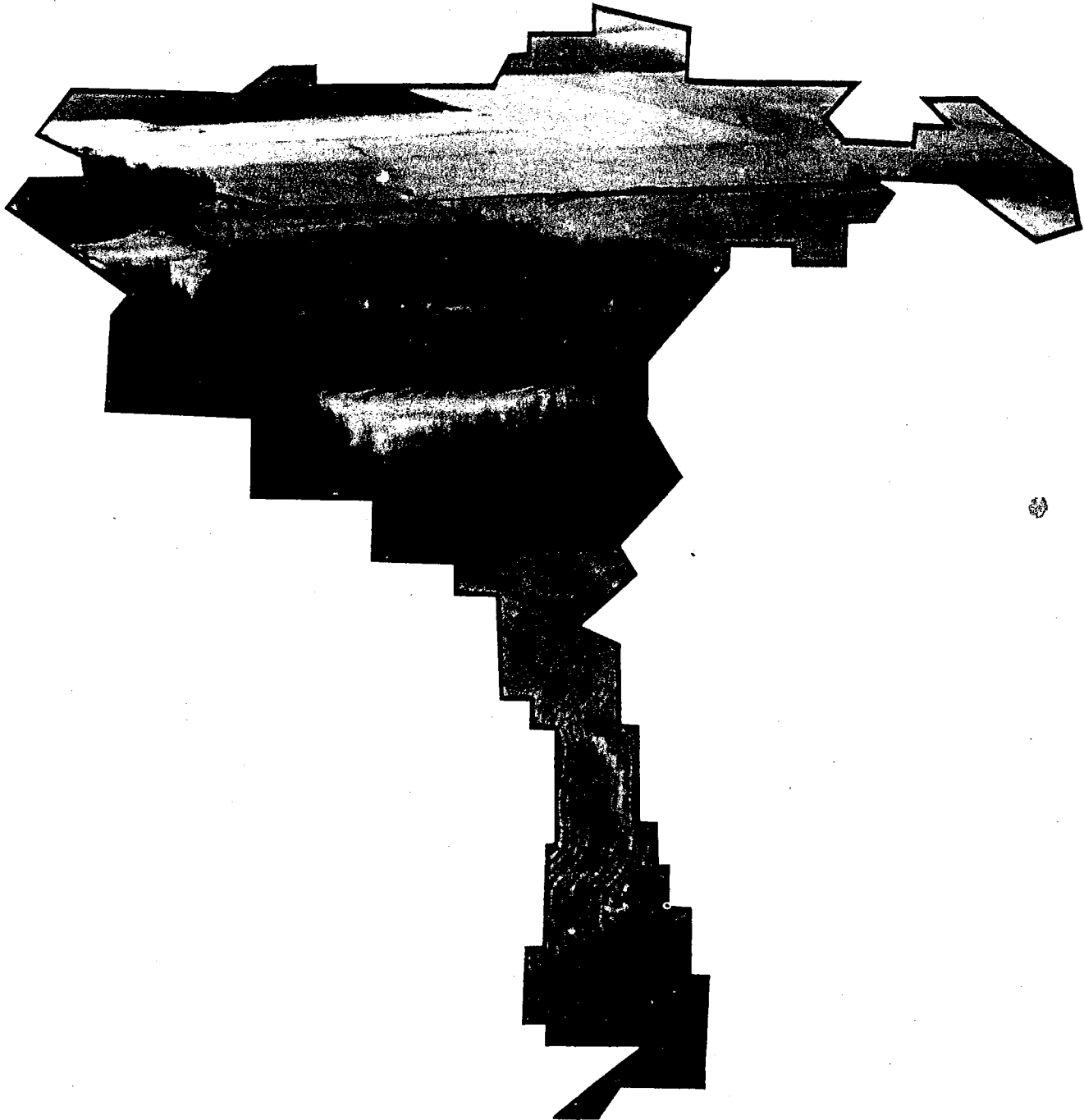
Province of  
British Columbia

Ministry of  
Lands, Parks  
and Housing

Honourable James R. Chabot, Minister

# PRINCE GEORGE AREA SUB-DISTRICT CROWN LAND PLAN

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### Canadian Cataloguing in Publication Data

Main entry under title:

Prince George area sub-district crown land plan

ISBN 0-7719-8855-9

1. Land use, Rural - Planning - British Columbia - Prince George region. 2. Regional planning - British Columbia - Prince George region. 3. British Columbia - Public lands. I. British Columbia. Land Planning Branch. II. British Columbia. Lands and Housing Regional Operations Division. Omineca Region.

HD319.B7P742 333.76'15'097112 C82-092049-5

PRINCE GEORGE AREA  
SUB-DISTRICT CROWN LAND PLAN

prepared by

Ministry of Lands, Parks and Housing  
Land Planning Branch, Victoria, B.C. and  
Lands & Housing Regional Operations Division,  
Omineca Region, Prince George, B.C.

- December, 1981 -

Province of British Columbia  
Ministry of Lands, Parks and Housing  
Victoria  
1981

STATEMENT OF ADOPTION

The Prince George Area Sub-District Crown Land Plan has been adopted by the Ministry of Lands, Parks and Housing and represents official Ministry policy for the planning, management and disposition of vacant Crown lands in the Prince George Area.

All management, allocation and development actions and decisions of the Ministry within the Plan Area shall be guided by the provisions of this Plan and the Crown land designations shown on the Plan Map. Formal review of the Plan shall take place in December, 1986.

Conformance of Crown land proposals with this Plan in no way absolves a proponent from the responsibility of complying with all other pertinent government legislation and official Ministry policy.

  
Deputy Minister

Ministry of Lands, Parks and Housing

81.12.15  
Date

## MINISTRY MANDATE AND PLANNING GOAL

The Ministry of Lands, Parks and Housing was established in 1978 with the mandate to allocate and manage unalienated Crown lands in British Columbia. The basis of this mandate is the Land Act.

A major element of its responsibility is to provide opportunities for the use of Crown lands for agricultural, commercial, industrial, residential and recreational purposes.

The Ministry has established a Crown land planning program to assist in fulfilling its mandate and responsibilities. Its goal is to facilitate and develop plans for management, use and alienation of unreserved Crown lands in a manner that will optimize the long term economic, social and environmental benefits to the citizens of British Columbia.

Fundamental to the Crown land planning program is the co-operation and involvement of other levels of government, provincial agencies, industry and the public-at-large. Land use policies and designations made in a Crown Land Plan are not to be confused with land designations and zoning of local government made under the authority of the Municipal Act.

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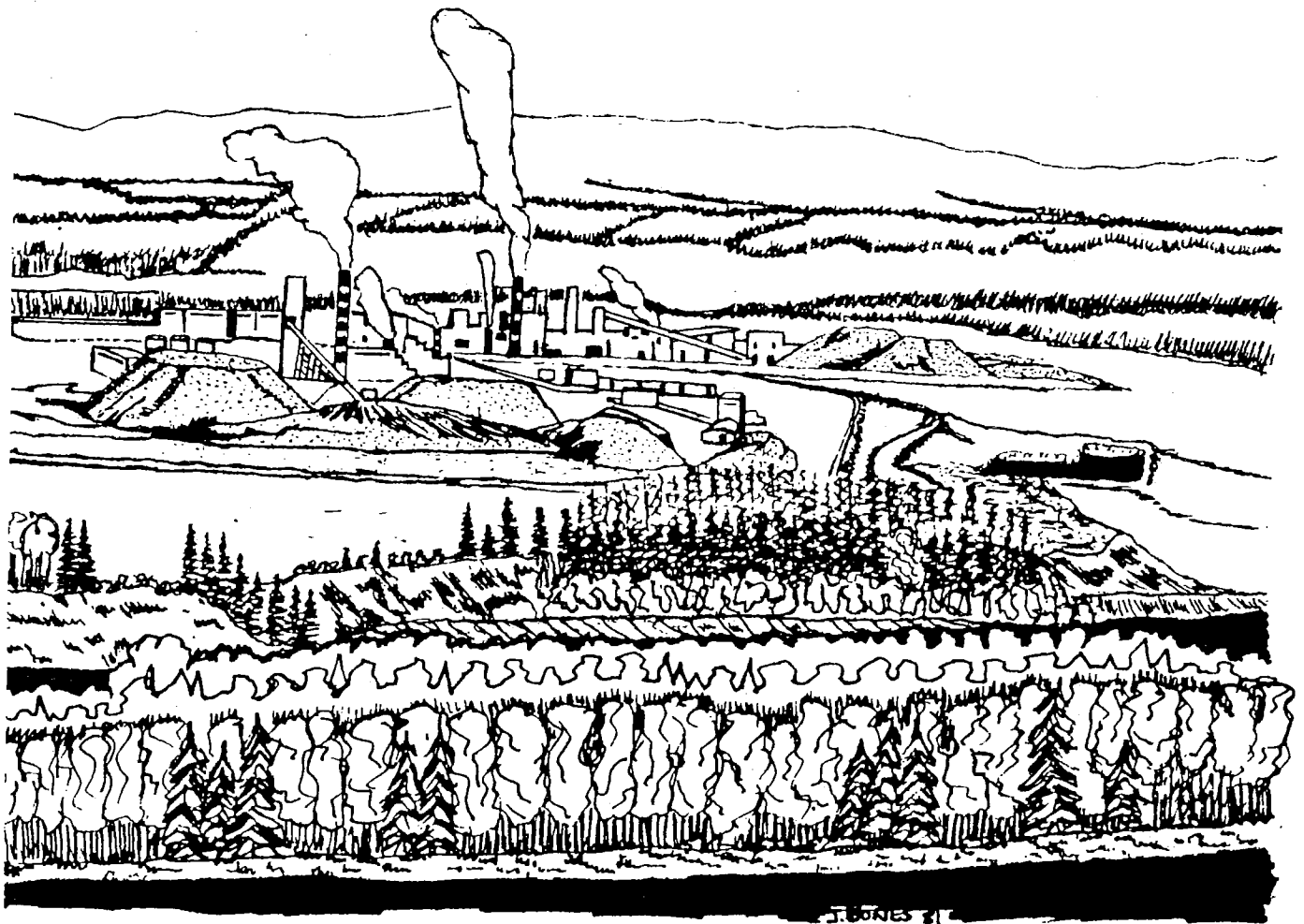
## ACKNOWLEDGEMENTS

The Ministry of Lands, Parks and Housing wishes to express its gratitude to those individuals, agencies and organizations who have contributed to the preparation of this Plan. In particular, the following agencies are acknowledged:

- B.C. Ministry of Agriculture and Food (Prince George and Victoria)
- B.C. Ministry of Transportation and Highways (Prince George and Victoria)
- Regional District of Fraser - Fort George
- B.C. Ministry of Forests, Forest Service (Prince George)
- B.C. Ministry of Forests, Range Branch (Prince George)
- B.C. Ministry of Environment, Fish and Wildlife Branch (Prince George)
- B.C. Ministry of Environment, Water Management Branch (Prince George)
- B.C. Ministry of Municipal Affairs (Prince George)
- B.C. Ministry of Energy, Mines and Petroleum Resources (Prince George and Victoria)
- B.C. Ministry of Lands, Parks and Housing, Parks and Outdoor Recreation Division (Prince George)
- City of Prince George, Planning Department
- B.C. Ministry of Provincial Secretary and Government Services, Heritage Conservation Branch (Victoria)
- B.C. Ministry of Environment, Terrestrial Studies Branch (Victoria)
- B.C. Ministry of Industry and Small Business Development (Victoria)
- B.C. Ministry of Tourism, Research and Development Branch (Victoria)

# PART 1.0

## PRINCE GEORGE AREA CONCEPT PLAN



PART 1.0 PRINCE GEORGE AREA CONCEPT PLAN

This section of the Plan provides a summary of the more detailed Prince George Area Crown Land Concept Plan, endorsed by an inter-agency Plan Task Force in September, 1981. The Concept Plan contains a comprehensive inventory of Crown land use and resource attributes, as well as future land requirements for various settlement and resource-oriented uses. Four conceptual alternatives were provided for public, interest group and government agency evaluation; and a preferred alternative selected to guide the future management, allocation and disposition of Crown lands. More detailed information can be found in the Concept Plan document.

1.1 Background, Issues and Objectives

The Plan Area is shown in Maps 1 and 2. It constitutes the Omineca portion of the Prince George-Quesnel Special Sales Area (PGQSSA), established in 1962 by Order-in-Council under the Forest Act. The purpose of the Special Sales Area was to encourage the construction of three pulp mills in Prince George, by permitting the sale of Crown pulpwood timber stands to pulp companies. Actual timber sale was carried out through Pulp Timber Sale Licences first issued in 1966 for twelve year terms.

Various restrictions have been applied and relaxed since 1963 governing Crown land alienations for agriculture. In 1966, Order-in-Council 1917 of the Land Act cancelled the former land reserves and permitted agricultural land alienations to "established" farmers, although the "special sales area" status of the land under the Forest Act was not altered.

The impending expiry of the Pulp Timber Sale Licences and uncertainty over the future of Crown land in the PGQSSA led to a sequence of studies commencing in 1977. A "Phase I" Study was developed by inter-agency committee in 1978, allocating land to three broad categories of land use and management (see Map 2). The Study was based primarily on biophysical "land capability" ratings. It was not formally endorsed by government. During this period new licences for Pulp Timber Sales were established between the Ministry of Forests and the pulp companies.

Crown forest land most suited for inclusion in a Provincial Forest.

- e) Reduce processing time for Crown land applications and minimize their referral to other agencies.

## 1.2 Planning Process

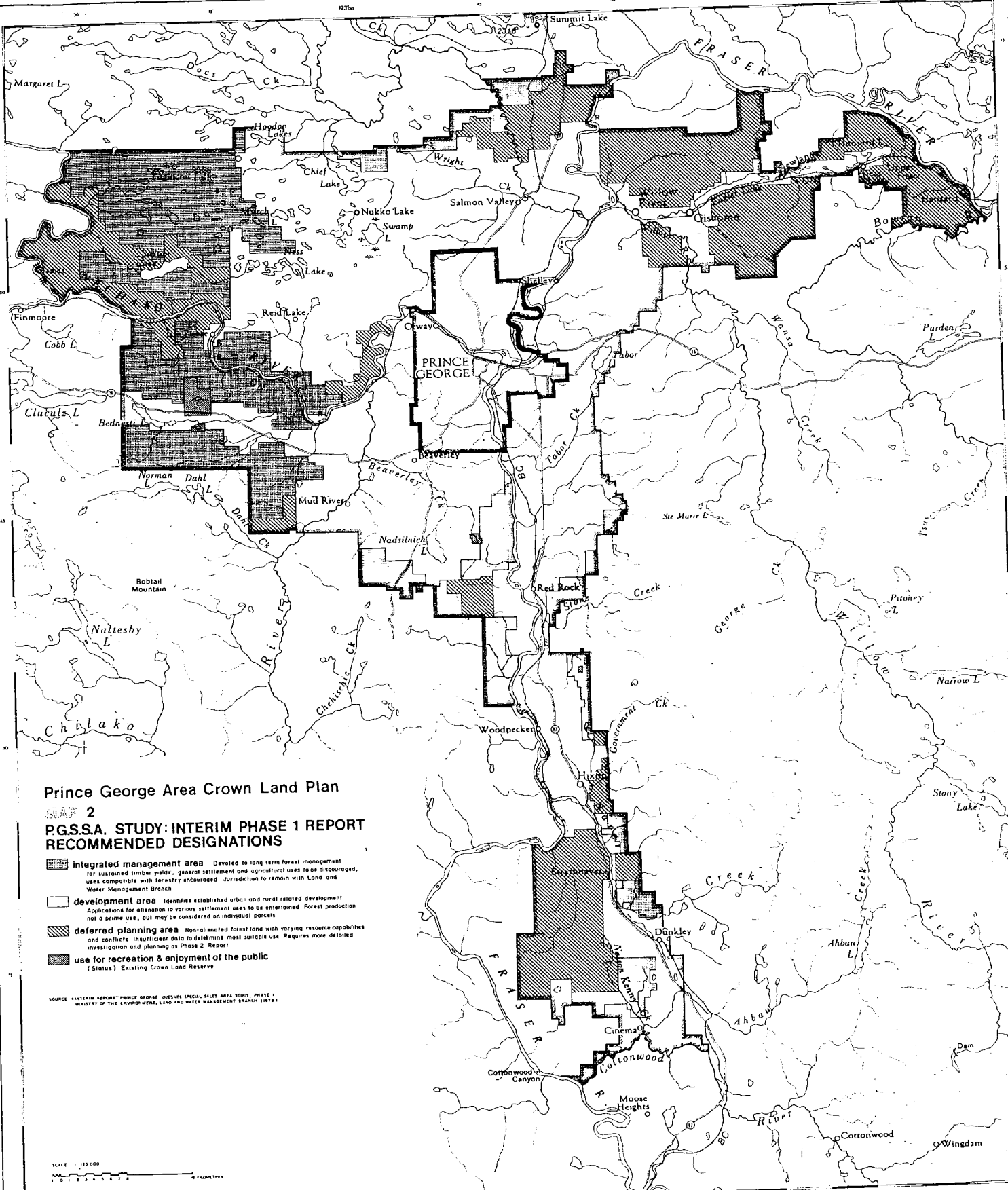
The Plan has been prepared according to guidelines established for sub-district plans in the Ministry's Planning Handbook. The planning process stresses inter-agency decision-making and consensus. It also emphasizes a public participation program to assist the inter-agency Task Force at critical steps in plan formulation. Endorsement of the Plan by the Regional Resource Management Committee, and review by affected local governments underlines the importance of regional agency commitment to the Plan. Endorsement and adoption of the Plan at higher levels of government follows regional commitment.

## 1.3 Plan Area Characteristics

### 1.3.1 General Description

The Prince George Plan Area is located on the Fraser Plateau in British Columbia's Central Interior Region. It surrounds but excludes the City of Prince George, and lies within the Prince George Land Administration District of the Omineca Lands and Housing Region (Map 1). The Plan Area covers unalienated (vacant) Crown land within an area of approximately 3,800 km<sup>2</sup>.

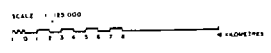
- \* The Plan Area is predominantly rural in character, and dominated by the City of Prince George. The City is the focal point of road, rail and air transportation routes, and is the major employment and settlement centre. Urban centres in the Plan Area are small and are concentrated along transportation routes. The majority of the Plan Area is forest land, supporting a limited amount of timber harvesting and grazing, in addition to extensive recreation, hunting and trapping activities. Major agricultural pockets are found north, west and south of Prince George. Rural residential development is concentrated around the City boundaries and adjacent to some of the older communities within short commuting distance to Prince George. Outdoor recreational facilities



**Prince George Area Crown Land Plan**  
**MAP 2**  
**P.G.S.S.A. STUDY: INTERIM PHASE 1 REPORT**  
**RECOMMENDED DESIGNATIONS**

- integrated management area** Devoted to long term forest management for sustained timber yields, general settlement and agricultural uses to be discouraged, uses compatible with forestry encouraged. Jurisdiction to remain with Land and Water Management Branch.
- development area** Identifies established urban and rural related development. Applications for alteration to various settlement uses to be entertained. Forest production not a prime use, but may be considered on individual parcels.
- deferred planning area** Non-allocated forest land with varying resource capabilities and conflicts. Insufficient data to determine most suitable use. Requires more detailed investigation and planning as Phase 2 Report.
- use for recreation & enjoyment of the public**  
 (Status) Existing Crown Land Reserve

SOURCE - INTERIM REPORT: PRINCE GEORGE (METS) SPECIAL SALES AREA STUDY, PHASE 1, MINISTRY OF THE ENVIRONMENT, LAND AND WATER MANAGEMENT BRANCH (1978)



are sparse and include two provincial parks, three day-use regional parks, and three Forest Service recreation areas. Rural industrial/commercial sites consist of scattered sawmills, highway service centres and gravel pits.

Approximately 60 percent of the Plan Area is vacant Crown land, with the remainder privately-owned or held under reserve. Approximately 50 percent of the Plan Area, and half of the vacant Crown land lies within Agricultural Land Reserve (ALR) boundaries. Major reserves in the Plan Area consist of the Red Rock Provincial Forest reserve, three ecological reserves, and four community pasture reserves.

#### 1.3.2 Natural Environment

The Plan Area is characterized by a generally low relief landscape and has a general slope from north to south. The topography has been strongly modified by glacial activity and more recent geomorphological processes. Major features of the present landscape include sinuous sand and gravel ridges (eskers) in the Bednesti Lake and Stuart River areas; extensive silt-clay plains of glacial lake origin around Prince George; and deeply incised stream valleys associated with the Fraser River and its larger tributaries which drain the Plan Area. Soils are predominantly grey-brown wooded soils of the Luvisolic Order. These soils are relatively poor in organic matter and mineral nutrients.

Climate is typified by warm summers, long and cold winters, and moderate precipitation. The frost-free period generally extends from mid-June to early September. The original forest vegetation pattern consisted of spruce and sub-alpine fir in the wetter, eastern area and lodgepole pine, spruce and Douglas fir to the west and south. Extensive land clearing and forest harvesting activities have modified this pattern, with the major forest blocks remaining in the western and eastern parts of the Plan Area.

### 1.3.3 Natural Resources

The Plan Area contains substantial timber resources, with the most important commercial forests found in the higher precipitation northeast sector, south of Eaglet Lake. Additional high value forest lands are found south of Strathnaver, Isle Pierre to the Salmon River, and south of West Lake.

The most important geological resources of the Plan Area at present are its extensive sand and gravel deposits. Significant potential sources are the glacial outwash and river terrace deposits near Prince George, and the kame and esker deposits in the Bednesti Lake-Stuart River areas. Minerals found in the Plan Area include various combinations of gold, silver, lead, copper, zinc, molybdenum, and niobium.

The best agricultural soils are limited in extent and associated primarily with the valleys of the Fraser, Chilako (Mud), Willow and Salmon Rivers. A large portion of P.G.A. soils are rated CLI Class 4 and 5 for agriculture. Despite low capability ratings, many of these soils can produce a wide range of crops for a good cash return, under sound management practices. Remaining soils are generally utilized in their existing state for native range by domestic livestock.

A wide variety of fish and wildlife is found in the Plan Area, with moose and mule deer the most important ungulate species. Fishery resources are limited, although most streams and lakes support a variety of sportsfish. The Fraser and its major tributaries are spawning areas and/or migration pathways for chinook and sockeye salmon. The most important habitat lands are generally winter ranges for moose and deer, which support wildlife populations from within and beyond the Plan Area.

Important outdoor recreational resources include lakes, streams, and unique landform, vegetation and wildlife features. The northwest sector contains the greatest concentration of recreation and conservation resources, including the Stuart River Esker Complex and various lakes. Areas of interest to local and

Provincial government agencies for recreation include the Stuart River Eskers, Ness Lake, Nukko Lake, Salmon River, Fort George Canyon and Tabor Lake.

A limited number of heritage sites are found in the Plan Area. The Huble Farm and associated buildings; the Giscombe Portage Trail; and the Fort George Canyon and associated portage trail are three areas of regional and perhaps Provincial historical significance.

#### 1.3.4 Settlement History

Development of the Plan Area began during 1805 to 1807, when Fort George was constructed as a fur-trading post at the confluence of the Fraser and Nechako rivers. The fur trade constituted the main economic activity until the 1860's, when gold seekers drifted north from the Cariboo gold fields. Settlement increased slowly until the westward extension of a trans-continental railway was built through the Plan Area during the period 1908-1914. The resultant development of sawmilling communities to serve the railway, and the influx of homesteaders led to the establishment of Prince George as a major population centre.

Population and economic growth generally stagnated thereafter, until major north-south road and rail linkages were established with the rest of British Columbia in the early 1950's. Centralization of the sawmilling industry into Prince George, and the construction of three pulp mills helped Prince George become the fastest growing city in Canada between 1961 and 1966. Since then, the area has solidified its base as the major industrial, transportation, service, and administration centre in the B.C. Interior.

#### 1.3.5 Influential Plans and Studies

The Regional District of Fraser-Fort George has adopted an Official Regional Plan and three Official Settlement Plans which provide policy direction and land use designations for much of the Plan Area. The provisions of the settlement plans have been enforced through



zoning by-laws and impact the development of Crown lands.

The Ministry of Forests has recently completed a Timber Supply Area analysis which includes the Plan Area as one of nine timber supply blocks. A preliminary timber allocation strategy was also prepared. The volume of timber available was calculated assuming that 100 percent of "Integrated", 50 percent of "Deferred", and 20 percent of "Settlement" areas of the Phase I Study would be used for sustained forest management on a long-term basis (see Map 2).

#### 1.3.6 Population and Economic Profile

For the past 30 years the Prince George Area (including the City of Prince George) has recorded one of the fastest population growth rates in British Columbia. With an average annual growth rate of 4 percent since 1971, the area has become the third largest metropolitan area in B.C. The combined population of the City (70,000) and the surrounding Plan Area (11,900) is currently 81,900 persons. Many of the older, established urban settlement centres have been declining in population, while the City has continued to expand. Areas within 20 km of the City have experienced high growth rates as a result of rapid rural residential development during the 1960's and early 1970's. Average household size varies across the Plan Area from 3.0 in urban concentrations to 6.0 in some of the more rural districts.

The Plan Area economy is characteristically rural, and based almost entirely on the primary industries of forestry and agriculture. Sawmill operations are the only significant secondary economic activities, while tertiary trade and services are few in number and localized. The City of Prince George, in contrast, has established itself as a major manufacturing, administration and service centre with an economic sphere of influence extending beyond the Plan Area into large portions of the Central and Northern Interior regions. The Prince George area contains the largest concentration of forest industries in B.C. outside of the Lower Mainland, and includes 18 sawmills, 3 pulp

mills and several wood manufacturing operations. Substantial employment in trade and service industries provides a measure of stability to the forest-dominated economy. The joint economic profile of the City and Plan Area shows a good balance of industry typical of the Province in general.

#### 1.3.7 Important Growth Trends

Future growth and its subsequent implications for Crown land allocation are dependent on both economic and population variables. The Plan Area and City population is expected to grow as a result of the projected continuation of the forest products industry, and on the strengthening of trade and services associated with population increases as well as with the Northeast Coal Block and other resource developments in the Central and Northern Interior regions. Plan Area population can therefore be expected to increase significantly through in-migration of new residents.

As shown on Table 1, City population may reach 134,000 by the year 2000. The Plan Area could grow by as much as 7,600 to 14,200 over its present population levels, depending upon the growth rate selected as a basis for projections. Assuming the more conservative moderate and low growth scenarios of Table 1, Crown land use in the Plan Area within the next 20 years may be influenced by the additional demands of some 75,000 new City and Plan Area residents, and associated industries.

#### 1.4 Future Requirements for Crown Land

Crown land in the Prince George Plan Area will be required for a number of major land uses and industries over the next 20 years. These land requirements have been assessed on the basis of several related factors which include growth trends, land values, Crown land applications, availability of private land, local government zoning regulations, and government agency mandates and programs. Maps of land suitability for the required uses have been developed using a 5 point scale ranging from Very High to Very Low. These maps may be found in the P.G.A. Concept Plan document.

TABLE 1  
POPULATION PROJECTIONS, CITY OF PRINCE GEORGE AND PLAN AREA, 1980-2000

AREA AND GROWTH SCENARIO	1980 POPULATION (ESTIMATED)	1985 POPULATION	POPULATION CHANGE 1981-1985	1990 POPULATION	POPULATION CHANGE 1986-1990	1995 POPULATION	POPULATION CHANGE 1991-1995	2000 POPULATION	POPULATION CHANGE 1996-2000	TOTAL POPULATION CHANGE 1980-2000
CITY OF PRINCE GEORGE (3.3% compounded annually)	70,000	82,340	+12,340	96,850	+14,510	113,920	+17,070	134,000	+20,080	+64,000
PLAN AREA 1 - HIGH (5.5% compounded annually)	11,900	15,555	+3,655	20,325	+ 4,770	26,565	+ 6,240	34,720	+ 8,155	+22,820
PLAN AREA 2 -LOW (4.0% compounded annually)	11,900	14,400	+ 2,580	17,615	+ 3,135	21,431	+ 3,816	26,075	+ 4,644	+ 14,175
PLAN AREA 3 -LOW (2.5% compounded annually)	11,900	13,465	+ 1,565	15,235	+ 1,770	17,235	+ 2,000	19,500	+ 2,265	+ 7,600

1 High scenario reflects Plan Area growth rate from 1976-1980.

2 Moderate scenario reflects growth from 1971-1980.

3 Low scenario reflects rate arbitrarily set at 1.5% below 1971-1980 rate.

1.4.1 Agricultural Land Requirements

Agricultural activities constitute the second most important industry in the Plan Area. Beef cattle production is the major activity, with cow-calf operations dominant. Approximately three-quarters of the estimated \$6 million in Plan Area farm cash receipts is derived from the sale of beef cattle, which are exported to other areas for market and to Alberta for finishing. Considerable livestock grazing takes place on privately-owned farmlands. Other agricultural activities include forage production, several dairying and poultry operations, limited vegetable crop production, and horticultural operations, all of which serve the local market through related food processing facilities. Farming is a part-time venture for many operators.

The number of applications made for Crown land agricultural leases has risen from 29 to 378 in the past four years. The 600 percent increase in applications between 1979 and 1980 reflects the removal of restrictions pertaining to timbered land alienations and to the "established farmer" eligibility requirements.

Agricultural markets are expected to expand in the future, thereby increasing the demand for suitable Crown land for agricultural purposes. Local processing and marketing conditions are expected to improve for beef cattle, swine, sheep, dairy products and local produce in response to a rapidly growing City and regional population.

Evaluation of land suitability for general agricultural use was performed by utilizing a combination of relevant factors which included C.L.I. capability ratings, proximity of land to existing roads and agricultural developments, and A.L.R. boundaries. The suitability analysis indicates that there are relatively few remaining areas with Very High or High suitability ratings. The largest blocks are adjacent to privately-held lands in the Willow River, Salmon Valley, Reid Lake, Stoner and Hixon areas.

#### 1.4.2 Forest Land Requirements

The forest industry provides the basic economic activity of the Plan Area and Prince George. The 18 sawmills export most of their 350 million board feet of lumber to U.S. housing markets. Chip production from the sawmills is currently insufficient to meet pulp mill demands, and additional quantities are imported from sawmills beyond the Plan Area.

Continued strength of the forest industry is dependent upon provision of a secure and adequate supply of timber. At present, timber supplies for Plan Area sawmills and pulpmills come primarily from forests outside the Plan Area. Only 0.19 of the estimated 3.76 million cubic metres of wood required per year is allocated from the Plan Area to forest companies, primarily because the definition of "sawlog stand" precludes harvesting of many of the available stands. The actual timber harvest from the Plan Area is considerably greater than 0.19 million cubic metres per year, however, due to the ongoing clearing of timbered land for agricultural use.

A large proportion of vacant Crown land in the Plan Area has been rated Very High to High suitability for forestry use due to high C.L.I. capability ratings, close proximity and accessibility to wood manufacturing centres, and a good species mix and volume of timber per hectare. The most extensive and continuous areas of High suitability are found in the northeast part of the Plan Area. Consistent with its mandate, the Ministry of Forests proposes to place the most suitable Crown lands in a provincial forest designation for long-term timber production and enhanced silvicultural programs.

#### 1.4.3 Grazing Land Requirements

Productive grazing land is important in the Plan Area due to the dominance of beef cattle operations in the local agricultural economy. Crown land grazing tenures and community pastures provide a means of supporting larger cattle herds than would otherwise be possible

given the extent of private lands. In 1979, 5 grazing licences and 44 permits were in effect in the Plan Area. Most summer grazing is currently concentrated in the existing community pastures, which are close to maximum use capacity given their present low levels of development.

The anticipated continual expansion of the local beef cattle industry is expected to cause an increased demand for Crown land for grazing purposes. Much of this demand can be accommodated through improvements to existing range both within and outside the community pastures, provided funds are available. Additional opportunities will arise on existing forest clear-cut areas. Over the long term however, most of the future Crown grazing land requirements will likely be accommodated in provincial forests given the Ministry of Forests range management mandate, the uncertainty of ARDSA funding, and the increased development of Crown agricultural lands.

Areas of Very High and High suitability for grazing use are small and scattered in location. They are prevalent, however, in the Strathnaver-Hixon and Willow River areas, as well as south of the Chilako (Mud) River.

#### 1.4.4 Public Recreation and Conservation Land Requirements

Recreational resources in the Plan Area attract considerable use by local residents for a variety of intensive and extensive recreational activities. The majority of these uses take place on Crown land. The absence of numerous commercial and public recreational campgrounds, parks, marinas, etc., is generally offset by the opportunities afforded hiking, ski-touring, hunting, and other land-extensive uses on vacant Crown land. Few jobs are directly dependent on the provision of recreational opportunities, however, and expenditures attributed to recreational uses in the Plan Area are relatively small.

The tourism industry has become increasingly important in the Plan Area in recent years, with

Prince George providing the majority of facilities. The peak tourist season is during summer, with the Prince George Area a stop-over point for most parties rather than a destination. Revenues from tourism are substantial (estimated \$13 million annually) but remain below the Provincial average.

The demand and use of land for public recreation and conservation purposes has been increasing, although the rate of increase is not well-documented. The policies, plans and programs of the Regional District, the Parks & Outdoor Recreation Division, (MLPH), and the Ministry of Forests have been influential in providing such land in the past, and all anticipate a need to accommodate increased and more diverse recreational demands in the next 20 years. These demands will be focused on lake shorelands, high quality stream corridors, and on critical, natural, historic and scenic heritage sites. These focal points have been indicated on a suitability map for recreation and conservation use, prepared using factors which included C.L.I. recreation capability, areas of interest, proximity to Prince George, distance from highways, and development capability. The most significant units are found in the Stuart River Esker Complex, Fort George Canyon, and the Nukko-Ness lakes areas.

#### 1.4.5 Wildlife Habitat Land Requirements

Both Crown and private lands in the Plan Area serve as habitat for a wide variety of species. The maintenance of wildlife populations and species diversity provides both consumptive and non-consumptive recreational value, and is vital to the ecological system which represents man's life support system. In recent years, the amount of wildlife habitat has been in decline. This decline has resulted from land use changes and from a variety of resource management practices. Such changes have caused a reduction in wildlife numbers.

In an effort to protect remaining habitat, the Fish & Wildlife Branch has proposed Crown land reserves in a number of critical areas. In addition, it has many ongoing programs for

wildlife management and habitat improvement. Crown lands are a necessary requirement to ensure that the Fish & Wildlife Branch can implement these programs, although the precise amount of land required cannot be readily determined. Suitable habitat land may be provided within provincial forest areas managed primarily for integrated timber management as well as on vacant Crown lands outside of provincial forest boundaries.

The map of land suitability for wildlife habitat use shows significant lands in the Willow River-Newlands area, and Saxton and Bednesti lakes. Important fishery areas are also shown. The suitability map was prepared by the Fish & Wildlife Branch on the basis of degree of existing development, fish and wildlife habitat values, land use compatibility, and Regional District land designations (see P.G.A. Concept Plan, 1981).

#### 1.4.6 Rural Residential Land Requirements

Rural residential development has undergone a steady increase in the Plan Area. The majority of rural residential development has been taking place on private land, with the last Crown subdivision approved in 1981 in the Blackwater Road area. The number of applications made for Crown land for residential purposes has increased steadily in the past 4 years, with 28 received in 1980.

This demand is expected to continue, given the projected population increases for the City of Prince George. The Ministry of Lands, Parks & Housing expects to continue to play a supporting role in residential land development in the Plan Area, given the availability of private lands, existing supply situations, and Regional District policy. It will take a leadership role where suitable private land is unavailable or where excessive demands are made, and will seek to reserve high suitability residential lands in the event they are required over the next 20 years. The minimum amount of Crown land to be reserved has been projected to range between 434 and 810 hectares, depending on the population growth scenario selected and specific



assumptions concerning average household size, average size of private sector and Crown lots, and the relative roles of Crown and private sector lands in the regional housing market.

The identification of land suitability was based on a combination of factors, including terrain capability for development (derived by Ministry of Lands, Parks & Housing), Regional District land designations and settlement policies, present land use, and availability of "physical" services. Only lands around existing settlement centres were rated, along with appropriately zoned lake shorelands.

#### 1.4.7 Aggregate Materials Land Requirements

The sand and gravel extraction and processing industry provides employment for over 200 persons in the Plan Area, and is basic to the well-being of the construction industry. In the Plan Area the major use of sand and gravel aggregate is in road and railway construction and maintenance, including forestry roads. Most pits are located close to the primary areas of use, and are predominantly on Crown land reserved for the Ministry of Transportation and Highways (MTH). These reserves are also used extensively by smaller operators as occasional gravel sources, under permit from the MLPH and with consent of the MTH. Most pits in the Plan Area are consequently "active-on-demand", and reclamation not imminent. The areas of highest concentration of extractive operations are found in the City of Prince George, with the majority of pits operated by private industry on land leased from the Crown.

The projected strong growth of the City and Plan Area is expected to increase the demand for aggregate-bearing lands. Existing gravel reserves are considered to be sufficient to satisfy long-term requirements of the MTH, as well as the smaller, short-term demands of the local construction industry. Potential gravel deposits are also available from privately-owned lands. Nevertheless, potential aggregate-bearing lands must continue to be made available for both private and public sector use, and therefore were identified on a suitability map

by the MLPH using knowledge of the location and composition of surficial deposits, accessibility, distance to potential market or use areas, compatibility with the existing and adjacent land uses, and land status information.

1.4.8 Industrial & Commercial Land Requirements

Industrial sites in the Plan Area consist mainly of rural sawmills and quarrying sites for sand, gravel and rock. Commercial uses consist of scattered recreational uses. The vast majority of commercial and industrial developments are located in Prince George. Regional District and City policies reinforce the concentration of industrial and commercial uses in Prince George, and consequently the use of Crown land for such purposes is limited. One industrial reserve was established near Salmon Valley in association with a steel mill proposal several years ago.

Future Crown land requirements for industrial/commercial uses are expected to be low, and the Plan does not therefore allocate additional Crown land for industrial purposes besides the existing Salmon Valley industrial reserve. No industrial land use suitability map has been generated. As a consequence of local government feedback during the public participation program, however, the Plan does accommodate future industrial use options for several Crown land areas near Prince George (see Section 1.6)

1.4.9 Other Crown Land Requirements

The Concept Plan (1981) also assessed Crown land requirements for recreational cottage lots. Interest in obtaining such lots does not appear high. Recreational cottage lots are offered on a planned disposition, lease-only basis by the MLPH. At the last lot draw (October, 1980) only one of nine lots available on several lakes was leased. Future requirements anticipated at this time are considered low in light of Regional District regulations on shoreland development (through its Lakeshore Guidelines). A higher

priority is attached to future use of suitable shoreland for public uses rather than private, given the lack of developed public recreational sites in the Plan Area. Cottage lot demands may therefore be more readily accommodated on shorelands outside the Plan Area.

Institutional uses are also addressed as a result of issues ensuing from the public participation program (see Section 1.6). These uses include medical, educational, correctional, research and other institutions serving a broad public interest. They also include meeting halls and recreation facilities serving a more specific community. Most of these uses are presently located in Prince George on privately-owned land. Large rural-oriented institutional proposals are difficult to predict, since their need is usually determined by Provincial or Federal government agencies. Community facility requirements, in contrast, can be associated with population increases. It is possible that Crown land may be required in future to accommodate these various institutional uses, but the specific locations and amount of land are difficult to determine due to wide variations in community needs and other uncertainties. The Plan therefore addresses Crown land requirements for institutional uses through policy provisions rather than through land designations.

#### 1.5 Alternative Conceptual Plans

Four alternative means of achieving the basic Plan objectives were developed from analysis of the P.G.A. data base. Each one provided a distinctive administrative approach to Crown land and resources, as well as a generalized map of the future Crown land use pattern that could result. These alternatives were endorsed by the Task Force as representing key points on the broad spectrum of choice available for Crown land in the Plan Area, and became the basis of detailed public, interest group and government agency review. The basic features and comparisons of the four alternative plans are outlined in Tables 2 and 3.

<p>TABLE 2 ALTERNATIVE CONCEPTUAL SCENARIOS: NATURE AND INTENT PRINCE GEORGE PLAN AREA</p>				
CONCEPTUAL PLAN EVALUATION FACTOR	A. FOREST MANAGEMENT EMPHASIS	B. MIXED RESOURCE MANAGEMENT EMPHASIS	C. MIXED MANAGEMENT AND DEVELOPMENT EMPHASIS	D. AGRICULTURAL DEVELOPMENT EMPHASIS
PURPOSE	<p>*MAXIMIZE CROWN LAND AVAILABLE FOR SHORT AND LONG-TERM TIMBER HARVESTING AND FOREST MANAGEMENT.</p> <p>*CO-ORDINATED AND INTEGRATED MANAGEMENT OF FISH, WILDLIFE, WATERSHED AND OTHER RESOURCE VALUES IN ASSOCIATION WITH TIMBER &amp; RANGE PROGRAMS OF MINISTRY OF FORESTS.</p> <p>*IDENTIFIED RESOURCE LANDS INCORPORATED INTO PROVINCIAL FOREST AND ADMINISTERED BY MINISTRY OF FORESTS UNDER FOREST ACT</p> <p>*AGRICULTURE, RESIDENTIAL AND OTHER NON-FORESTRY RELATED CROWN LAND USES ADMINISTERED BY MLPH UNDER LAND ACT. APPLICATIONS FOR SUCH USES ADJUDICATED BY MLPH.</p> <p>*LAND REMOVED FROM PROVINCIAL FOREST ONLY IF PROPOSED NON-FOREST USE WOULD RESULT IN A GREATER CONTRIBUTION TO SOCIAL AND ECONOMIC WELFARE OF B.C.</p>	<p>*MAXIMIZE CROWN LAND AVAILABLE FOR MANAGEMENT, CONSERVATION AND PROTECTION OF A FULL RANGE OF NATURAL RESOURCES, INCLUDING FOREST RESOURCES.</p> <p>*VALUABLE RESOURCE LANDS IDENTIFIED AND SECURED FOR INDIVIDUAL AGENCIES WITH APPROPRIATE MANAGEMENT MANDATE.</p> <p>*BASIC FOREST RANGE, WILDLIFE, AGGREGATE, RECREATION AND CONSERVATION CROWN LAND REQUIREMENTS SATISFIED PRIOR TO CONSIDERATION OF LAND FOR DEVELOPMENT PURPOSES.</p> <p>*LARGE FORESTED BLOCKS ALLOCATED TO MINISTRY OF FORESTS UNDER FOREST ACT. MAY INCLUDE COINCIDENT RANGE, FOREST RECREATION, WILDLIFE AND WATERSHED RESOURCE LANDS.</p> <p>*OTHER RESOURCE LAND AREAS (PLUS SMALL FORESTED BLOCKS) RESERVED IN FAVOUR OF APPROPRIATE AGENCY, OR WITHDRAWN FROM FUTURE ALIENATION UNDER THE LAND ACT.</p> <p>DEVELOPMENT USES CONSIDERED ON LANDS OF LOWER RESOURCE VALUE WHEN DEVELOPMENT USE SUITABILITY LEVELS ARE HIGHER THAN RESOURCE MANAGEMENT USES. DEVELOPMENT USES ADMINISTERED BY MLPH OR RESERVED FOR APPROPRIATE DEVELOPMENT AGENCY.</p> <p>*LARGE RECREATION AND PARK AREAS ALLOCATED TO M-L-P-H. FOR RECREATION USE UNDER PARK ACT.</p>	<p>*MAXIMIZE CROWN LAND AVAILABLE TO ACCOMMODATE A VARIETY OF DEVELOPMENT-ORIENTED USES ACCORDING TO ANTICIPATED CROWN LAND REQUIREMENTS.</p> <p>*IMPORTANT FUTURE DEVELOPMENT AREAS IDENTIFIED AND ALLOCATED TO APPROPRIATE DEVELOPMENT USE.</p> <p>*BASIC AGRICULTURAL, RESIDENTIAL, AGGREGATE AND OTHER DEVELOPMENT LAND REQUIREMENTS SATISFIED PRIOR TO CONSIDERATION OF LAND FOR RESOURCE MANAGEMENT PURPOSES.</p> <p>*LAND USE DEVELOPMENT AREAS RESERVED UNDER LAND ACT FOR FUTURE ADMINISTRATION AND DEVELOPMENT BY MLPH OR APPROPRIATE AGENCY.</p> <p>*LAND USE DEVELOPMENT TO BE PHASED OVER TIME IN ACCORDANCE WITH INCREASING DEMAND, MATURITY OF FOREST COVER, REGIONAL DISTRICT POLICY AND REGULATIONS, AND COST OF DEVELOPMENT.</p> <p>*RESOURCE MANAGEMENT USES CONSIDERED ON LANDS OF LOWER DEVELOPMENT VALUE WHEN RESOURCE USE SUITABILITY LEVELS ARE HIGHER THAN FOR ALTERNATIVE LAND DEVELOPMENT USES.</p> <p>*EACH RESOURCE LAND AREA ALLOCATED TO INDIVIDUAL OR INTEGRATED MANAGEMENT USE ACCORDING TO DEGREE OF RESOURCE COMPATIBILITY.</p> <p>*RESOURCE LANDS SECURED FOR INDIVIDUAL AGENCIES UNDER LAND ACT; OR FOR LARGE BLOCKS OF FOREST, UNDER FOREST ACT AS PROVINCIAL FOREST.</p>	<p>*MAXIMIZE CROWN LAND AVAILABLE FOR SHORT AND LONG-TERM AGRICULTURAL DEVELOPMENT.</p> <p>*WIDE RANGE OF AGRICULTURAL LAND SUITABILITY TAKES PRECEDENCE OVER OTHER DEVELOPMENT AND RESOURCE MANAGEMENT USES.</p> <p>*AGRICULTURAL DEVELOPMENT AREAS RESERVED UNDER LAND ACT FOR FUTURE ALIENATION BY MLPH. OTHER DEVELOPMENT LANDS RESERVED FOR DEVELOPMENT BY MLPH OR APPROPRIATE AGENCY.</p> <p>*AGRICULTURAL DEVELOPMENT PHASED OVER TIME IN ACCORDANCE WITH INCREASING DEMAND, MATURITY OF FOREST COVER, AND DEVELOPMENT COSTS.</p> <p>*OTHER DEVELOPMENT AND RESOURCE MANAGEMENT LAND REQUIREMENTS CONSIDERED ON LANDS OF LOWEST AGRICULTURAL VALUE IN ACCORDANCE WITH HIGHEST SUITABILITY AND COMPATIBILITY OF RESOURCES.</p> <p>*EACH NON-AGRICULTURAL LAND AREA SECURED FOR APPROPRIATE MANAGEMENT DEVELOPMENT AGENCY UNDER LAND ACT.</p> <p>*LARGE BLOCKS OF FOREST LAND SECURED UNDER FOREST ACT AS PROVINCIAL FOREST.</p>
MANAGEMENT, DEVELOPMENT AND JURISDICTIONAL FEATURES				

TABLE 3  
ALTERNATIVE CONCEPTUAL PLANS: SOCIO-ECONOMIC AND ENVIRONMENTAL IMPLICATIONS  
PRINCE GEORGE PLAN AREA

CONCEPTUAL PLAN EVALUATION FACTOR	A. FOREST MANAGEMENT EMPHASIS	B. MIXED RESOURCE MANAGEMENT EMPHASIS	C. MIXED MANAGEMENT AND DEVELOPMENT EMPHASIS	D. AGRICULTURAL DEVELOPMENT EMPHASIS
POTENTIAL LONG-TERM SOCIO-ECONOMIC IMPLICATIONS FOR PLAN AREA	<p>*MINIMAL ECONOMIC DIVERSIFICATION OPPORTUNITIES. CONTINUED DOMINANCE OF LOCAL ECONOMY BY FOREST INDUSTRY.</p> <ul style="list-style-type: none"> <li>-PERMITS LONG RUN SUSTAINABLE YIELD TO EXCEED THAT CALCULATED IN TSA ANALYSIS</li> <li>-RESULTING EXPANSION OF FOREST INDUSTRY PULP AND WOOD PROCESSING MILLS LIMITED</li> <li>-RETENTION AND POSSIBLE EXPANSION OF EXISTING RANGE RESOURCE LAND.</li> <li>-NO CONTRIBUTION TO LOCAL AGRICULTURAL ECONOMY. DEVELOPMENT OF LOCAL AGRICULTURAL INDUSTRY DEPENDENT ON MORE INTENSIVE USE OF PRIVATE LAND.</li> <li>-LIMITED ENHANCEMENT OF RECREATION AND TOURISM INDUSTRY. WILDERNESS ORIENTATION WITH MINIMAL FACILITY DEVELOPMENT.</li> <li>-FOREST-ORIENTED RECREATION SITES PREDOMINANT.</li> <li>-POSSIBLE EXPANSION OF MINERAL EXTRACTION INDUSTRY. GENERAL AVAILABILITY OF PRESENT AND FUTURE SAND AND GRAVEL RESOURCES.</li> </ul>	<p>*LIMITED ECONOMIC DIVERSIFICATION OPPORTUNITIES. INCREASED STRENGTH OF RECREATION AND TOURISM INDUSTRY.</p> <ul style="list-style-type: none"> <li>-MAY RESULT IN LONG RUN SUSTAINABLE YIELD EXCEEDING THAT CALCULATED IN TSA ANALYSIS. MINIMAL ADDITIONAL CONTRIBUTION TO FOREST INDUSTRY AND MILLS.</li> <li>-OPPORTUNITY FOR EXPANSION DEPENDENT ON FORESTS OUTSIDE PLAN AREA.</li> <li>-RETENTION AND POSSIBLE EXPANSION OF EXISTING RANGE RESOURCE BASE.</li> <li>-NO CONTRIBUTION TO LOCAL AGRICULTURAL ECONOMY. DEVELOPMENT DEPENDENT ON MORE INTENSIVE USE OF PRIVATE LAND.</li> <li>-POTENTIALLY SUBSTANTIAL ENHANCEMENT OF RECREATION AND TOURISM INDUSTRY. BOTH WILDERNESS AND FACILITY-ORIENTED RECREATIONAL OPPORTUNITIES PROVIDED.</li> <li>-VARIETY OF DEVELOPED PARKS AND RECREATION, CONSERVATION SITES.</li> <li>-POSSIBLE LIMITED EXPANSION OF MINERAL EXTRACTION INDUSTRY. MODERATE REDUCTION IN AVAILABILITY OF FUTURE SAND AND GRAVEL RESOURCES.</li> </ul>	<p>*MAXIMUM POSSIBLE ECONOMIC DIVERSIFICATION OPPORTUNITIES. ALL ECONOMIC ACTIVITIES STRENGTHENED.</p> <ul style="list-style-type: none"> <li>-MAY RESULT IN MODERATE SHORT-TERM SUPPLY; WHILE LONG RUN SUSTAINABLE YIELD MAY REMAIN THE SAME AS THAT CALCULATED IN TSA ANALYSIS. IN LONG TERM, NO EXPANSION OF FOREST INDUSTRY. NO ADDITIONAL CONTRIBUTION TO FOREST INDUSTRY AND MILLS.</li> <li>-OPPORTUNITY FOR EXPANSION DEPENDENT ON FORESTS OUTSIDE PLAN AREA.</li> <li>-REDUCTION OF EXISTING NATIVE RANGE RESOURCE BASE.</li> <li>-POTENTIALLY MODERATE CONTRIBUTION TO LOCAL AGRICULTURAL ECONOMY.</li> <li>-POTENTIALLY MODERATE ENHANCEMENT OF RECREATION AND TOURISM INDUSTRY.</li> <li>-PREDOMINANT. REDUCED WILDERNESS OR EXTENSIVE RECREATION OPPORTUNITIES.</li> <li>-POSSIBLE MODERATE EXPANSION OF MINERAL EXTRACTION INDUSTRY. AVAILABILITY OF FUTURE SAND AND GRAVEL SUPPLIES MAY BE LIMITED.</li> </ul>	<p>*MODERATE ECONOMIC DIVERSIFICATION OPPORTUNITIES. POSSIBLE MAJOR STRENGTHENING OF AGRICULTURAL INDUSTRY WILL RESULT IN HIGH SHORT-TERM TIMBER SUPPLY; WHILE LONG RUN SUSTAINABLE YIELD WILL BE REDUCED BELOW THAT CALCULATED IN TSA ANALYSIS. POSSIBLE REDUCTION OF FORESTRY INDUSTRY.</p> <ul style="list-style-type: none"> <li>-REDUCTION OF EXISTING NATIVE RANGE RESOURCE BASE.</li> <li>-POTENTIALLY SUBSTANTIAL CONTRIBUTION TO LOCAL AGRICULTURAL ECONOMY.</li> <li>-POTENTIALLY MODERATE ENHANCEMENT OF RECREATION AND TOURISM INDUSTRY.</li> <li>-DEVELOPED PARKS AND RECREATION AREAS PREDOMINANT. REDUCED WILDERNESS OR EXTENSIVE RECREATION OPPORTUNITIES.</li> <li>-POSSIBLE MODERATE EXPANSION OF MINERAL EXTRACTION INDUSTRY. AVAILABILITY OF FUTURE SAND AND GRAVEL SUPPLIES MAY BE LIMITED.</li> </ul> <p>*MODERATE EXPANSION OF SETTLEMENT CENTRES WITH AGRICULTURAL SERVICE FUNCTION: NUKKO LAKE, REID LAKE, BEAVERLEY, SALMON VALLEY, STRATHMAVER AND HIXON. COMMUNITY SERVICE DEMANDS MAY INCREASE.</p> <p>*SUBSTANTIAL POTENTIAL INCREASE IN ENVIRONMENTAL PROBLEMS DESPITE REQUIREMENTS FOR DEVELOPMENT IMPACT MITIGATION. INCLUDED ARE:</p> <ul style="list-style-type: none"> <li>-SUBSTANTIAL ALTERATION OF STREAMFLOW CHARACTERISTICS</li> <li>-INCREASED SOIL EROSION POTENTIAL</li> <li>-POSSIBLE WATER QUALITY DETERIORATION AND DECLINE IN FISH HABITAT</li> <li>-INCREASED ENVIRONMENTAL HAZARDS FROM PESTICIDE APPLICATIONS</li> <li>-SUBSTANTIAL LOSS OF WILDLIFE HABITAT; REDUCTION IN WILDLIFE POPULATIONS AND SPECIES DIVERSITY.</li> <li>-INCREASED WILDLIFE/FARM OPERATOR CONFLICTS AND HARASSMENT.</li> </ul>
POTENTIAL LONG-TERM ENVIRONMENTAL IMPLICATIONS FOR PLAN AREA	<p>*POSSIBLE MINOR EXPANSION OF EXISTING SAWMILL COMMUNITIES; ESPECIALLY ISLE PIERRE, UPPER FRASER AND HIXON.</p> <ul style="list-style-type: none"> <li>-POSSIBLE INCREASE IN DEMAND FOR COMMUNITY SERVICES.</li> </ul> <p>*MODERATE POTENTIAL INCREASE IN ENVIRONMENTAL PROBLEMS, DESPITE SOUND RECREATIONAL MANAGEMENT PRACTICES.</p> <ul style="list-style-type: none"> <li>-POSSIBLE ALTERATION OF STREAMFLOW CHARACTERISTICS</li> <li>-INCREASED SOIL EROSION POTENTIAL</li> <li>-POSSIBLE WATER QUALITY DETERIORATION AND DECLINE IN FISH HABITAT.</li> <li>-POTENTIAL VISUAL, SCENIC QUALITY REDUCTION</li> <li>-WILDLIFE HABITAT DISPLACEMENT; WILDLIFE HARASSMENT AND INCREASED HUNTING PRESSURE.</li> </ul>	<p>*POSSIBLE MINOR EXPANSION OF RESOURCE-ORIENTED SETTLEMENT CENTRES, PARTICULARLY NUKKO LAKE, HIXON, ISLE PIERRE AND UPPER FRASER. POSSIBLE INCREASE IN DEMAND FOR COMMUNITY SERVICES.</p> <p>*MINIMAL POTENTIAL INCREASE IN ENVIRONMENTAL PROBLEMS, ASSUMING SOUND INDIVIDUALIZED AND INTEGRATED RESOURCE MANAGEMENT PROGRAMS. INCLUDED ARE:</p> <ul style="list-style-type: none"> <li>-REDUCED FORESTRY-RELATED ENVIRONMENTAL PROBLEMS; PARTICULARLY HABITAT DISPLACEMENT, WATER QUALITY REDUCTION, VISUAL IMPACT, AND WILDLIFE HARASSMENT.</li> </ul>	<p>*MINOR EXPANSION OF SETTLEMENT CENTRES WITH COMBINED AGRICULTURAL RECREATIONAL, TRANSPORTATION SERVICE FUNCTIONS: NUKKO LAKE, REID LAKE, BEAVERLEY AND HIXON.</p> <p>*MODERATE POTENTIAL INCREASE IN ENVIRONMENTAL PROBLEMS. INCLUDED ARE:</p> <ul style="list-style-type: none"> <li>-INCREASED DEVELOPMENT-RELATED CONCERNS, PARTICULARLY LOSS OF WILDLIFE HABITAT, INCREASED HUNTING AND FISHING PRESSURES, MODERATE WILDLIFE CONFLICTS AND HARASSMENT, SOIL EROSION AND WATER QUALITY DETERIORATION.</li> </ul>	<p>*MODERATE POTENTIAL INCREASE IN ENVIRONMENTAL PROBLEMS DESPITE REQUIREMENTS FOR DEVELOPMENT IMPACT MITIGATION. INCLUDED ARE:</p> <ul style="list-style-type: none"> <li>-SUBSTANTIAL ALTERATION OF STREAMFLOW CHARACTERISTICS</li> <li>-INCREASED SOIL EROSION POTENTIAL</li> <li>-POSSIBLE WATER QUALITY DETERIORATION AND DECLINE IN FISH HABITAT</li> <li>-INCREASED ENVIRONMENTAL HAZARDS FROM PESTICIDE APPLICATIONS</li> <li>-SUBSTANTIAL LOSS OF WILDLIFE HABITAT; REDUCTION IN WILDLIFE POPULATIONS AND SPECIES DIVERSITY.</li> <li>-INCREASED WILDLIFE/FARM OPERATOR CONFLICTS AND HARASSMENT.</li> </ul>

1.5.1 Alternative "A": Forest Management Emphasis

Alternative "A" maximizes the amount of Crown land available for short and long-term timber harvesting and forest management. The integrated management of resources by the Ministry of Forests is emphasized, consistent with its mandate over timber, range and forest recreation. Management programs of other resource agencies would take place in conjunction with timber harvesting plans.

The Concept A map (see Concept Plan) shows nearly all Crown land in the Plan Area allocated to integrated forestry use for inclusion in provincial forest, similar to the Fort George Provincial Forest proposal. As shown on Table 3, Alternative A contributes the least towards economic diversification opportunities, but does promote a limited expansion of the local forest industry and mills by providing for a long-run sustainable timber yield in excess of that calculated in the Timber Supply Area analysis.

1.5.2 Alternative "B": Mixed Resource Management Emphasis

Alternative "B" is similar in focus to "A", but removes from the "integrated forest" lands those areas where specific resource values would be best managed by the agency responsible for a given resource. Therefore, Crown land is allocated not only for integrated forestry use but also for individualized recreation, conservation and wildlife habitat management (Table 2). Development-oriented uses would occur only on Crown land with low forestry, range, recreation or wildlife value. Approximately 75 percent of the Crown land is allocated to integrated forestry use on the Concept B map. As shown on Table 3, Alternative "B", provides limited economic diversification opportunities, due primarily to increased strength of the recreation and tourism industry. Short-term timber cut would be the lowest of all options, but the long-term sustainable yield would increase. Increased agricultural production would be almost entirely

dependent on more intensive use of land already in private hands. Stimulus would be provided for limited expansion of resource-oriented settlement centres.

1.5.3 Alternative "C": Mixed Management & Development Emphasis

Alternative "C" proposes a mixture of resource management and land development uses of Crown land. It would allow for considerable agricultural expansion and recreational opportunities by allocating high value agricultural and water-based recreational lands to those purposes, and placing the remainder in either single or integrated resource use categories. Approximately 45 percent of Crown land would be available for integrated forestry uses within a Provincial Forest. Alternative "C" would ensure staging of agricultural development, and make provision for resource-related industrial and commercial uses, including gravel extraction. It maximizes the possible economic diversification opportunities of the Plan Area by strengthening all economic activities to some degree. A moderate increase in short-term timber supply is possible, although long-run sustainable yields would not increase. Minor expansion of settlement centres with combined agricultural, recreation and transportation service functions is probable (Table 3).

1.5.4 Alternative "D": Agricultural Development Emphasis

Conceptual alternative "D" maximizes the amount of Crown land available for short and long-term agricultural development. It reflects the maximum extent to which government agricultural disposition policy could be implemented and still meet Plan objectives. As in Concept "C", agricultural development would be staged over time (Table 2). According to the Concept D map, approximately 50 percent of available Crown land would be allocated for agricultural purposes, with some 35 percent available for integrated forestry use. Other Crown land allocation areas would remain the same in extent as in

Concept "C". Rural residential land allocations would be made for the agricultural service centres of Hixon, Strathnaver, Beaverley and Reid Lake. Alternative "D" would provide moderate economic diversification opportunities, on the strength of a possible expansion of agricultural, recreation and tourism industries. It provides for a high short-term timber harvest but the lowest long-run sustainable yield of all the alternatives. Opportunities for expansion of the gravel extraction and recreation and tourism industries are also possible (Table 3).

#### 1.6 Public Participation Program

A comprehensive public participation program was staged during the period April to July, 1981 to obtain feedback on the information, analysis and alternative Crown land strategies outlined in the Concept Plan. The program began with an "open house" meeting in Prince George for invited interest groups. This was followed by a newspaper flyer circulated in the Prince George Citizen, containing a synopsis of information and a "mail-in" questionnaire to obtain public views on the four conceptual alternatives. An open house meeting for the general public was held in Prince George on April 30, 1981. In addition to these formal activities, MLPH staff held meetings (on request) with three local farming associations and one forest industry association; and also held information meetings with the Regional District of Fraser-Fort George and the City of Prince George planning staff. The information poster series was displayed to a wide audience at the April 25 - 26 "Outdoor 1981" show at the Prince George Kin Centre, and copies of the Draft Concept Plan made available on request to interest groups to assist in preparation of written submissions.

Twenty-three written submissions and 119 questionnaire returns were received. Most written briefs were made by associations connected with the forest and agricultural industries, while the questionnaire returns reflected interest from a wide range of occupational groups (Tables 4 and 5). The "mixed resource management and land development" alternative (Option C) received the highest support, with 43 of the 142 total responses favouring this option. Concept "D" received the second highest amount of support with 32



TABLE 4  
PREFERENCE FOR ALTERNATIVE CONCEPTUAL PLANS:  
QUESTIONNAIRE RETURNS, PRINCE GEORGE AREA PLAN

<u>Occupational Group</u>	<u>Preferred Concept<sup>1</sup></u>							Total
	A	B	B to C	C	C to D	D	Other/ None	
Business & Professional	0	6	2	15	4	4	0	31
Logging & Forest Industry	3	8	1	7	0	7	3	29
Farming & Ranching	0	3	0	6	7	6	2	24
Trades, Labour & Related Service	1	1	1	8	1	7	1	20
Homemaking, Retirees & Unspecified	0	3	1	2	2	4	3	15
Total	4	21	5	38	14	28	9	119
(% of Total)	(3.4)	(17.6)	(4.2)	(31.9)	(11.8)	(23.5)	(7.6)	(100.0)

<sup>1</sup> "Combination" categories were used to accommodate responses which selected more than one option.

favourable returns. Concept "B" received 24, and Concept "A" 6 first-choice preferences in the combined written briefs and questionnaire returns. This pattern of support was most evident among questionnaire returns (Table 4). Written briefs also showed Concept "C" as the most favoured of the 4 alternatives, but gave highest overall support to a modified Option "C", with greater areas devoted to integrated resource use as in Option "B".

The submissions contained many valuable comments related to the planning process; the data base and methodology; the competing land demands of the agricultural and forest industries; government Crown land disposition policies; staging of agricultural dispositions; and forest management practices. A detailed summary of comments is provided in the P.G.A. Crown Land Concept Plan (1981).

There are several inherent limitations to the use of the questionnaire survey and the public input analysis, including "double-recording" of concerns, duplication of comments, lack of pre-testing of the questionnaire, and the unknown response representativeness of the total Plan Area population. These limitations are not considered serious given the intended role of the public input as one of assisting in, rather than directing, the selection of a preferred alternative by the inter-agency Task Force.

#### 1.7 Selection of Preferred Alternative

Results of the public input analysis indicated to the inter-agency Task Force that a "modified Concept C" should serve as the basis for a detailed Crown Land Plan. The direction of modification of the representative conceptual allocation map remained to be established by the Task Force, however, because of the offsetting preferences of the questionnaire returns (Table 4) and written submissions (Table 5).

Task Force agencies presented their own individual positions on the preferred alternative and met to review these positions in conjunction with the public input analysis. After considerable discussion, a Task Force consensus confirmed Concept "C" as the preferred management approach, with modifications of the representative allocation map to reflect a combination of Concept B and Concept C maps.

TABLE 5  
 PREFERENCE FOR ALTERNATIVE CONCEPTUAL PLANS:

WRITTEN BRIEFS, PRINCE GEORGE AREA PLAN

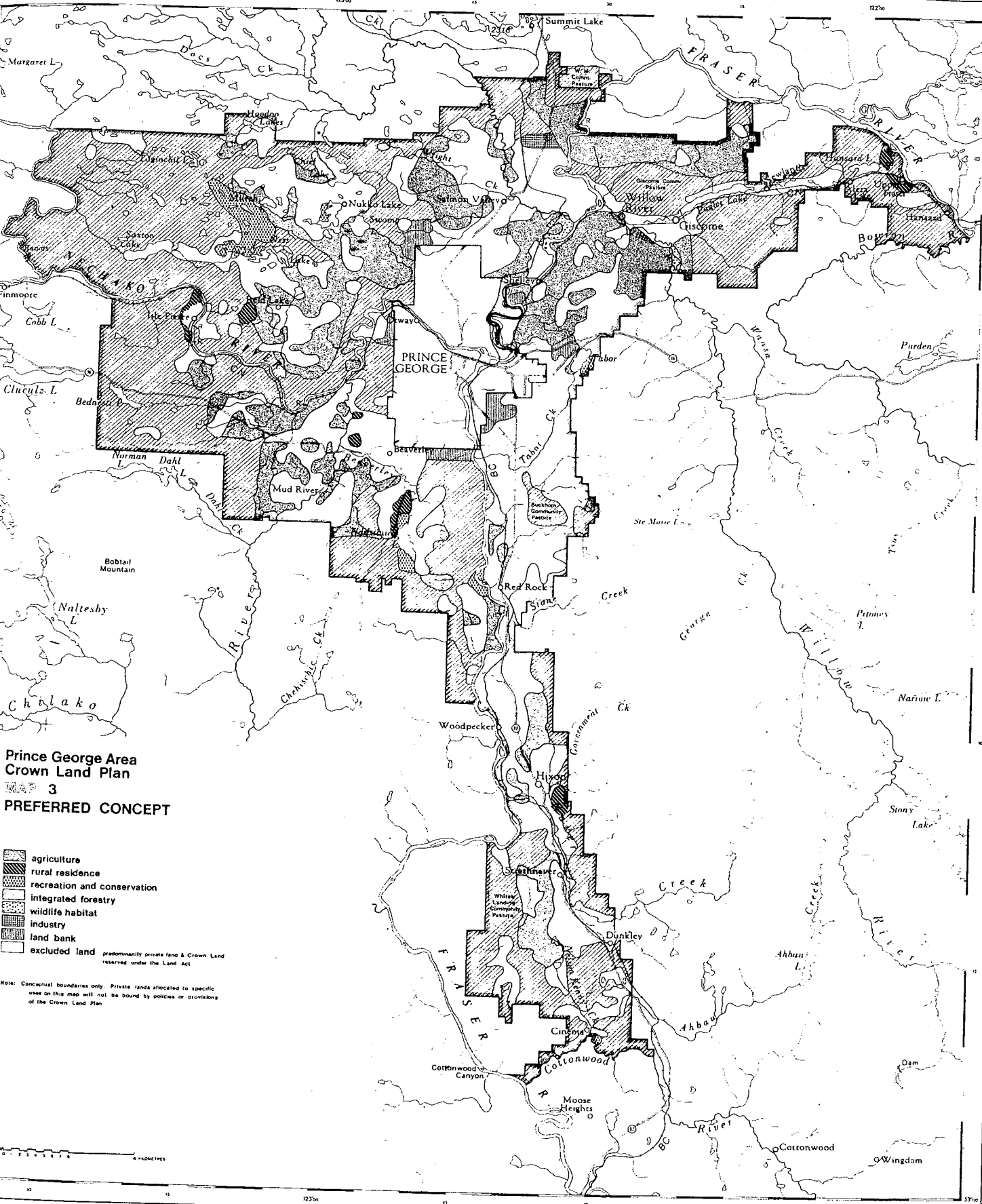
Type of Association	Preferred Concept								Total
	A	B	B to C	C	C to D	D	Other/ None	Total	
Forest Industry	1	2	5	1	0	0	0	9	
Agricultural	0	0	0	1	2	2	0	5	
Local Government, Public Institutions and Agencies	0	0	1	3	0	0	1	5	
Recreational	0	1	0	0	0	0	0	1	
Public-at-large	1	0	0	0	0	2	0	3	
Total	2	3	6	5	2	4	1	23	
(% of Total)	(8.7)	(13.0)	(26.1)	(21.7)	(8.7)	(17.4)	(4.4)	(100)	

This modified Concept C map was developed through a series of meetings with individual Task Force agencies and endorsed by the Task Force on June 18, 1981. Shown on Map 3, it indicates increased areas devoted to integrated forestry activities and a corresponding decrease in several areas previously assigned in the Concept C map to agriculture, recreation, wildlife, and aggregate extraction uses. A reduction in size of area allocated to these uses does not in most cases imply a reduced level of utilization of lands for these activities. Map 3 also shows a new land category, termed "Land Bank", proposed by local government representatives on the Task Force for possible residential, industrial, recreational and institutional uses. This category generally reflects the Regional District Official Regional Plan policy designating a fringe area around Prince George for protection of land for future urban expansion. No land requirement analysis was done for this category.

The preferred concept and accompanying map were reviewed and endorsed by the Omineca-Peace Regional Resource Management Committee on June 22, 1981. The Executive Committee of the MLPH gave its approval in principle on June 26, 1981, while formal approval was obtained at a July 14, 1981 joint meeting of the executives of the MLPH and the Ministry of Forests. The Environment and Land Use Technical Committee (ELUTC) approved the preferred concept map on August 6, 1981, while the Environment and Land Use Committee of Cabinet (ELUC) endorsed the Concept on November 13, 1981.

#### 1.8 Derivation of the Crown Land Plan

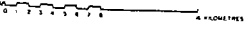
The information, inventory and analysis provided in the Concept Plan has been utilized as the basis for a detailed Crown Land Plan for the Prince George Area. A detailed Plan Map has been developed from the broad conceptual allocation map (Map 3) of the Concept Plan, and designates Crown land for specific uses and activities using more precise district lot boundaries. The land categories themselves have been modified from those of the Concept Plan Map to more clearly convey the level and nature of use. A set of policy guidelines has also been prepared for each Crown land category to establish commitment, clarification and direction for government agencies. The policy guidelines are comprehensive statements of existing government policy and special management conditions pertinent to the Plan Area. The policy guidelines and Plan Map constitute Part 2.0 of this Plan document.



**Prince George Area  
Crown Land Plan  
MAP 3  
PREFERRED CONCEPT**

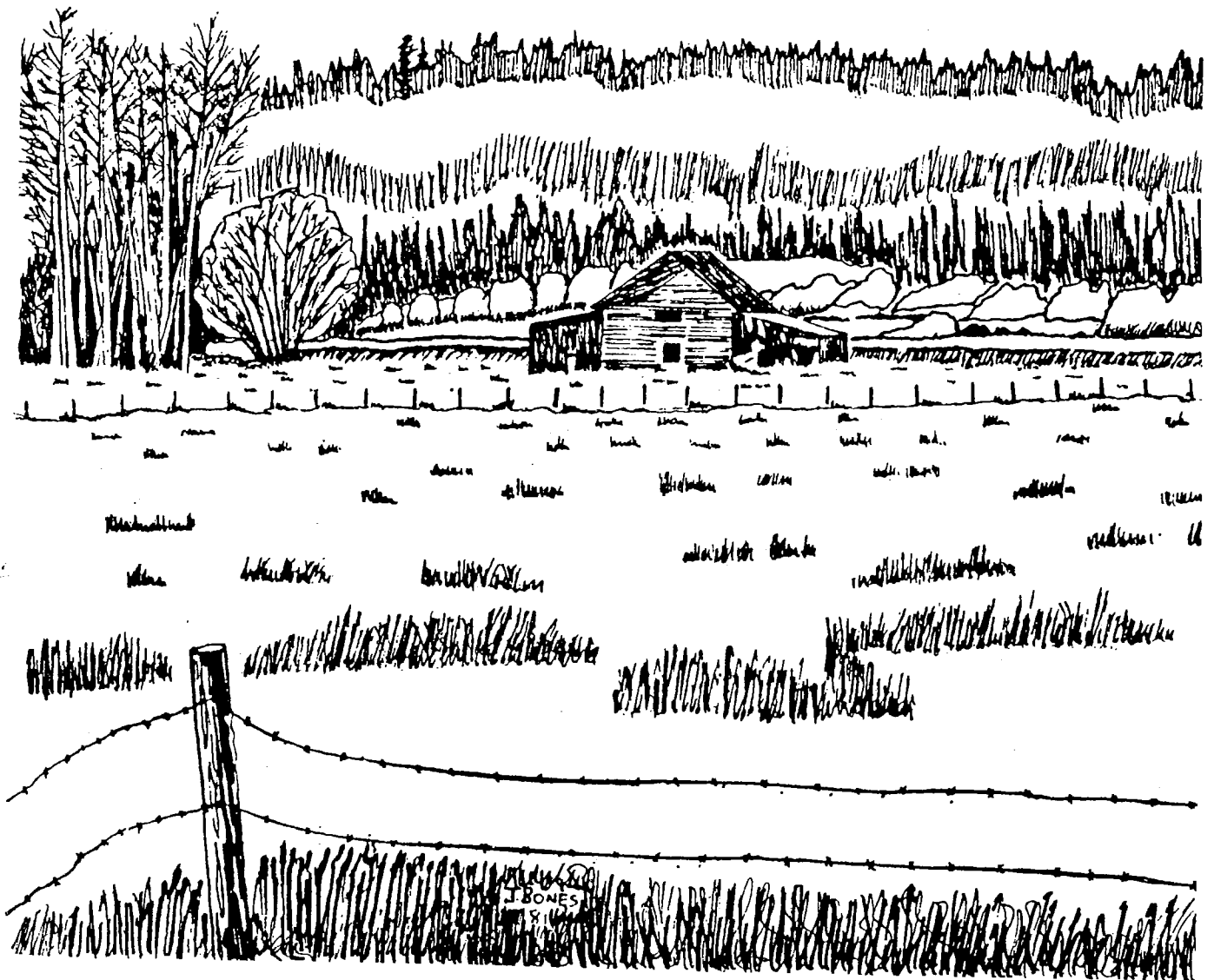
- agriculture
  - rural residence
  - recreation and conservation
  - integrated forestry
  - wildlife habitat
  - industry
  - land bank
  - excluded land
- predominantly private land & Crown Land reserved under the Land Act

Note: Conceptual boundaries only. Private lands allocated to specific uses on this map will not be bound by policies or provisions of the Crown Land Plan.



# PART 2.0

## CROWN LAND DESIGNATIONS & POLICY GUIDELINES



PART 2.0 CROWN LAND DESIGNATIONS AND POLICY GUIDELINES

2.1 Plan Interpretation

AGRICULTURAL LAND RESERVE (A.L.R.) means the Agricultural Land Reserve established pursuant to the Agricultural Land Commission Act to protect land with agricultural potential for future agricultural use, and to encourage uses compatible with agriculture.

A.R.D.S.A. means the Agricultural and Rural Development Subsidiary Agreement between the Federal Department of Regional Economic Expansion and the B.C. Ministry of Agriculture and Food designed to intensify the beef cattle industry and diversify the agricultural processing industry in B.C.

APPLICANT means a person applying for a disposition of Crown land under the Land Act respecting Crown land.

CONCEPT PLAN means the Prince George Area Crown Land Concept Plan (1981) of the Ministry of Lands, Parks and Housing which provides technical background information analysis and conceptual land use alternatives for the Plan Area.

CONSERVATION means the act of planning and managing lands, buildings or natural resources or environmental features to ensure that their full potential can be realized in the future when required by society.

CROWN means Her Majesty in right of the Province of British Columbia.

CROWN LAND PLAN means the Prince George Area Crown Land Plan (P.G.A. Crown Land Plan) which contains Crown land designations, policy guidelines and Plan Map and is adopted under authority of the Minister of Lands, Parks and Housing.

CROWN LAND DISPOSITION means the act of disposal by which an interest in Crown land is transferred from the Crown to an interested party, or by which the Crown divests itself of Crown land.

FLOOD HAZARD AREA means a low land area or floodplain, whether flood-proofed or not, which by reason of land elevation is susceptible to periodic flooding from an adjoining stream, lake or other body of water.

LAND CAPABILITY means the natural ability of land and resources to support a specified activity or use, based on the natural biological and physical (biophysical) characteristics of the land.

LAND SUITABILITY means the ability of the land to support a given activity based upon biophysical characteristics and the constraints and advantages of the land due to existing use, location, and a variety of social, economic and political (policy) factors.

LINEAR DEVELOPMENT means a right-of-way or easement for telephone lines, oil and gas transmission lines, power lines, sewage outfall lines and other public utilities.

MLPH means the B.C. Ministry of Lands, Parks and Housing.

PLAN AREA means the Prince George Area (PGA) as described and mapped in the Crown Land Plan and Concept Plan. It excludes privately-owned land and the City of Prince George, and conforms to the boundaries of the Prince George Special Sales Area north of the Cottonwood River.

RECLAMATION means the manipulation, recontouring and revegetation of a land surface disturbed in the extraction of sand, gravel, and minerals or by other land uses in order to restore it to a desirable productive use.

RESERVED LAND means Crown land that has been withdrawn from disposition under the Land Act or some other Act.

RESPONSIBLE AGENCY means the government agency identified in the Crown Land Plan as responsible for the management, planning and jurisdiction of Crown lands assigned to a specific land allocation category.

SPECIAL SALES AREA (S.S.A.) means the Prince George Special Sales Area (P.G.S.S.A.) established in 1962 by Order-in-Council pursuant to the Forest Act, which permitted Crown pulpwood timber stands to be offered for sale to pulp companies through pulpwood harvesting agreements.



## 2.2 General Provisions

### 2.2.1 Relationship to Land Act

This Crown Land Plan shall assist the Minister of Lands, Parks and Housing and the Lieutenant-Governor-in-Council in carrying out the following responsibilities pursuant to the Land Act (R.S.B.C., Ch. 214):

- i) the administration of all Crown land in the Prince George Plan Area, except Crown land under the specific administration of another Minister, branch or agency of government (Land Act, S.4);
- ii) the disposition of Crown land in the Prince George Plan Area by lease, permit, licence to occupy or sale in the public interest (Land Act, S.8);
- iii) the reservation of Crown land from disposition by Order-in-Council Reserve for any purpose considered advisable in the public interest (Land Act, S.11);
- iv) the temporary withdrawal of Crown land from disposition by Map Reserve for any purpose considered advisable in the public interest (Land Act, S.12);
- v) the designation of the most suitable use of Crown land and its withdrawal, in the public interest, from disposition for any purpose other than the designated use by Land Act designation (Land Act, S.13); and
- vi) the amendment or cancellation of reserves, designations, and withdrawals from disposition pursuant to the Land Act (S.11, 12 and 13).

### 2.2.2 Relationship to Other Statutes, Regulations and Procedures

- (a) This Crown Land Plan shall assist the Minister of Forests, the Chief Forester and the Lieutenant-Governor-in-Council in carrying out their responsibilities pursuant to the Ministry of Forests Act (R.S.B.C.,

Ch. 272) and the Forest Act (R.S.B.C., Ch. 140), and particularly in the designation of forest land as Provincial Forest and ordering that provincial forests be consolidated if practicable.

- (b) Compliance with the provisions of this Crown Land Plan in no way absolves Crown land applicants and tenure holders from compliance with local government Official Plans and zoning regulations, relevant B.C. and Federal statutes, and terms and conditions of existing and future Crown land tenures.
- (c) The provisions of this Crown Land Plan shall reinforce and supplement the land administration policy and procedures established by the Ministry of Lands, Parks and Housing.
- (d) The provisions of this Crown Land Plan shall reinforce and supplement existing and future Protocol Agreements established between the Ministry of Lands, Parks and Housing and other Ministries and agencies of the Crown governing the administration and use of Crown land for various purposes.
- (e) The designations and provisions of this Plan in no way preclude the utilization of Crown land for exploration, extraction, reclamation or other uses and activities authorized pursuant to other statutes and regulations in British Columbia.

### 2.2.3 Crown Land Uses and Activities

- (a) Crown land uses and activities shall be permitted and undertaken in accordance with the Crown land designations and policy guidelines contained herein (Sections 2.3 to 2.7) and the Plan Map, which is deemed part of the Crown Land Plan. The policy guidelines will reinforce and supplement, but not supercede the policies of other agencies.
- (b) Applications for Crown land for uses permitted and conditionally permitted by the Plan shall be processed and adjudicated by the agency responsible for management of the Crown land, as identified for each individual land allocation category. Applications for

Crown land which remains the jurisdictional responsibility of the Ministry of Lands, Parks and Housing shall be processed and adjudicated according to MLPH policy.

- (c) Applications for public institutional uses including hospitals, penal institutions, educational institutions, community parks, research and other facilities designed to serve broad community interests, shall be entertained in all land categories of the Plan which remain under the jurisdiction of Lands and Housing Regional Operations Division, MLPH, and shall be evaluated on their individual merit pursuant to MLPH policy.

#### 2.2.4 Plan Map Interpretation

The Ministry of Lands, Parks and Housing shall interpret the specific location and extent of each land allocation category of the Plan Map when Crown land applications are made pursuant to the Plan Map in areas where boundaries do not coincide with district lot boundaries, other legally-defined boundaries, or man-made or physical boundaries.

#### 2.2.5 Private Lands

Privately owned lands which may be shown on the Plan Map as allocated to a specific Crown land use are not governed by the provisions and policy guidelines of this Plan.

#### 2.2.6 Existing Crown Land Reserves

- (a) Order-in-Council Reserves established under Section 11, Land Act or any other Act are not altered or affected by the provisions of this Plan.
- (b) Existing Section 12 Land Act Map Reserves shall be reviewed in this Plan and the land assigned to specific land categories. Unless otherwise stated in the Plan, these reserves shall be cancelled and the land secured by other specified means for individual land allocation categories.

- (c) Section 12 Land Act reserves not cancelled pursuant to this Plan shall be re-evaluated relative to their merit and purpose at the first formal Plan review.
- (d) Existing Section 12 Land Act reserves for sand and gravel purposes shall be assigned to specific land allocation categories of the Plan in accordance with the most suitable use of the reserved land. A systematic review of these reserves shall be undertaken by the Ministry of Lands, Parks and Housing pursuant to this Plan. Cancelled reserves shall be subject to the provisions of the land category to which they have been assigned. Provision should be made for reclamation of disturbed lands to a condition capable of accommodating the permitted uses of the land category to which they have been assigned.

#### 2.2.7 A.L.R. Crown Lands

- (a) Applications for Crown land uses not permitted as outright uses in an Agricultural Land Reserve (A.L.R.) shall be forwarded to the Regional District and Agricultural Land Commission for approval, in accordance with both the Agricultural Land Commission Act and the regulations made pursuant to this Act.
- (b) Soil removal or placement of fill material associated with sand and gravel operations on A.L.R. Crown lands shall require a permit from the Regional District pursuant to the Soil Conservation Act.

#### 2.2.8 Flood Hazard on Crown Lands

All use applications and development proposals for Crown lands located on flood hazard areas shall be referred to the Ministry of Environment for comment, pursuant to Section 82(1) and (2), Land Titles Act. Special terms and conditions may be imposed to govern the development of such lands, including restrictive covenant for tenures leading to clear title of land, to minimize property damage, injury and other flood-related hazards.

2.2.9 Linear Developments and Roadways

- (a) Linear developments and roadways shall, wherever possible, be required to minimize land disturbance, adverse environmental impact, and the unnecessary fragmentation of Crown land, particularly land under lease-purchase agreement for agricultural purposes.
- (b) Major right-of-way proposals for Crown lands in the Plan Area are subject to existing Provincial guidelines governing review and approval of linear developments and major energy projects, and shall be forwarded to the appropriate co-ordinating agency for review and assessment.

2.3 Wildlife Habitat Management Area (WHMA)

2.3.1 Definition

Crown lands considered both suitable for wildlife habitat use and important to the continuous production, maintenance and conservation of local and regional wildlife resources.

2.3.2 General Description

- (a) Crown land rated suitable for wildlife habitat use by the Prince George Area Crown Land Concept Plan (1981).
- (b) Crown land critical or very important for production and maintenance of species numbers and diversity, primarily as winter range or summer range for local and regional ungulate populations.

2.3.3 Purpose

- (a) To promote the use of Crown land for long-term management of wildlife resources to satisfy the recreational, aesthetic, environmental and economic needs of local and regional residents.
- (b) To protect critical Crown wildlife habitat lands from conflicting or incompatible resource management activities and competing land uses.
- (c) To secure suitable Crown wildlife habitat lands for intensive management by the agency directly responsible for wildlife conservation and management in B.C.

2.3.4 Responsible Agency

B.C. Ministry of Environment, Fish and Wildlife Branch assumes responsibility for management of WHMA lands.

2.3.5 Permitted Uses and Activities

- (a) Wildlife habitat management and enhancement programs of government.

- (b) Wildlife management programs and activities of government pursuant to the B.C. Wildlife Act.
- (c) Non-tenured public recreational uses and activities compatible with wildlife habitat and wildlife management programs. Generally land-extensive, non-motorized and facility-independent activities.
- (d) Watershed management activities of the Ministry of Environment.

2.3.6 Conditional Uses and Activities

- (a) Timber harvesting activities and the grazing of domestic livestock may be permitted subject to conditions imposed by the responsible agency respecting objectives and programs for wildlife habitat management.
- (b) Resource-related industrial uses of a temporary or transient nature may be permitted in association with forest harvesting activities subject to conditions imposed by the Ministry of Environment in association with the Ministry of Forests and consistent with local government zoning restrictions.
- (c) Linear developments and roadways and their associated rights-of-way and easements may be permitted, subject to:
  - i) conformance with impact mitigation, reclamation, aesthetic, or other requirements specified by the Ministry of Environment; and
  - ii) conformance with performance requirements respecting linear developments as outlined in Section 2.2.9, General Provisions.

2.3.7 Management and Planning Guidelines

- (a) Habitat Management Plans should be prepared for WHMA lands by the Fish and Wildlife Branch and with assistance from advisory committees of local residents and associated government agencies. These Plans will identify guidelines and approaches to habitat enhancement in the subject areas.

The plans should indicate the necessity for, as well as the nature and timing of, timber harvesting activities and grazing schedules on WHMA lands.

- (b) Timber harvesting activities, if deemed necessary, shall be co-ordinated through the Ministry of Forests and performed according to an acceptable cutting and reforestation plan.
- (c) Existing grazing tenures in lands designated WHMA shall be reviewed by the Fish & Wildlife Branch in conjunction with the tenure-issuing agency to evaluate their compatibility with the stated purpose of this land category.

#### 2.3.8 Implementation Process

- (a) Crown lands designated Wildlife Habitat Management Area are reserved under the Land Act, Section 12, for wildlife habitat programs and related uses specified in this Plan.
- (b) Existing Land Act reserves for recreation purposes currently in place on WHMA-designated lands shall be cancelled.



2.4 Recreation and Conservation Management Area (RCMA)

2.4.1 Definition

Crown lands considered most suitable for outdoor recreation and natural or heritage conservation uses and which may be required to meet the future outdoor recreational and conservation needs of the region.

2.4.2 General Description

- (a) Crown lake and stream shorelands and upland areas rated suitable for recreation and conservation (natural or heritage) uses by the Prince George Area Crown Land Concept Plan (1981).
- (b) Crown land of interest to the Regional District of Fraser-Fort George, the Parks and Outdoor Recreation Division, MLPH, and the Ministry of Forests for future provincial parks, regional parks, Forest Service recreation sites, or for other public recreational facility development, including scenic areas and viewpoints, heritage sites, and unique natural features or representative landscapes of local, regional or provincial significance.

2.4.3 Purpose

- (a) To secure Crown recreational lands required by communities and by local, regional and provincial government agencies to satisfy their respective park, outdoor recreation and conservation goals and objectives.
- (b) To protect valuable recreation and conservation resources from competing or incompatible land uses and resource management activities.
- (c) To provide suitable Crown land for expansion of the provincial and regional park and recreation system to enable continued and future recreational use and enjoyment of Crown land by regional communities, residents and recreational user groups.

2.4.4 Responsible Agency

The Lands and Housing Regional Operations Division, MLPH, retains responsibility for administration of RCMA Crown lands until such time as these lands are granted or leased to local governments, communities or recreational user groups, or revested in the Crown for provincial park purposes. The Parks and Outdoor Recreation Division, MLPH, shall act as the primary advisory agency in the administration of RCMA lands.

2.4.5 Permitted Uses and Activities

- (a) Full range of extensive, non-facility, recreational activities by the general public.
- (b) Fish and wildlife management and enhancement activities of the Fish and Wildlife Branch.
- (c) Camps and community recreation halls and uses intended for recreational enjoyment of the general public, operated and developed by non-profit organizations or community associations.

2.4.6 Conditional Uses and Activities

- (a) Sand and gravel extraction may be permitted on RCMA lands provided that the lands are currently held under a Land Act gravel reserve or tenure.
- (b) Minimal facility development for extensive recreation uses, such as ski-touring and hiking trail systems, and day-use recreation areas, may be permitted provided that:
  - i) development is undertaken by local government, community, or a non-profit recreational organization;
  - ii) development is compatible with the natural environment and recreation resource values of the land under application; and
  - iii) the proposed facility development has the approval of local government and the Parks and Outdoor Recreation Division, MLPH.

- (c) Selected timber harvesting activity may be permitted, provided such activity is deemed beneficial for enhancement or improvement of the recreational resource or for reduction of fire, insect or safety hazard on public land.
- (d) Linear developments and roadways and their associated rights-of-way and easements may be permitted, subject to:
  - i) conformance with MLPH policy and procedures governing such developments; including written consent from any lessee or licensee of the RCMA land affected by the linear development; and
  - ii) conformance with performance requirements respecting linear developments as outlined in Section 2.2.9, General Provisions.
- (e) Public institutional uses may be permitted, subject to conformance with Section 2.2.3(c), General Provisions.
- (f) Grazing of domestic livestock may be permitted on an annual basis, subject to approval of the Regional Director, MLPH, and approval of the responsible agency if a lease, grant or revestment of RCMA land has been made pursuant to this Plan.

2.4.7 Management and Planning Guidelines

- (a) All gravel extraction areas on RCMA lands shall be reclaimed to a condition amenable to future use for public outdoor recreational use. Reclamation performance and compliance with an approved Pit Development Plan is a joint responsibility of the MLPH and the Ministry of Energy, Mines and Petroleum Resources.
- (b) In consultation with the Regional District of Fraser-Fort George, the Parks and Outdoor Recreation Division, MLPH, should undertake an analysis of gravel reserves on RCMA lands to determine the most appropriate post-extractive recreational land use for future park and recreation facility development.

- (c) Applications for Crown land lease or licence of occupation for recreational use and facility development must be accompanied by a Recreational Development Plan which includes maps and details of facility design and development, and sequence of development.
- (d) Pursuant to MLPH policy, the disposition of RCMA lands to non-profit organizations will be made directly to local government, who will in turn arrange for management and development of the lands for the organization.
- (e) All Crown land applications for recreational leases or reserves for RCMA lands shall be referred to the Parks and Outdoor Recreation Division and the Regional District for review and comment as well as to the Heritage Conservation Branch for heritage resource impact considerations.
- (f)\* Applications for recreational uses of RCMA lands by local government must be submitted pursuant to resolution of Council and shall be processed and adjudicated according to MLPH policy.
- (g) Existing grazing tenures on RCMA lands shall be reviewed by the Regional Director, MLPH, in consultation with the Ministry of Forests, to evaluate their compatibility with the maintenance of the recreation and conservation resources of the affected lands.

2.4.8 Implementation Process

- (a) Recreation and Conservation Management Area lands are designated under the Land Act, Section 13, for recreation and conservation uses specified in the RCMA category of this Plan.
- (b) RCMA lands currently held under Section 12 Land Act reserve for recreational purposes shall be cancelled by the Regional Director, MLPH, and replaced by Section 13 designations for uses specified in the RCMA category.

- (c) Existing Land Act reserves for gravel extraction purposes on RCMA lands shall be accommodated pursuant to Section 2.2.6, General Provisions. Cancelled reserves shall be reserved under the Land Act, Section 13, for recreation and conservation management uses pursuant to the RCMA designations of this Plan.

2.5 Settlement Reserve Area (SRA)

2.5.1 Definition

Crown lands with capability or suitability for a range of future settlement-oriented uses and which should be reserved until development for an appropriate use is considered desirable.

2.5.2 General Description

- (a) Crown land rated suitable for rural residential use by the Prince George Area Crown Land Concept Plan (1981).
- (b) Crown land with High to Moderate Terrain Capability for rural residential development by the Prince George Area Crown Land Concept Plan (1981).
- (c) Crown land adjacent to the City of Prince George boundaries which may have potential for accommodating future urban residential, industrial, commercial, institutional or recreational uses, or which may serve an open space function.

2.5.3 Purpose

- (a) To maintain future land use options by reserving Crown land for unforeseen future residential, industrial, commercial, institutional or recreational requirements of the public and private sector until required for utilization.
- (b) To identify and reserve sufficient Crown land to meet projected rural residential Crown land requirements in selected settlement nodes of the Plan Area.
- (c) To protect the City of Prince George from future Crown land developments which may be undesirable with respect to timing or use and incompatible with adjacent City land uses, or which may adversely hinder future expansion of the City boundaries.

- (d) To encourage the use of suitable Crown land for residential, industrial, and commercial uses pursuant to the goals, objectives and development programs of the Ministry of Lands, Parks and Housing.

2.5.4 Responsible Agency

The Regional Operations Division, MLPH, retains responsibility for administration of SRA lands.

2.5.5 Permitted Uses and Activities

Full range of non-tenured uses, which include but are not limited to the following:

- i) extensive recreational activities by the general public;
- ii) wildlife management activities; and
- iii) uses consistent with open space and scenic buffer functions adjacent to the City of Prince George boundaries.

2.5.6 Conditional Uses and Activities

- (a) Residential, industrial, commercial, institutional and municipal or community recreational uses and activities may be permitted, provided that:
  - i) the proposed use is supported by both local government zoning by-law and Official Regional and Settlement Plan policy and land designations;
  - ii) the proposed use is compatible with adjacent land uses; and
  - iii) action for development of the proposed use is supported by resolution of local government board or council.
- b) Linear developments, roadways and their associated rights-of-way and easements may be permitted, subject to:
  - i) conformance with MLPH policy and procedures;

- ii) conformance with the performance requirements respecting linear developments as outlined in Section 2.2.9, General Provisions; and
  - iii) support from municipal government and affected provincial agencies.
- (c) Public institutional uses on SRA lands may be permitted, subject to conformance with Section 2.2.3(c), General Provisions, and Section 2.5.6(a) above.
- (d) Selected resource uses and activities may be permitted on SRA lands on a tenured basis, subject to approval of the Regional Director, MLPH, and provided a proposed resource use or activity has been referred to and supported by the affected municipal government.
- (e) Sand and gravel extraction activities on SRA lands may be permitted, subject to conformance with Section 2.5.6(d) above, and provided that extraction is compatible with adjacent uses and is to occur in accordance with a submitted Development Plan for extraction and reclamation of the pit.
- (f) Grazing of domestic livestock may be permitted on an annual basis, subject to conformance with Section 2.5.6(d) above.
- (g) Selected timber harvesting activity may be permitted, subject to conformance with Section 2.5.6(d) above, and provided such activity is deemed beneficial for enhancement or improvement of the recreational resource or for reduction of fire, insect or safety hazard on public land.

#### 2.5.7 Management and Planning Guidelines

- (a) All gravel extraction areas on SRA lands shall be reclaimed to a condition amenable to future use for settlement purposes specified by appropriate official local plans. Reclamation performance and compliance with an approved Pit Development Plan is a joint responsibility of the Ministry of Lands, Parks and Housing and the Ministry of Energy, Mines and Petroleum Resources.



- (b) New sand and gravel extractive operations on SRA lands may be permitted through Land Act leases. Sites must be sequentially reclaimed to a post-extraction settlement use specified in the terms and conditions of the lease.
- (c) All development proposals for permitted and conditional uses in SRA lands shall be accompanied by a Development Plan, which includes maps and text on site layout, services and infrastructure, and a development time schedule.
- (d) Resource use proposals and development proposals for settlement uses on SRA lands shall be referred to the appropriate local government for review and comment.
- (e) Pursuant to MLPH policy, industrial development on SRA land is the responsibility of the B.C. Development Corporation, except for temporary industrial developments which do not exceed 5 years in duration and industrial development of foreshore. SRA lands may be sub-leased to a third party for industrial use by the B.C. Development Corporation, which is also responsible for leasehold terms, conditions and amendments.
- (f) Commercial and rural residential subdivision on SRA lands shall be undertaken by the Ministry of Lands, Parks and Housing.
- (g) Development proposals for settlement-oriented uses shall be referred to the Heritage Conservation Branch for comment on heritage resource impacts.
- (h) Applications for community or municipal recreational use of SRA lands shall be referred to the Regional District and the Parks and Outdoor Recreation Division for review and comment. SRA land dispositions to non-profit organizations for recreational uses shall be made in accordance with MLPH policy and procedures.
- (i) Existing grazing tenures shall be reviewed by the Regional Director, MLPH, in consultation with the Ministry of Forests and the affected local government, to evaluate the compatibility of existing tenures with the purpose and intent of SRA lands.

2.5.8 Implementation Process

- (a) Settlement Reserve Area Crown lands are reserved under the Land Act, Section 13 for the permitted and conditionally permitted uses specified in the Plan.
- (b) SRA lands currently held under Section 11 or 12 Land Act reserve for settlement-oriented uses as described herein, including U.R.E.Ps, shall remain under reserve for such purposes.
- (c) All other existing Land Act reserves shall be cancelled, except those for sand and gravel extraction purposes, which shall be accommodated pursuant to Section 2.2.6, General Provisions. Cancelled reserve areas shall be designated under the Land Act, Section 13 for settlement purposes pursuant to the SRA land category of this Plan.

## 2.6 Agricultural Development Area (ADA)

### 2.6.1 Definition

Crown lands considered most suitable for agricultural production and necessary for the expansion and development of a viable agricultural industry, the diversification of the regional economic base, and strengthening of the agricultural community in the Prince George Area.

### 2.6.2 General Description

- (a) Crown land rated suitable for agricultural use by the Prince George Area Crown Land Concept Plan (1981).

### 2.6.3 Purpose

- (a) To provide suitable Crown land sufficient to meet the present and foreseeable demands of the agricultural industry in the Prince George Area.
- (b) To promote the orderly and efficient disposition and development of suitable Crown land for agricultural purposes through a sequential staging process.
- (c) To provide opportunities on suitable Crown land for the expansion of existing farm operations and the development of economically viable new family farm enterprises.
- (d) To minimize the environmental impacts of the clearing and development of Crown land for agricultural purposes.

### 2.6.4 Responsible Agency

The Regional Operations Division, MLPH, retains responsibility for the management, development and disposition of ADA lands subject to the provisions of the Agricultural Land Commission Act.

2.6.5 Permitted Uses and Activities

- (a) General (extensive) and intensive agricultural uses, such as the production and harvesting of field crops and root crops, dairying, tree nurseries, and the raising of livestock and other animals on a commercial basis.
- (b) Agricultural research, product storage, service facilities and miscellaneous uses associated with agricultural production.
- (c) Transportation, communication and public utilities uses associated with and necessary for the settlement of land for agricultural purposes.

2.6.6 Conditional Uses and Activities

- (a) Timber cutting and harvesting activities may be permitted, subject to the terms and conditions established for leasing and purchase of ADA lands and the timber licence conditions of the Ministry of Forests.
- (b) Timber management and woodlot production may be permitted, on non-arable lands outside of the boundaries of ADA land parcels disposed by leasehold or fee tenures.
- (c) Extensive recreational, grazing, and wildlife management programs may be permitted on ADA lands scheduled for staged agricultural development, pending an initiation of development activities and subject to the rights conveyed by existing U.R.E.P. reserves, and existing tenures under the Land Act or Range Act.
- (d) Existing and future public access corridors, such as recreational trail systems and Forest Service road corridors, may be permitted on ADA disposition areas, provided that the public access is secured through terms and conditions of individual agricultural lease-to-purchase agreements.

- (e) Sand and gravel extraction and processing may be permitted as follows:
  - i) on ADA lands currently reserved or tenured under the Land Act for such purposes; and
  - ii) on ADA lands subsequently proven non-arable by the Ministry of Lands, Parks and Housing. If such lands lie within an Agricultural Land Reserve, approval for extractive operations shall be required by the Agricultural Land Commission in conformance with Section 2.2.7, General Provisions.
  
- (f) Linear developments and their associated rights-of-way and easements may be permitted, subject to:
  - i) conformance with MLPH policy and procedures, and;
  - ii) conformance with the performance requirements respecting linear developments as outlined in Section 2.2.9, General Provisions.
  
- (g) Public institutional uses may be permitted, subject to conformance with Section 2.2.3(c), General Provisions.

2.6.7 Management and Planning Guidelines

- (a) The Ministry of Lands, Parks and Housing shall prepare, in consultation with affected Provincial and municipal government agencies, a Development Implementation Strategy to document the evaluation, planning, development and marketing activities and schedules for ADA lands.
  
- (b) The disposition of ADA lands shall be undertaken in stages. Staging shall be based upon identification of individual land parcels where dispositions may be made on the basis of MLPH policy; and upon larger blocks where dispositions should be made only after development of the necessary infrastructures and services.

- (c) The staging of ADA lands for disposition shall be identified in the Development Implementation Strategy and shall conform to the following basic sequence:
  - i) Stage 1: Disposition of scattered ADA lands on which the necessary infrastructure developments already exist or can readily be provided by the lessee.
  - ii) Stage 2: Sequential disposition of distinctive land blocks which require extensive infrastructure improvements.
- (d) Scattered parcels of agricultural land will be disposed of according to the Ministry marketing policies which are in effect. Arable land in project areas will be marketed according to Ministry policy.
- (e) Dispositions of ADA land parcels containing less than 15 hectares of arable land for extensive agricultural use will be made only to adjacent landowners and under the condition that the subject parcels will be consolidated in title with adjacent land holdings of the applicant.
- (f) The Ministry of Lands, Parks and Housing shall be responsible for the necessary operational planning of Stage 2 disposition areas identified in the Development Implementation Strategy for ADA lands.
- (g) No timber shall be cut, removed or destroyed on ADA lands without a licence to cut issued by the Ministry of Forests. Timber removal on ADA lands leased for agricultural use shall be restricted to the arable portions of the land and areas required for buildings or improvements. Remaining standing timber will be disposed pursuant to MLPH policy when the lessee exercises the purchase option of the lease-purchase agreement.
- (h) The Ministry of Forests' Small Business Program may be applicable to ADA lands designated Stage 2 disposition areas. Timber Sale Licences issued pursuant to this Program

should make provisions for the clearing of timber from arable land, stump removal, slash burning, and construction of access roads suitable for upgrading for future land development.

- (i) On ADA Stage 1, and on Stage 2 disposition areas where the Small Business Program will not be applied, all agricultural leases shall be made subject to approval of a Clearing Plan which will show the area of arable and non-arable land and identify areas to be cleared for the siting of improvements and for cultivation. The area to be cut and cultivated under the initial licence to cut issued by the Ministry of Forests shall constitute 25 percent of the arable land or 20 hectares, whichever is the greater, provided that the area to be cut does not exceed the arable portion of the land under lease. Any additional clearing of land on the leasehold, over and above the initial area required to qualify for purchase of the land, will be confined to the arable land area identified on the Clearing Plan. Licence to cut administration by the Ministry of Forests will regulate the rate of timber harvesting, and controls may be exercised to ensure that the arable lands are brought under cultivation as the timber is removed.
- (j) Guidelines for agricultural clearing practices on ADA lands identified in point '(i)' above shall be developed by the Ministry of Lands, Parks and Housing in consultation with the Ministry of Agriculture and Food and Ministry of Forests. The clearing of land and the siting of improvements shall consider such environmental and agricultural clearing practices as leave strips adjacent to streams and waterbodies, field windbreaks and tree shelterbelts, and other soil management practices.
- (k) The Ministry of Lands, Parks and Housing shall make applications to the Agricultural Land Commission for inclusion in the Agricultural Land Reserve boundary of those

ADA lands disposed of for agricultural development pursuant to the Plan which are not within existing A.L.R. boundaries.

- (l) The Ministry of Lands, Parks and Housing shall undertake field inspections of all ADA lands prior to their disposition to evaluate arability as defined in MLPH policy. Fifty percent of the land in a parcel under application must be deemed arable and constitute at least 15 hectares of the total area before disposition will be approved for agriculture. Parcels with less than 15 hectares of arable land shall be disposed only if contiguous to the holdings of an applicant and if they can be bound in title or consolidated with a contiguous parcel of an applicant's land.
- (m) The disposition of ADA lands for intensive agricultural operations shall be made according to existing MLPH policy for intensive agricultural uses and with due consideration of principles established in the "Green Zone" Program of the Ministry of Agriculture and Food for such uses as greenhouses, plant nurseries and intensive livestock operations.
- (n) Lands to be developed and disposed of as ADA Stage 2 disposition areas for extensive agricultural operations shall be marketed on the principle of viable farm size. The Ministry of Lands, Parks and Housing shall promote dispositions in these areas which establish a preferred gross parcel size of 130 hectares in order to enhance potential viability of developing extensive agricultural operations.
- (o) ADA land parcels in Stage 1 and 2 disposition areas found in subsequent arability investigations to be unsuitable for agricultural disposition shall be eligible for licence under the Forest Act for timber production purposes and for grazing tenures pursuant to the Range Act. The Ministry of Lands, Parks and Housing shall regularly



advise the Ministry of Forests of ADA land parcels which become available for such purposes.

- (p) The Ministry of Forests' Information Branch, in co-operation with the Regional Office (Central) of the Ministry of Agriculture and Food, is encouraged to increase its promotion of timber management programs and tree farming as an extension service on tenured A.D.A. lands.
- (q) Existing and future sand and gravel reserves in ADA lands shall be reviewed to ensure provisions for reclamation to a condition amenable to future agricultural use. Once reclaimed, applications for agricultural use may be entertained pursuant to Land Act policy and the provisions of the Plan.
- (r) The Ministry of Lands, Parks and Housing shall make provision for a public recreational trail system linking RCMA and IFMA - Recreation and Conservation Emphasis lands in the Stuart River Esker-Nechako River area. Provision shall be made for public recreation access lands in the lease-purchase conditions for appropriate ADA land parcels. If necessary, access corridor locations shall be determined in conjunction with the Parks & Outdoor Recreation Division, MLPH, the Ministry of Agriculture and Food, the Ministry of Forests and the Regional District.
- (s) Existing grazing tenures shall be reviewed by the Regional Director, MLPH, in consultation with the Ministry of Forests, to ensure consistency with the purpose of the ADA land category.

#### 2.6.8 Implementation Process

- (a) Crown lands designated Agricultural Development Area shall be designated under the Land Act, Section 13 for those uses permitted and conditionally permitted in the ADA land category of the Plan. Applications

for woodlot production and timber management activities shall only be considered for ADA lands found unsuitable for agricultural disposition.

- (b) ADA Lands currently reserved under the Land Act for recreation purposes (U.R.E.P.s) shall remain under reserve for such purposes. Other Land Act reserves shall be accommodated pursuant to Section 2.2.6, General Provisions, and reserves subsequently cancelled shall be subject to the provisions of the ADA land designation.

2.7 Integrated Forestry Management Area (IFMA)

2.7.1 Definition

Crown lands considered most suitable for timber, range, watershed, fish and wildlife production and forest-oriented recreation, which should be managed in an integrated and co-ordinated fashion to maximize the long-term environmental, social and economic benefits of these resources for local and regional residents.

2.7.2 General Description

- (a) Crown lands rated suitable for forestry use by the Prince George Area Crown Land Concept Plan (1981).
- (b) Crown land currently reserved under the Forest Act.
- (c) Existing or proposed Community Pastures and intensively-developed grazing areas.

2.7.3 Purpose

- (a) To secure suitable and sufficient lands for the integrated management of forest resources, including intensive silviculture programs, in a Provincial Forest designation pursuant to the Forest Act.
- (b) To reinforce and promote the timber, range and recreation programs of the Ministry of Forests.
- (c) To encourage and facilitate the coordination of management programs for fish, wildlife, watershed, and sand and gravel resources with timber, range and recreation programs undertaken in a Provincial Forest.
- (d) To maintain the economic strength of the local and regional forest products industry by providing the land base to generate on a long-run sustainable yield basis the projected timber requirements from the Plan Area.

- (e) To minimize the environmental impact of forest harvesting activities and practices.

#### 2.7.4 Responsible Agency

The Ministry of Forests assumes responsibility for the administration of all IFMA lands, subject to:

- (a) The provisions for administration of non-forest uses within Provincial Forests, pursuant to the September 14, 1978 Protocol Agreement with the Ministry of Lands, Parks and Housing.
- (b) The provisions respecting administration of grazing leases and core lands, pursuant to a Protocol Agreement with the Ministry of Lands, Parks and Housing.
- (c) The provisions of an agreement with the Ministry of Agriculture and Food respecting administration of community pasture lands and grazing lands in a Provincial Forest.

#### 2.7.5 Description of Sub-Categories

- (a) IFMA - Community Pasture Emphasis:

Crown land currently under Land Act reserve for community pasture purposes, and in which land clearing and improvements for domestic grazing purposes has been undertaken or is proposed utilizing public funding programs.

- (b) IFMA - Recreation and Conservation Emphasis:

Crown lands currently under Land Act reserve for recreational purposes; existing Forest service recreation areas; and lands rated suitable for stream corridor, upland and lake shoreland recreation and conservation use by the Prince George Area Crown Land Concept Plan (1981).

- (c) IFMA - Wildlife Habitat Emphasis:

Crown land rated suitable for wildlife habitat use by the Prince George Area Crown Land Concept Plan (1981).

(d) IFMA - Sand and Gravel Emphasis:

Crown land identified as being potentially suitable for aggregate use by the Prince George Area Crown Land Concept Plan (1981); and lands currently under Land Act reserve for sand and gravel extraction purposes.

2.7.6 Purpose of Sub-Categories

- (a) To ensure, within the Integrated Forest Management Area, recognition of the following resource values and their due consideration in timber harvesting, range and forest recreation plans, programs and activities:
  - i) existing and potential community pasture development lands;
  - ii) high value recreation and conservation resource lands;
  - iii) high value wildlife habitat lands; and
  - iv) potential areas of valuable sand and gravel deposits.
- (b) To promote a continued high level of commitment to range improvement programs and practices for community pasture development within the context and purpose of the IFMA land category.
- (c) To encourage enhancement of existing forest recreation programs, and increased extensive forest recreational facilities and opportunities within the context of compatible resource use in the IFMA land category.
- (d) To promote an increased awareness of the importance of wildlife habitat management in the integrated and coordinated management of forest land.
- (e) To reinforce and support the utilization and appropriate reclamation of lands currently held under Land Act reserve for sand and gravel purposes, and ensure the availability of supplies to meet future aggregate demands.

2.7.7 Permitted Uses and Activities

- (a) Timber production, extraction, utilization and management activities.
- (b) Forage production and grazing use for livestock and wildlife.
- (c) Wildlife management and habitat enhancement programs.
- (d) Extensive, limited facility forest recreation uses and related management activities.
- (e) Watershed and fisheries management and enhancement programs.
- (f) Forest uses pursuant to the Forest Act.

2.7.8 Conditional Uses and Activities

- (a) Non-forest uses may be permitted in IFMA areas pursuant to the Forest Act, Section 5(6), and in conformance with the existing Protocol Agreement on planning and administration of Crown land within Provincial Forests, subject to the designation of IFMA lands as Provincial Forest.
- (b) Leases for agricultural uses leading to land-ownership of IFMA lands, excluding community pasture or range uses, may be permitted under the following conditions:
  - i) the lease applicant for agricultural use is an established farmer requiring land for immediate expansion of an existing farm operation which lies within or immediately adjacent to the subject IFMA lands subsequently established as Provincial Forest. The existing farm operation must be occupied by the applicant and must be classified as farmland for taxation purposes by the B.C. Assessment Authority;

- ii) IFMA lands required for agricultural operations which do not meet the conditions of Section (b) (i) above may be made available on a planned disposition basis only;
  - iii) the area for which a lease is issued is subsequently excluded from the Provincial Forest by an Order-in-Council initiated by the Ministry of Forests.
- (c) Agriculture, commercial and private recreation, sand and gravel extraction and processing, and other non-forestry uses may be permitted on IFMA lands on a lease-only basis, subject to the following conditions:
- i) application for tenure is subject to the approval, terms and conditions of the Ministry of Lands, Parks and Housing;
  - ii) the proposed use meets all terms and conditions of Ministry of Forests policy; and
  - iii) the proposed use conforms to the Protocol Agreements respecting administration of non-forest uses in Provincial Forest, and the administration of grazing tenures.

#### 2.7.9 Management and Planning Guidelines

- (a) Planning and management activities within IFMA lands shall be undertaken with the lead role assumed by the Ministry of Forests.
- (b) All applications for non-forest uses in IFMA lands shall be made under provisions of the Land Act.
- (c) Applications for non-forest uses of IFMA lands shall be referred to affected government agencies in accordance with existing MLPH policy.
- (d) Leases and permits for sand and gravel operations shall be subject to Ministry of Forests' and MLPH policies respecting royalties, development plans, and reclamation requirements. Reclamation of the land to a condition amenable to reforestation may be required.

- (e) Timber harvesting on IFMA lands shall be undertaken in accordance with a development plan approved by the Ministry of Forests, and which addresses the reduction of potential environmental and aesthetic impacts pursuant to the Forest Act. Harvesting plans shall be referred to other relevant resource agencies and to agencies responsible for administration of adjacent Crown lands pursuant to this Plan.
- (f) Forest recreation plans and programs for IFMA-Recreation and Conservation Emphasis lands should be developed in conjunction with the Parks and Outdoor Recreation Division, MLPH, and the Regional District to promote an integrated and balanced recreational system in the Plan Area. Wherever considered desirable and feasible, recreation plans should include public recreational trail systems connecting RCMA lands, IFMA - Recreation and Conservation Emphasis lands, and existing regional and provincial parks.
- (g) Pursuant to the Protocol Agreement with the Ministry of Lands, Parks and Housing respecting the administration of outdoor recreation, the Ministry of Forests should:
  - i) develop, manage and maintain a system of forest recreation sites and trails, and recreation corridors within IFMA - Recreation and Conservation Emphasis lands; and
  - ii) manage and facilitate the use of forest roads within its mandate for outdoor recreational purposes on IFMA - Recreation and Conservation Emphasis lands.
- (h) Timber and range utilization plans and programs for IFMA - Wildlife Habitat Emphasis lands should be developed in conjunction with the Ministry of Environment to ensure compatibility with the wildlife management goals and production targets of that agency.



- (i) IFMA - Community Pasture lands shall be managed and developed for range improvement purposes by the Ministry of Forests, in conjunction with the Ministry of Agriculture and Food. The coordination and integration of timber cutting, wildlife habitat and recreational uses of these lands should be facilitated through the development of Co-ordinated Resource Management Plans.
- (j) Application for Crown land leases for sand and gravel extraction purposes in IFMA lands should be directed towards IFMA - Sand and Gravel Emphasis areas to minimize the areal impacts of such operations on forest production and enhance efficient supervision of operations and reclamation activities.
- (k) Forest utilization and management programs and plans for IFMA - Sand and Gravel Emphasis lands should be developed in consultation with the Ministry of Transportation and Highways and the Ministry of Energy, Mines and Petroleum Resources to further evaluate the potential of the sand and gravel resource, and to ensure that any anticipated use of such resources will be compatible with forest harvesting schedules and silvicultural programs.
- (l) Land tenures for grazing purposes and core land shall be administered according to the Protocol Agreements respecting the administration of grazing leases and the operation of Core Land Committees, and the administration of Crown land in Provincial Forests. No new grazing leases will be issued, although existing leases may be renewed, provided they are accompanied by a Grazing Management Plan. Applications for grazing licences and permits may be issued pursuant to the Range Act.

#### 2.7.10 Implementation Process

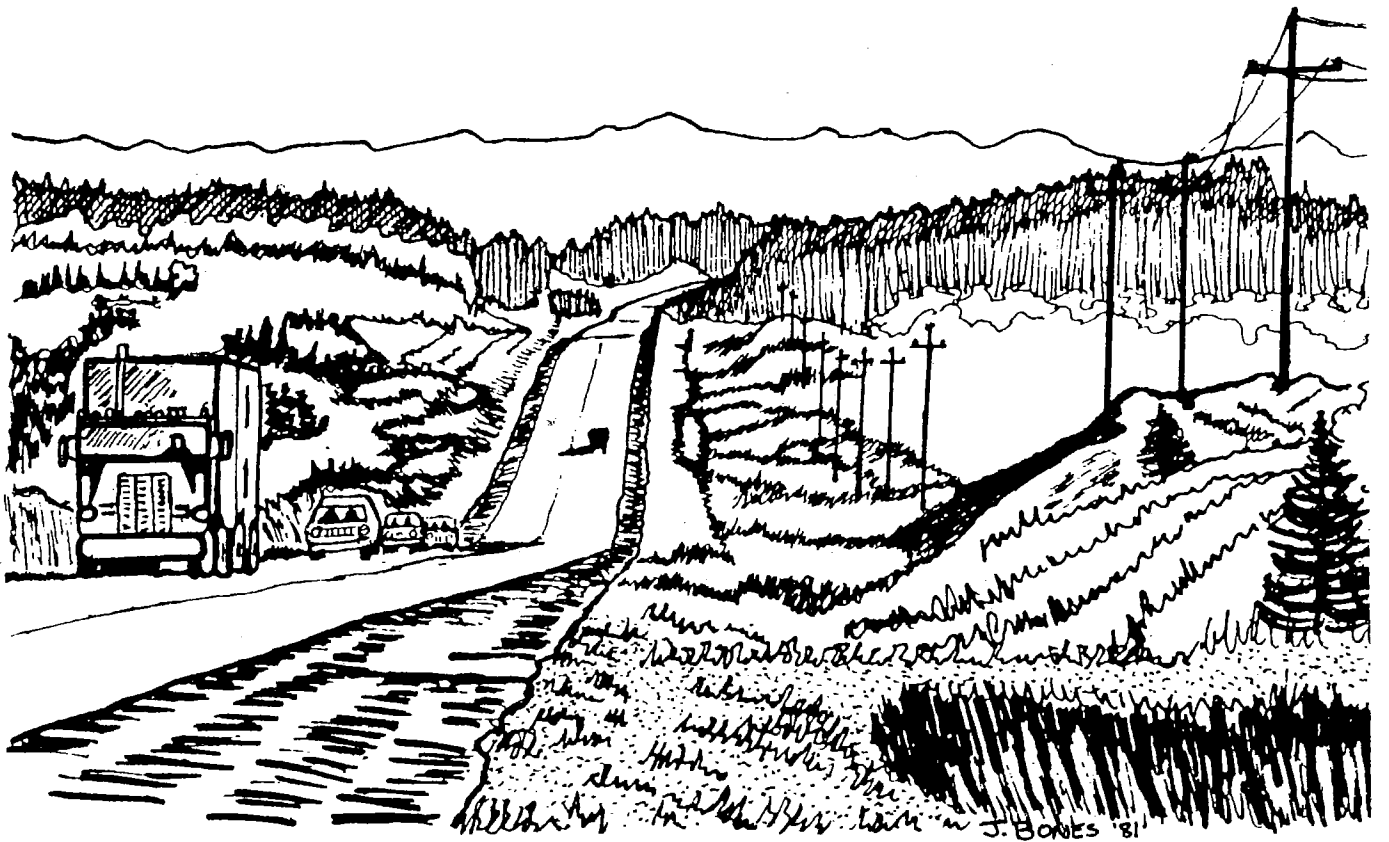
- (a) Crown lands designated Integrated Forest Management Area shall be reserved by Order-in-Council pursuant to the Forest Act as gazetted Provincial Forest. The lands may

constitute a new provincial forest or be added to existing, adjacent provincial forests.

- (b) Existing Land Act Section 12 reserves for recreation purposes shall be maintained within IFMA lands and within the Provincial Forest reserve to be established over these lands.
- (c) Existing Land Act Section 12 reserves for community pasture purposes shall be maintained within the Provincial Forest Reserve.
- (d) Existing sand and gravel reserves under the jurisdiction of the MLPH shall be accommodated pursuant to Section 2.2.6, General Provisions.

# PART 3.0

## PLAN IMPLEMENTATION REVIEW & AMENDMENT



PART 3.0 PLAN IMPLEMENTATION, REVIEW, AND AMENDMENT

3.1 Plan Adoption

- (a) The Crown Land Plan shall be endorsed by the Environment and Land Use Technical Committee of Government and Ministry of Lands, Parks and Housing. The Plan Map and policy guidelines shall direct the Ministry in its planning, management and disposition of unalienated Crown lands in the Plan Area. It shall also direct other government agencies with jurisdictional responsibilities within the Plan Area.
- (b) Upon adoption by the Ministry of Lands, Parks and Housing, the Crown land base shall be secured for the assigned land uses and activities through the appropriate Land Act Map Reserves and Designated Use Reserves specified under the Plan for each land category.
- (c) The existing Land Act Section 13 Designation established over the Plan Area (P.G.S.S.A.) on June 25, 1981 for the purpose of withdrawing Crown land from agricultural and residential/recreational use applications shall be cancelled upon formal adoption of this Plan.
- (d) The Ministry of Forests shall, upon formal adoption of this Plan, initiate action to cancel Order-in-Council 2811 and its subsequent amendments which established the Prince George Special Sales Area. The Order-in-Council shall be replaced by Order(s)-in-Council establishing a Provincial Forest(s) in the Plan Area consistent with the boundaries of the Integrated Forest Management Area designated in the Plan.
- (e) Local government is encouraged to utilize the information provided by this Plan and the Concept Plan in the preparation and refinement of zoning by-laws and Official Settlement Plans. Zoning and Official Settlement Plan amendments shall be proposed by the Ministry of Lands, Parks and Housing wherever subsequent zoning by-laws and settlement plans prove inconsistent or incompatible with the provisions of this Plan.

### 3.2 Plan Period and Formal Review

- (a) The Plan shall be in effect for a period of five years from the date of its formal adoption. Crown land requirements and management activities have, however, been projected for the Plan Area over a twenty year time frame.
- (b) A comprehensive formal review of this Plan shall be initiated five years from the date of its formal adoption and every five years thereafter. The review shall be initiated by the Ministry of Lands, Parks and Housing and accomplished with the assistance of those agencies who have participated in the preparation of this Plan and others subsequently deemed to have an interest in Crown land use in the Plan Area.

### 3.3 Plan Refinement and Amendment

- (a) The Ministry of Lands, Parks and Housing shall continue to expand, update and refine its information base for the Plan Area, with the co-operation and assistance of other government agencies and the private sector.
- (b) The Regional Director, MLPH, may propose a formal amendment to this Plan where a Plan provision or designation proves unnecessary or is modified by changes in government policy or new information. The amendment and supporting documentation shall be reviewed and endorsed by the Regional Resource Management Committee, and if deemed necessary, endorsed by the Executive Committee of the MLPH. Necessary amendments to the appropriate Land Act reserve boundaries shall be made by the Regional Director.
- (c) A Crown land applicant or development proponent may make formal request to the Regional Director of the agency responsible for administration of the subject area for an amendment to the Plan. The applicant or proponent shall be required to provide the necessary supporting information and rationale for the amendment. The Regional Director, if supportive of the amendment, shall propose formal Plan amendment to the Regional Director, MLPH. If supported by the Regional Director, MLPH, the amendment proposal shall be forwarded to the Regional Resource Management Committee as in 3.3(b) above.

- (d) All Plan amendments shall be consistent with the goal and objectives of the Plan and with the mandate and responsibilities of the Ministry of Lands, Parks and Housing.

#### 3.4 Land Application Appeals

Land use decisions made pursuant to the Land Act and based on this Plan, may be appealed by aggrieved applicants through formal application to amend the Plan as outlined in Section 3.3(c), Plan Refinement and Amendment.