THORNHILL
OFFICIAL COMMUNITY PLAN

May 22, 2020

Regional District of
Kitimat-Stikine

Regional District of Kitimat-Stikine
Bylaw No. 685

A bylaw to repeal the Thornhill Official
Settlement Plan Bylaw No. 132, 1979

WHEREAS the Board of the Regional District of Kitimat-Stikine wishes to repeal "Thornhill Official Settlement Plan Bylaw No. 132, 1979" and amendments thereto, and wishes to adopt a new Official Community Plan for Electoral Area E (Thornhill) of the Regional District of Kitimat-Stikine, pursuant to Part 14, Division 4 of the *Local Government Act*.

AND WHEREAS a Public Hearing has been held pursuant to Section 477 of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Board of the Regional District of Kitimat-Stikine, in open meeting assembled enacts as follows:

1. This bylaw will be cited as the "Kitimat-Stikine Thornhill Official Community Plan Bylaw No. 685, 2018".

2. The following schedules attached to this Bylaw are made part of this Bylaw:

   a. Schedule A (Official Community Plan);

   b. Schedule B (Development Permit Area Guidelines); and

   c. Schedule C, D, E, F, G, and H (Official Community Plan Maps).

3. This Bylaw is adopted as the Official Community Plan Bylaw for Electoral Area E (Thornhill).

4. If any, or any part of, a section, subsection, paragraph, schedule, figure, or map forming a part of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the section, subsection, paragraph, schedule, figure, or map, or any part thereof, may be severed from the Bylaw without affecting the validity of the Bylaw or any remaining section, subsection, paragraph, schedule, figure, or map of the Bylaw.

5. "Thornhill Official Settlement Plan Bylaw No. 132, 1979" and amendments thereto is hereby repealed.

READ A FIRST TIME this_____day of_____, 2018.

READ A SECOND TIME this _____day of_____, 2018.

Public Hearing Held on this_____day of_____, 2018

READ A THIRD TIME this _____day of _____, 2018.

ADOPTED this _____day of _____, 2018.

_____   _____

Chair   Administrator

Certified a true copy of Bylaw
No. 685, 2018, at adoption

_____

Administrator

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SCHEDULE A

Official Community Plan Text
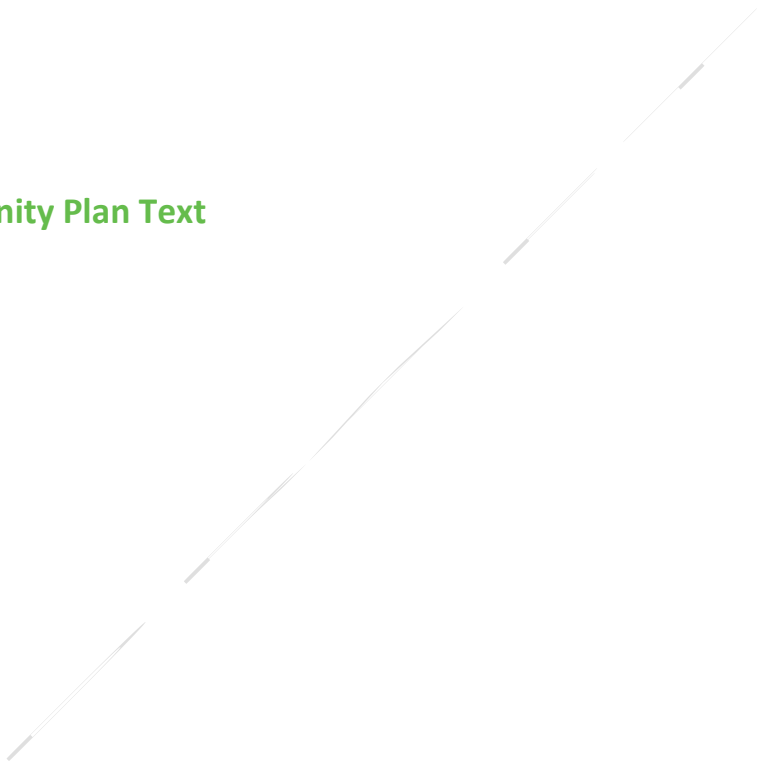
PART 1

INTRODUCTION AND PLANNING CONTEXT

1.0   INTRODUCTION

The *Thornhill Official Community Plan* (OCP) is for Electoral Area "E" (Thornhill) which is shown in **Figure 1.1** below.

Figure 1.1 Electoral Area "E" (Thornhill)
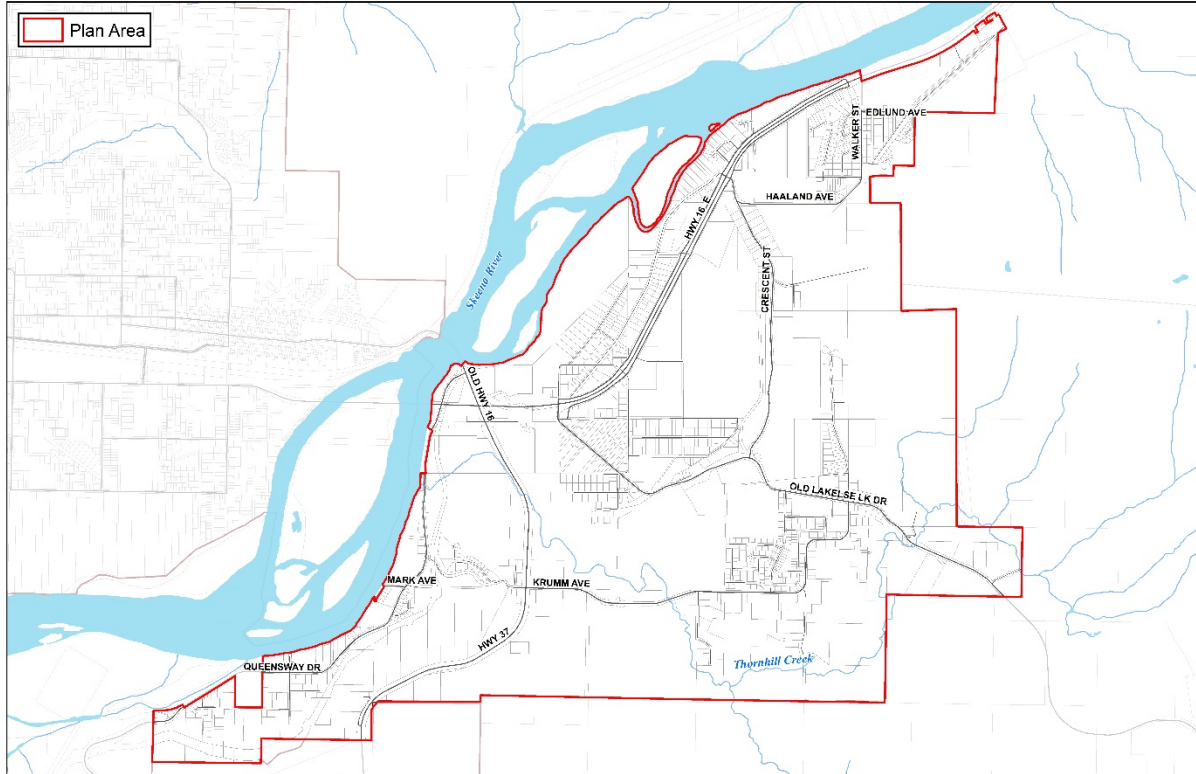
1.1   Background

Thornhill is an unincorporated community that comprises all of Electoral Area E of the Regional District of Kitimat-Stikine (RDKS).   It is located on the southeast side of the Skeena River immediately across from the City of Terrace, in BC's northwest region. Thornhill is within the traditional territories of Kitselas, Kitsumkalum, Lax Kwa'laams and Metlakatla First Nations. While there has been human settlement in Thornhill and the surrounding area for time immemorial, the community of Thornhill was founded in the 1890s.   The current population of Thornhill is approximately 4,000 people which makes it one of the largest unincorporated communities in BC.   The community retains a largely suburban and rural character with a range of commercial development and community services.

The predominant physical geographical features in Thornhill include the Skeena River and its tributaries such as Thornhill Creek, dense forested areas, and areas of steep slopes leading to the Skeena River.   Copper Mountain, located just outside of the Thornhill boundary, is one of the most predominant topographical features in the area.   The climate of the region is highly varied with mild temperatures and large amounts of precipitation, particularly during winter months.

Thornhill is an important part of the region and there are particularly strong social and economic linkages with Terrace. Thornhill is located along two major highway routes (Highways 16 and 37) that are vital to the economy of the northwest. It has a wide range of services including commercial development, schools, and community facilities that support the residents.

The development and adoption of an Official Community Plan has been identified by Thornhill residents as an important undertaking in order to prepare for potential growth and to reaffirm the social, physical and environmental attributes that make Thornhill unique. Thornhill's current OCP, then referred to as the Official Settlement Plan (OSP), was adopted in 1981 and represents the last official community planning exercise for Thornhill. While there has not been significant growth since the OSP was adopted, it is important that the plan is updated and better reflects the community goals and aspirations of Thornhill residents, particularly given the potential growth in northwest BC associated with Liquefied Natural Gas (LNG) development.

1.2   What is an Official Community Plan?

An Official Community Plan is a planning document that identifies and articulates a community's vision for the future. An OCP is a visionary document that guides decision-making and sets a course for how a community wishes to evolve over the next 10 to 20 years. Important elements of an OCP include:

- Providing direction for the growth and development of the community;

- Stating in general terms the social, economic and environmental objectives of a community as they relate to land use planning;

- Providing a tangible policy tool which elected officials, staff and the general public can use to evaluate development proposals; and

- Identifying and establishing policy statements (and map designations where appropriate). Policy statements:

  ▸ Identifies residential development required to meet forecasted housing needs in a community over a period of at least five years;

  ▸ Identifies commercial, industrial, institutional, agricultural, recreational and public utility land uses (both present and future);

  ▸ Identifies sand and gravel deposits that are suitable for future extraction;

  ▸ Identifies environmentally sensitive land, or land that is subject to hazardous conditions;

  ▸ Identifies major proposed road, sewer and water systems;

  ▸ Identifies existing and proposed public facilities (i.e. schools, parks and waste treatment and disposal sites);

▸ Provides targets for the reduction of greenhouse gas emissions in a community, and proposed actions for achieving those targets;

▸ Outlines strategies for affordable housing, rental housing and special needs housing; and

▸ Provides guidance on any case-specific matters authorized by the Minister.

An OCP can provide a degree of certainty to the Regional District Board, Regional District staff, local businesses, developers and residents regarding the future form and character of a community. It provides clear direction and guidelines for elected officials on decision-making and policy development and also limits decisions and actions by elected officials to ensure they are consistent with the goals, objectives and policies included in the OCP. An OCP can also assist a community in acquiring funding from senior levels of government to provide for works and services, as funding is often contingent on a plan being in place for capital-intensive infrastructure investments.

While an OCP does provide a number of benefits, an OCP cannot obligate elected officials and others to undertake any projects suggested in the OCP, or force a commitment to specific expenditures. Furthermore, an OCP is not a land use, subdivision or development regulation. Regulations are set out in the zoning and other bylaws.

1.3   Legislative Authority

The Thornhill Official Community Plan herein referred to as 'the Plan', has been prepared in accordance with the British Columbia *Local Government Act*.

Lands within the Plan area are also subject to other Provincial and Federal enactments. This includes, but is not limited to, the *Forest and Range Practices Act*, *Health Act*, *Land Act*, *Mines Act*, *Environmental Management Act*, and the *Agricultural Land Commission Act*. Certain aspects of the Plan are required to be in accordance with Provincial and Federal enactments and interests.

1.4   The Planning Process

The intent is for the Thornhill OCP to be a plan that was developed by and for the people; therefore, a comprehensive community engagement process was undertaken to inform the development of the OCP. The community engagement process involved reaching out to the community in a number of ways, including targeted meetings with key community organizations and local businesses, and a week-long intensive engagement process referred to as OCP in a Week. A detailed community-wide survey was also undertaken during the community engagement process. The survey was offered in paper and online. Survey respondents supplied important information on what they liked and did not like about living in Thornhill, how they would like to see Thornhill develop in the future, services and infrastructure they would like to see

improved and preferences for environmental protection. This input, together with that gathered from in-person engagement, provided key contextual information and formed the basis of the Plan's objectives and action items.

As **Figure 1.2** below illustrates, the process for developing the OCP was laid out in five broad phases.

Figure 1.2 Overview of Our Planning Process

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7
Project Initiation	Consultation Session #1	Draft OCP Material	Consultation Session #2	Finalize OCP	DL 373 Joint Planning Study and Cooperation Agreement	Implement OCP
Winter 2016	*Spring 2016*	*Summer 2016*	*Spring 2017*	*Summer 2017*	*2018-2020*	*2020 Onwards*

Below is a summary of key community engagement and consultation events that took place during the development of the OCP.

- **Start-Up Meeting** - Initial start-up meetings were held with the Advisory Planning Commission, Thornhill Vision (a group of residents who have formed to advocate on issues affecting Thornhill) and Regional District staff to provide an overview of the proposed planning process and obtain initial feedback and insights on key issues and to begin developing a vision for Thornhill.

- **Communications Materials** - Brochures were distributed by mail to residents and businesses of Thornhill describing the OCP update process. Posters were displayed and materials were left for pick-up in key locations. In addition, an online presence on the Regional District website and Facebook was established.

- **Community Outreach** - Planning staff attended events such as the Terrace District Chamber of Commerce Business Expo, Skeena Landing Farmers Market and the Thornhill Heavy Horse Pull, to connect with the community directly and distribute the community survey and communications materials.

- **Community Survey** - The community survey was launched prior to the OCP in a Week engagement sessions and was distributed online, at key locations across Thornhill and during engagement events. The survey generated 344 responses from the community.

- **OCP in a Week** - The OCP in a Week engagement focused particular attention on trying to gather feedback on what should be included in the Thornhill OCP. From May 30th to June 3rd, 2016 the Regional District hosted a number of events and meetings to enable as many

people as possible to participate in the development of the OCP. The OCP in a Week events included:

- Drop-in at the community centre throughout the week;

- Sessions with students and staff at Thornhill Primary and Thornhill Elementary Schools;

- Meetings with community groups;

- Barbeque Drop-in and Workshop at the Thornhill Fire Hall;

- Community Centre Open House and Feedback Session;

- Drop-in at the Thornhill Pub; and

- Drop-in at the Skeena Valley Golf and Country Club.

- **Agency and Stakeholder Review** - The draft OCP was sent to various agencies including the Ministry of Transportation and Infrastructure, Northern Health Authority, Ministry of Environment, Ministry of Agriculture, Ministry of Energy and Mines, Agricultural Land Commission, School District # 82, City of Terrace, and First Nations with interests in Thornhill for their review. Input received from the various stakeholders and agencies was considered in the development of the OCP.

- **Community Open Houses -** community open houses were held on June 15th and 16th, 2017 at the Thornhill Community Centre where the public was invited to provide comments on the draft OCP.

1.5   Cooperation Agreement and District Lot 373 Joint Planning Study

During the development of the OCP, Kitselas First Nation negotiated a portion of District Lot (DL) 373 through the Kitselas LNG Benefits agreement. When the OCP was initially drafted in 2016, a "Future Development Area" designation was applied to that portion of DL 373 with the anticipation that an OCP amendment would be required to apply more appropriate land use designations to the site.

In January 2018, the Regional District and Kitselas First Nation agreed to undertake a joint land use planning exercise to create a vision for future development of the subject area, and to embed the proposed land uses within the OCP before continuing with OCP bylaw adoption.

The Regional District and Kitselas retained funding from the Province to conduct a primary context analysis of the site and provide a draft concept plan. Once this was completed, community meetings were held at both Kulspai and Gitaus, and a design charrette was conducted in the summer of 2018. The Joint Planning Study was also presented to the Thornhill Advisory Planning Commission. From there an amended Concept Plan was developed and was presented to the Regional District Board and Kitselas Chief and Council over the next 18 months.

During the finalization of the *Joint Planning Study: DL 373 Concept Plan Report*, Kitselas and the Regional District signed a cooperation agreement that sets out the principles, mechanisms and commitments of the two governments to establish a shared vision for the status of the Lands, prior to and post Treaty. The Cooperation Agreement applies to the land uses designated in the Joint Planning Study and would ensure they are maintained, and would strengthen the government-to-government relationship between the Regional District and Kitselas. The Cooperation Agreement also states the Regional District's support for Kitselas acquiring the Lands from the Province as Treaty Settlement Lands.

The *Cooperation Agreement Re: Thornhill Lands Between Kitselas First Nation and the Regional District of Kitimat-Stikine* was signed by Judy Gerow, Kitselas Chief Councillor and Phil Germuth, Regional District Board Chair on Monday, March 2, 2020.

1.6   Organization of the Plan

This OCP is organized into four main parts with various sub-sections.

- **Part 1 – Introduction and Planning Context** - This part of the OCP provides an introduction to the plan process and a review of key community characteristics and considerations. It also provides a vision for Thornhill's future and includes guiding principles to support decision-making.

- **Part 2 – Community Development Plan** - This part of the OCP provides a description of how the community intends to evolve in the future. This includes a description of how the community will address key issues such as economic development, housing, social needs, infrastructure and others.

- **Part 3 – Land Use Plan** - The land use plan provides objectives and policies for land use planning in the community. This includes the establishment of development permit areas and guidelines (Schedule B).

- **Part 4 – Implementation Strategy** - This part of the OCP outlines several important actions to implement the plan.

2.0   HISTORY OF THORNHILL

2.1   History

Thornhill has a history of settlement spanning more than 10,000 years. The Tsimshian First Nations are one of North America's oldest indigenous populations still occupying the same land as their ancestors before the Europeans arrived. They lived in villages and fortresses along Kitselas Canyon and other banks of the Skeena River and depended on the water source for salmon, transportation and survival.

When Europeans arrived in the area in the 1800s to hunt and trade, the Skeena River acted as a highway. Riverboats with big sternwheels transported people and goods throughout the area prior to the arrival of the railroad.

In 1892, Tom Thornhill and Eliza Thornhill (Wright) settled on the banks of the Skeena River. Eliza, sister of Kitselas Chief Walter Wright, met Tom in the Fraser Valley and the newly-weds travelled back to Eliza's homeland after marrying. Eliza's lineage allowed the couple to settle on one of the best fishing sites on the lower Skeena River. Tom was reportedly the first white man to settle on the river below the little canyon and his surname is where the community of Thornhill gained its name.[1]

Thornhill was one of three villages established in the region not long after the turn of the century. The community grew rapidly after the 1950s, reaching nearly 5000 people by the 1990s. The community today maintains a distinct identity and is largely residential in character with many residents working in nearby Terrace.

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[1] Contributed story by Les Watmough, Terrace Library, 1993

HISTORIC TIMELINE:

< 8,000 BC
Arrival of the first inhabitants and ancestors of the region's First Nations

1740s
Russians begin trading on BC coast

1770s
Captain Cook explores the West Coast

1780s
Epidemics appear on the Pacific Northwest coast

1800s
First Europeans arrive and begin settling in the Region

1858
Colony of British Columbia established

1860s
Travel on the Skeena River was by permission only and all trade on the rivewas controlled by the Kitselas people of the Tsimshian Nation

1870
First riverboats begin to arrive with early settlers

1871
British Columbia becomes the sixth province in the Confederation of Canada

1892
The community of Thornhill is founded

1893
The gold rush arrives in the region and a flurry of mining operations begin

1914
Arrival of the first passenger train on the Grand Trunk Railway

1925
Construction of the Old Skeena Bridge

1979
The Thornhill Official Settlement Plan is created

1990s
Thornhill's population peaks at 5,000 people

1997
A referendum was held to review the possibility of amlgamation with the City of Terrace, however this did not receive sufficient support for the amalgamation to proceed

2012
Thornhill Junior Secondary School is closed

2016
Thorhill participates in the development of an updated Official Community Plan

2.2   Governance

While having many of the amenities and the population base of a municipality, Thornhill has always been an unincorporated area and is governed by the Board of the RDKS, which consists of a chair and 11 directors. The RDKS is divided geographically into a number of smaller units known as electoral areas. Thornhill is known as Electoral Area E. One director is elected to the regional board from each electoral area during the general local election held every four years. In addition, every municipality located within the Regional District appoints council members annually to sit on the regional board. The RDKS is responsible for the provision of numerous services in Thornhill.

The Regional District Board has established the Thornhill Advisory Planning Commission (APC) to advise it on planning matters in the area. The APC has nine members, eight appointed from the community and one representative of the Kitselas First Nation. APC members are appointed for a two-year unpaid term.

Thornhill residents have shown an interest in exploring alternative governance arrangements including the possibility of either becoming an incorporated municipality or amalgamating with the City of Terrace. In 1997 a referendum was held to review the possibility of amalgamation with the City of Terrace; however, this did not receive sufficient support from Thornhill residents for the amalgamation to proceed.

A recent community survey undertaken as part of the community engagement for the OCP indicated that there remains a wide range of opinions on this issue- support for incorporating as a municipality, amalgamating with the City of Terrace or remaining as an unincorporated part of the Regional District. The community survey did not ask residents directly for opinions on regional governance. Instead, residents were simply asked to talk about their vision for the future and potential challenges they see. Of the 344 people who filled out a survey, approximately 25 provided comments that specifically mentioned regional governance. About one-half of those comments indicated a desire for Thornhill to incorporate as its own municipality. The other half indicated a desire for Thornhill to amalgamate with the City of Terrace. Several comments also indicated a desire to remain unincorporated. The vast majority of residents did not mention governance in their responses.

In the summer of 2018, the Regional District undertook the *Thornhill Community Outreach Study* to determine the level of public interest in Thornhill for a governance study. The Regional District retained a consultant to conduct a diagnostic inventory of local government services and a public engagement process that consisted of informational fact sheets, two public meetings, a survey, and individual and stakeholder interviews.

Engagement in the study was low, with fewer than 5% of Thornhill residents participating. The response from those that did participate did not show an overwhelming desire to change the governance structure or proceed with a more formal governance study, like that held in 1997.

3.0   LOCAL CONTEXT AND PLANNING CONSIDERATIONS

Thornhill has a number of unique characteristics that influence the development of goals and policy. These characteristics are summarized in the following sections.

3.1   Demographics

Population

The 2016 Census revealed that Thornhill had a population of 3,993 which represents a slight increase in population from 2011. The current population of Thornhill makes it one of the most populated unincorporated communities in BC. In fact, its population is higher than 76 of BC's incorporated municipalities.

The population of Thornhill has been relatively stable since 2006 which followed a period of significant decline between 1996 and 2006. The population of Thornhill has decreased by approximately 856 people since 1996, which is an average population decline of 42.8 people per year, though most of this decline happened before 2006. The 2016 Census reveals that the past population decline experienced in the Regional District of Kitimat-Stikine has also waned. By comparison, the province as a whole grew by 7.0% between 2006 and 2011, and by 5.6% during the last five year period (see **Table 3.1**).

Table 3.1 Population Change

Year	Thornhill (Electoral Area E)		RDKS		British Columbia	
	Population	**Percent Change**	**Population**	**Percent Change**	**Population**	**Percent Change**
2016	3,993	0.1%	37,367	0.0%	4,648,055	5.6%
2011	3,988	-0.3%	37,361	-2.9%	4,324,455	7.0%
2006	4,002	-10.6%	38,476	-7.0%	4,113,487	5.3%
2001	4,475		40,876		3,907,738	

The population of Thornhill is less than it was in 1981 when the Official Settlement Plan was adopted. The OSP anticipated that the population of Thornhill would reach 9,000 people by 2000, an overall population figure that has never been approached.

Age Distribution

Overall, Thornhill has a younger population when compared with the Regional District and the Province. As of 2016, the median age in Thornhill was 41.0 years old. This was slightly higher than the median age for the RDKS (40.8 years old) and lower than the Province of British Columbia (43.0 years old).

Related to age distribution, enrollment data at Thornhill Primary and Thornhill Elementary Schools was collected. This data indicated that enrollment has declined an average of 0.5% per year at Thornhill Elementary and has remained stable at Thornhill Primary since the 2012/13 school year. The loss of a junior secondary school has not appeared to impact enrollment in the younger grades.

Household Size

In 2016, the average household size in Thornhill was 2.3 persons per household. This rate is lower than other settlements in the region.[2] Interestingly, as of the 2011 Census, the majority of households had either one or two people per dwelling, with one-person households comprising a large portion of the community (34%).

Growth Projections

As mentioned previously, Thornhill's population has stabilized in the last ten years after having decreased significantly in the ten years prior to that. While the population has stabilized at approximately 4,000 people, it is possible that this trend could quickly change if large-scale resource developments proceed (i.e. various LNG and Mining projects). Any growth that Thornhill experiences over the next 5 to 10 years will likely depend on whether these projects proceed, the proportion of new workers that choose to live in the community permanently and the extent to which development of resource industries creates spin-off employment in the community.

For planning purposes, two growth scenarios have been developed. They represent a potential range of growth based on potential industry development.

- **Scenario 1 – Business as Usual**
  Scenario 1 does not consider the potential influence of major industrial development in the community and assumes that population growth will occur at a similar pace as it has over the past five years. This uses Thornhill's average annual population growth rate of 0.025% (2011-2016) to project population growth forward to 2036 (20 years). This scenario results in a total population of 4,013 by 2036, which equals 20 more people.

- **Scenario 2 – Modest Growth**
  Scenario 2 considers the potential influence of major industrial development in the community and assumes that the population growth rate will increase slightly over the next

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[2] Statistics Canada, 2016

20 years. This uses an average annual population growth rate of 0.5% (2016-2036) to project population growth forward to 2036 (20 years). This scenario results in a total population of 4,412 by 2036, which equals 419 more people.

Figure 3.1 illustrates the population projection for the two growth scenarios. In reality, the actual future population for Thornhill will likely end up somewhere in between these two estimates. If the modest growth estimate were used, there would be 182 new households created in the next 20 years if the current average of 2.3 people per household is maintained.

Figure 3.1 Thornhill Population Growth Scenarios (2016 – 2036)
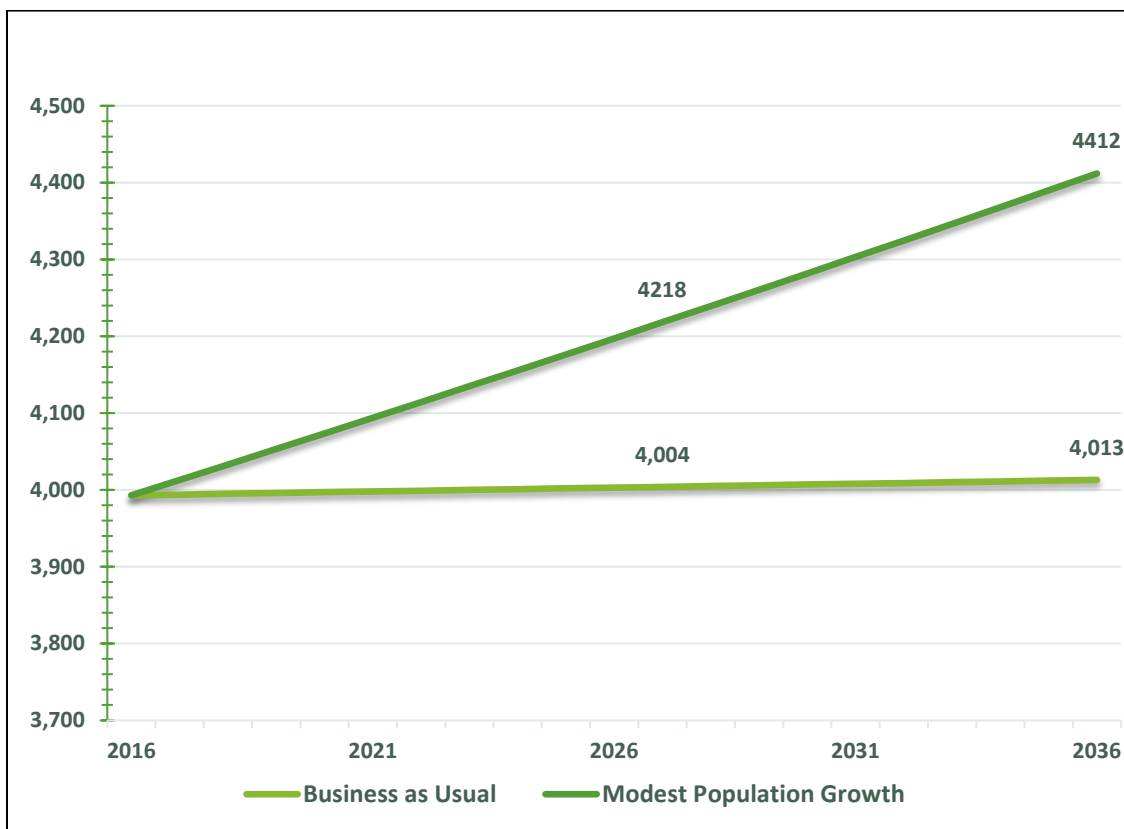
3.2   Indigenous Communities

Indigenous people have been occupying this area since time immemorial and Thornhill is part of the Tsimshian First Nations territory. A large portion of Thornhill's residents (21.7%) identified themselves as having North American Indigenous origins.[3] Kitselas First Nation is a part of the Tsimshian First Nations. One of their reserves, Kulspai IR # 6, is surrounded by Thornhill and is bisected by Queensway Drive, while Zaimoetz IR # 5, an undeveloped reserve, is adjacent to the Thornhill boundary. Kulspai contains 27 houses, a community hall, health centre and various offices. This reserve is serviced by the Thornhill water and sewer systems and also has transit service through the Terrace Regional Transit System. Kitselas First Nation has a seat on the Thornhill Advisory Planning Commission.

There are currently several treaty negotiations occurring within the Regional District. Treaty negotiations are an important part of the reconciliation process with First Nations groups in British Columbia. The various members of the Tsimshian First Nations Treaty Society (Gitga'at, Kitselas, Kitsumkalum, Kitasoo/Xai'Xais, Metlakatla) are currently working under the BC Treaty Commission process to negotiate treaties which will likely pertain to land in the Thornhill area. The treaty process has six stages. Kitselas and Kitsumkalum are at Stage 5 (Negotiation to Finalize Treaty). Despite being far along in the treaty negotiation process, it will likely be several more years before the treaty is finalized and implemented.

The Regional District recognizes that there may be additional treaty negotiations that are unknown at this point. Specific lands that will be transferred are unknown as the outcomes of treaty negotiations are confidential. When a new treaty is adopted the Regional District will revisit Thornhill's Official Community Plan and engage in discussions with relevant bodies to revisit land uses and policies as needed.

3.3   Economy, Income and Employment

The 2016 Census provided insights on employment and income rates in Thornhill. Some of the key information reviewed indicates that:

- For people aged 15 and over, the most common industries of employment in 2016 were Sales and Services (25.5%), Trade and Transport (27.9%), Business services (10.0%) and Education, Law and Government (10.4%).[4]

- The unemployment and employment rates in Thornhill are relatively similar to those of the province as a whole.

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[3] Statistics Canada, 2016

[4]Statistics Canada, 2016

- The average total individual income in Thornhill in 2015 was $41,430 while the median total individual income was $33,574.[5] The average income for Thornhill in only slightly lower that the rest of the Regional District and province.

- In 2016, Thornhill had a higher rate of low-income households (14.9%) than the RDKS as a whole (13.0%) and but was lower than the province as a whole (15.5%).[6]

3.4   Current Housing Stock

In 2016 there were 1,710 occupied private dwellings in Thornhill. Key characteristics of the housing stock included:

- 70% of dwellings were single-detached dwellings with 18% being movable dwellings;

- 74% of dwellings were owner-occupied; and

- 62% of dwellings were constructed before 1980 with only 7% being constructed between 2001 and 2016. This would seem to indicate that a significant portion of the current housing stock is over 35 years old.[7]

3.5   Existing Land Use

The level of land use regulation in Thornhill is generally limited, with existing land use regulation allowing for a broad range of potential uses in each zone. Currently, land use regulation is guided by the *Thornhill Official Settlement Plan Bylaw No. 132 (1979), Thornhill Zoning Bylaw No. 194 (1983)* and *Thornhill Subdivision and Development Control Bylaw No. 195 (1983)*, which provide basic land use and zoning designations, and subdivision and servicing requirements.

The settlement area of Thornhill is about 1,660 ha (4,100 acres). At a general level, Thornhill is fairly spread out with neighbourhoods separated by large forested areas. This development

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[5] Statistics Canada, 2016

[6] Statistics Canada, 2016

[7] Statistics Canada, 2016

pattern is influenced by topography, the major road network and availability of servicing. Some of the key characteristics of development in Thornhill include:

- A mix of residential development including mobile home parks in the Queensway Drive, Old Lakelse Lake Drive, and Muller Avenue area, residential subdivisions in the Copper Mountain, Churchill Drive and Bench area and a few larger lots and acreages in some areas;

- Commercial development is located predominantly along the Highway 16 corridor which includes a number of highway commercial uses such as hotels, vehicle sales, gas stations, and convenience stores. In addition, there are a small number of neighbourhood commercial businesses;
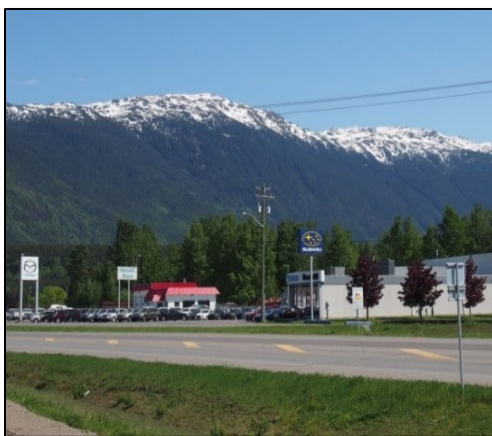
- Light industrial uses are located along Queensway Drive. There are also a mix of light industrial and residential uses located along River Drive and the Highway 16 corridor;

- Community facilities such as parks, schools, fire hall, and churches are found throughout Thornhill with a concentration of these facilities in the central area of Thornhill near Highway 16, Paquette Avenue, Century Street and Desjardins Avenue; and

- Approximately 23% of the land in Thornhill is designated Agricultural Land Reserve (ALR) which limits development opportunities for this land.

A number of Crown land parcels can be found within the boundaries of Thornhill and Crown lands compose 25% of the total land base. The majority of Crown lands in Thornhill remain undeveloped and are administered by the Province. The large parcels of Crown land located near the centre of the community are actively used by residents for recreation, trail access and informal transportation links between different sections of the community. Crown land is also leased to the Terrace Rod and Gun Club.

3.6   Natural Features and Hazards

Thornhill contains a number of significant natural geographic features and conditions that pose potential hazards for settlement in the area. Thornhill is located predominately in the Coastal Western Hemlock Wet Submaritime Biogeoclimatic Zone.   The forests of the area include Western Red Cedar, Western Hemlock, Balsam and Sitka Spruce.   The area experiences a significant amount of precipitation every year (approximately 1340 mm) which supports the lush vegetation.   The Skeena River and its tributaries, and forests overlooked by Copper Mountain and Thornhill Mountain are some of the key natural features. A number of creeks, including Thornhill Creek, Hurley Creek and Kofoed Creek have fish bearing capacity subject to water quality.

The 1979 OSP estimated that 45% of the community's land area was either "not developable" or "restricted developable" because of natural and man-made constraints such as steep escarpments, drainage courses and transportation networks. These natural hazards require mitigation to ensure development does not occur in areas prone to flooding and landslides.

Floodplain Hazard

The Skeena River's 200-year floodplain is located in areas on the west side of Queensway Drive and west of Kofoed Drive. Development in areas within the 200-year floodplain should be carefully considered before proceeding and mitigation measures may be required such as filling the land and ensuring that habitable spaces are located above the floodplain elevation. The impacts of climate change and other environmental factors may contribute to a higher likelihood of flooding in the future. In addition to the Skeena River floodplain, other creeks and drainage courses in the Thornhill area have been known to experience flooding.

Steep Slopes

There are a number of areas in Thornhill that have slopes greater than 25%. These include the areas around Copper Mountain and on the escarpments that separate the Bench from the Queensway Drive area and the Upper Bench from the Horseshoe. Development should be restricted in these areas or undertaken with caution.

Glaciomarine and Quick Clay Soils

Glaciomarine soils are naturally occurring fine-grained (silt and clay) soils that formed as sea levels changed during the last glacial retreat in coastal northwestern BC. Clay sensitivity describes the loss of strength as a clay soil deforms. This can result from changes in water chemistry (i.e. a clay deposited in salt water is uplifted and fresh groundwater in introduced). Very sensitive clay soils are referred to as quick clays. Quick clays can collapse and flow like a liquid when their soil structure breaks down. Glaciomarine quick clays are a major hazard because of their susceptibility to large destructive landslides with little to no warning. Glaciomarine clays of varying sensitivity are present throughout the region and therefore further review of soil conditions should be undertaken prior to development to determine if mitigation measures may be required.

3.7 Transportation

Thornhill is heavily automobile dependent. Essential services, such as medical and financial, are located in the adjacent municipality resulting in Thornhill residents having to rely on vehicles to access them. According to the 2016 census, 86% of trips are made in a car, truck or van as either a driver or passenger. Public transit accounted for just 1% of trips and trips made by walking or cycling accounted for less than 5%.

The Thornhill road network consists of several major arterials with a system of collectors and local roads to connect to the arterial road network. There are also two major highways that run through Thornhill. Highway 16 runs between Prince Rupert and Prince George and Highway 37 South connects Terrace to Kitimat and follows Highway 16 to Kitwanga where it runs northwards. There are additional transportation features in Thornhill as outlined below.

Transit - Thornhill is served by BC Transit's Regional Transit System, which is jointly funded by the provincial government and local government. Thornhill pays a share of the local government costs. Some items, such as bus shelters, are paid solely by the RDKS. A private contractor operates the transit service in the region.

Trails - There are a number of trails that run through Thornhill, many of which are located on Crown lands. The RDKS has completed the *Thornhill Active Transportation Plan* to increase opportunities for physical activity. This plan focuses on the development of an interconnected network of trails providing key connections between neighbourhoods.

Air - The Northwest Regional Airport shared by Terrace and Kitimat is the primary airport in the region, serving 175,000 passengers in 2013. A number of helicopter companies and airlines including Westjet, Central Mountain Air and Air Canada, operate from the airport. The airport is currently undergoing a significant renovation to increase passenger capacity and accommodate potential future growth.

Rail - The Northwest region is home to over 900 km of railway, which belongs to the Canadian National (CN) Rail network. These rail lines are used primarily for freight transportation. CN Rail network lines extend through Thornhill from Prince Rupert to Prince George, branching off at Valemount to join the CN southern main line to Vancouver. CN Rail also services the deepwater Port of Kitimat. There is limited passenger travel services from Prince Rupert ending in Jasper

and connecting passengers with VIA's The Canadian, which runs between Toronto and Vancouver.

3.8 Existing Community Services and Infrastructure

The community of Thornhill has two schools, Thornhill Primary and Thornhill Elementary, which provide schooling up to Grade 6 for the residents of Thornhill and the surrounding area.

The list of services provided by the RDKS includes:

- Community Sewer;
- Community Water;
- Recreation;
- Fire Protection;
- Planning and Development;
- Solid Waste Management;
- Dog Control;
- Street Lighting;
- Transit;
- Library;
- Emergency Services;
- Governance and Administration; and
- Economic Development.

Most of the services received by Thornhill residents are also provided to some other residents of the region. An example is fire protection, which is based in Thornhill but is provided to most of the unincorporated communities in Greater Terrace. Transit and library services are provided on a cost-share basis with the City of Terrace and neighbouring rural areas. The property tax cost of these shared services is shared among participating areas.

Water

The community of Thornhill is served by a water system that relies on two high capacity wells near the Copper Mountain subdivision. An additional well has been developed in the Copper Mountain area as a future water source. The RDKS also maintains a well in the Woodlands area on a standby basis in case it is needed for emergency purposes; however, it is not a preferred

source of water. As evident in the community survey, residents are very proud of the high-quality water that is available in Thornhill.

Sewer

Most properties in Thornhill have individual septic systems; however, in the Queensway-Churchill Drive areas, customers are connected to a community sewer system (septic tank effluent pumping) that takes septage to lagoons and rapid infiltration basins at an RDKS treatment facility. This system also provides sewer service to Kitselas First Nations' Kulspai IR # 6 and a portion of the Thornhill core.

When the Queensway treatment facility was constructed, it was oversized to accommodate an extension to the core area of Thornhill. A portion of the commercial core was connected to the community sewer system in 2016. It was evident in the community survey that there is a strong desire on the part of residents to see the sewage system expanded. This is due to concerns that septic systems may be failing and there may not be sufficient space on properties for replacement fields. Many of the septic systems that have been installed in the past were not designed and installed to current best practices. This is particularly a challenge in small lot subdivisions and in some of the existing mobile home parks where land parcels are smaller and septic systems are older, with constraints to installing a replacement septic field. According to Northern Health's *Guidelines for Subdivision,* it is recommended that parcels utilizing an individual septic system provide 0.2 hectares (0.5 acres) of site area in cases where the parcel is connected to a community water system. According to Northern Health's *Guidelines for Subdivision* larger land parcels are required when potable water is supplied by a well. There are a number of future development areas where minimum parcel size consideration is needed.

Solid Waste

The RDKS provides garbage collection and curbside recycling pick-up to Thornhill residents. Garbage is currently taken to the new Forceman Ridge Landfill. A new transfer station has been developed in Thornhill to service the community in conjunction with the new landfill. The Regional District has also recently implemented curbside pick-up of organics and has developed a composting facility for this waste.

Recreation

Thornhill residents pay for three types of recreational service:

- Operation of the Thornhill Community Centre Grounds;

- Maintenance of Thornhill parks and recreational sites; and

- A portion of the costs of the recreation services provided at the Sportsplex and Pool in the City of Terrace.

4.0   VISION

4.1   Vision Statement

"Thornhill is a distinct but integral part of the Greater Terrace area that enables a safe, quiet, affordable, suburban and rural lifestyle, while still having access to a broad range of community and commercial services both within the community and the broader region. It will provide great quality of life through the encouragement of appropriate styles of sustainable development, protection of and connection with key natural areas, regional integration, maintenance and expansion of infrastructure, and provision of key community services including great drinking water."

4.2   Guiding Principles

The following guiding principles were considered and incorporated throughout the development of the OCP and will be throughout its implementation. They provide the direction that is required to realize the community's vision for Thornhill and formulate the objectives and policies of the OCP.

- **Community Orientation**

    Despite being an unincorporated area, Thornhill considers itself a distinct community and decisions relating to land use and community development should assist in strengthening Thornhill as a complete community.

- **Long-Term Thinking**

    Decisions relating to land use and community development should have a long-term focus and consider impacts on community development, infrastructure and the environment.

- **Flexibility**

    Given the potential growth of the Northwest, it will be important to recognize that there could be periods of increased demand for land. The implementation of the OCP will provide opportunities for flexibility to adapt to community and market conditions in order to ensure that Thornhill continues to develop as a strong community and continues to play a vital role in regional development.

- **Facilitator**

  It is recognized that in some instances it is not practical for the RDKS to lead on the implementation of certain initiatives described within the OCP but that these initiatives are vital to maintaining and enhancing the community fabric of Thornhill. In this regard, the RDKS will, whenever reasonable, endeavour to support residents and businesses who work to improve the quality of life and strengthening of community in Thornhill.

- **Collaboration**

  The RDKS should work collaboratively with other community partners such as the City of Terrace and local First Nations communities to facilitate a coordinated approach to growth, development and the provision of services in a cost-effective manner in Thornhill and the region.

- **Community Engagement**

  It is recognized that residents of Thornhill are passionate about their community and want to be involved in decision-making processes. The implementation of the Official Community Plan will incorporate ongoing and continuous community engagement throughout its development and implementation.

4.3   Key Priorities

The following key planning priorities were identified, based on public consultation, to help guide the development of the OCP and future decision making in Thornhill. Generally, decisions related to new development should ensure any new development being considered respects protected areas and does not negatively impact existing settlement areas. The key planning priorities are to:

.1   Encourage policies that help maintain and protect Thornhill's unique character as a complete community;

.2   Encourage policies that help protect Thornhill's primary sources of drinking water;

.3   Continue to investigate the potential to provide community sewer to the rest of the community and engage with residents on cost and willingness to pay;

.4   Encourage policies that help maintain and protect environmentally sensitive areas and recreation spaces within the community;

.5   Encourage policies that promote a balance between regulation and enforcement in the community;

.6   Investigate alternative governance systems that work best for the residents of Thornhill;

.7 Build strong community and regional partnerships to support regional transportation and economic development initiatives between the Regional District, neighbouring municipalities and First Nations;

.8 Encourage policies that help make Thornhill a community that Thornhill is open and able to accommodate a wide range of people including families, youth and seniors;

.9 Promote housing affordability and the creation of opportunities for residents to age in place;

.10 Promote community opportunity for healthy and active lifestyles;

.11 Encourage policies that improve the health of Thornhill's natural environment;

.12 Promote the preservation of agricultural land for farming uses;

.13 Promote policies that minimize the negative impact that any new development being considered in Thornhill has on protected areas and existing settlement areas; and

.14 Be fiscally responsible and balance the need for new and improved facilities and services while keeping affordable tax rates.

.15

PART 2

COMMUNITY DEVELOPMENT

This section provides an overview of key community priorities and establishes objectives and policies to guide land use decisions through the Official Community Plan. This section draws from the key community priorities outlined in Section 4.3. These objectives, goals and policy guidelines take into account the values of our community to help realize Thornhill's vision for land use management over the next 5, 10, 20 years and beyond.

- **Objectives** - Are the main ideas that will outline goals and direct the OCP. These objectives describe the desired outcomes of what is to be achieved by applying the OCP policies to decision-making.

- **Policies** - Address particular topics in a more direct way. They define the approach needed to achieve the OCP's objectives. They are the key tools used for implementing decisions.

5.0   COMMUNITY DEVELOPMENT

5.1   Economy and Employment

The economy of Thornhill and employment of its residents is closely linked to economic activity in the rest of the region as well as the neighbouring city of Terrace. Terrace is the major service centre for Northwest BC and is an important staging point for resource activity. The region's economy remains heavily focused on resource extraction and other primary resource industries such as forestry as well as tourism. Recently proposed LNG developments have led to speculation on future job growth and new opportunities in the community.

Economic development in Thornhill is influenced largely by market cycles which depend on world pricing and demand for commodities; therefore, economic development in Thornhill and the Regional District should focus on maximizing the benefit from industrial activity when it is occurring while also ensuring the economy is diverse and resilient when industrial activity has lessened. Effectively striking this balance will provide a stable economy for residents and businesses.

Thornhill currently has a mix of commercial business that includes accommodations, retail stores, gas stations, convenience stores, restaurants and vehicle sales. Industrial businesses including gravel extraction and processing, mini storage and auto repair are also located in Thornhill. Despite the existing commercial services, the community has identified that there are commercial needs not currently being met in Thornhill. These may include having more local access to clothing stores, coffee shops, grocery stores, entertainment and sporting goods. Having these services available in the community would localize spending, help local businesses and diversify the commercial base.

5.1.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Encourage a greater variety of commercial services in the community;

.2   Support the diversification of the local economy to provide residents additional services to reduce the impacts of periodic downturns in the economy;

.3   Encourage entrepreneurship in the community to support commercial and agricultural growth; and

.4   Encourage the continued development of locally owned businesses.

5.1.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Secure a greater variety of commercial services in the community by:

    .1   Reviewing current land use regulations to promote and attract a greater variety of commercial services in the community; and

    .2   Working to create a cohesive community centre that can be used to attract commercial activity that supports the economic development of the community.

.2   Support diversification of the economy by:

    .1   Continuing to develop relationships with First Nations that have interests in Thornhill and considering how to work collaboratively with the Tsimshian First Nations as they proceed through the treaty process;

    .2   Recognizing that addressing key social issues, such as new housing and improved access to healthcare are fundamental to continued economic development in the community;

    .3   Continuing to work with other communities such as the City of Terrace and local First Nations, as well as Northern Development Initiative Trust to promote regional economic development; and

    .4   Working with resource companies to maximize the community benefits associated with their investment in the area.

.3   Encourage the development of locally owned businesses and support greater entrepreneurship in Thornhill by:

.1 Promoting efforts by Community Futures 16/37 to promote self-employment in Thornhill; and

.2 Enabling home-based businesses and agri-tourism, where appropriate.

5.2   Housing

Thornhill's housing stock consists mostly of single family dwellings on a range of lot sizes including mobile homes, suburban-style lots and larger estate lots. As indicated during the community engagement process, people often choose to live in Thornhill in order to access a rural lifestyle and larger residential parcels. Much of the housing stock in Thornhill consists of single-family dwellings, many of which are well over 35 years old. To ensure that different housing needs and preferences can be satisfied within Thornhill, a number of issues with respect to housing availability, diversity, affordability and accessibility should be addressed. Providing opportunities to increase the variety of housing in Thornhill to accommodate growth will be a critical issue moving forward. It is particularly important in light of the community's desire to maintain schools and other community amenities, to increase the level of infrastructure servicing and to provide more community-based commercial services, all of which will be more sustainable with a greater population base.

Given the potential for significant growth in the resource sector, Thornhill could potentially face a difficult housing situation on either a temporary basis, a permanent basis, or both. Major industrial projects in the region could result in the need to house a large temporary workforce. There are two fundamental choices from a housing perspective, encourage new workers to settle in Thornhill or enable the provision of temporary worker housing in work camps located in or near Thornhill. Choosing to encourage long-term settlement will mean that new and different housing options will need to be provided to accommodate that growth with an emphasis on family housing. Temporary work camps reduce the pressure on the Regional District to enable the supply of new housing; however, worker camps come with a different set of social and economic development challenges.

5.2.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1 Encourage the diversification of the housing stock within Thornhill to meet a greater range of housing needs;

.2 Encourage reinvestment into the housing stock; and

.3 Mitigate the potential negative impacts of temporary worker camps that may be located within Thornhill.

5.2.2 Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Encourage the expansion and diversification of housing by:

   .1 Encouraging the development of a more diversified housing stock, including single family housing, semi-detached houses, townhouses, mobile home parks and multi-family dwellings;

   .2 Encouraging the provision of affordable and adequate non-market accommodation for lower income households;

   .3 Encouraging BC Housing, Canadian Mortgage and Housing Corporation, Northern Development Initiative Trust, large private industries, developers and community groups to develop and participate in initiatives that will result in the construction of new affordable housing;

   .4 Encouraging the Province of BC to require that Crown land transfers for larger residential subdivisions include a portion of housing that would be considered affordable housing;

   .5 Enabling, where reasonable, residents to develop legal secondary suites in existing single-family housing to increase unit availability and diversity;

   .6 Encouraging the development of seniors housing in the community;

   .7 Promoting higher density housing forms to be concentrated in Lower Thornhill, to better use existing infrastructure and services; and

   .8 Encouraging new developments and retrofits to incorporate aspects of visitability and accessibility for seniors and people with special needs.

.2 Encourage reinvestment into the housing stock by:

   .1 Encouraging the retrofit and renovation of existing homes in order to promote existing homes that are attractive and liveable;

   .2 Encouraging reinvestment into existing mobile homes by permitting their replacement provided that the replacement of the mobile home meets CSA Z240 and proof that the mobile home was manufactured within the previous ten years; and

   .3 Whenever reasonable, providing promotional materials on retrofit programs that may be available from time to time from senior government and utility companies.

.3 Encourage the development of new houses that are energy efficient.

.4   Mitigate the potential impacts of worker camps by:

   .1   Allowing worker camps only in situations where there is a clear benefit to the community and positive legacy left behind, and in locations where the community supports the use; and

   .2   Developing a policy on community contribution agreements for worker camps that will outline the expectations that the RDKS has for the installation and operation of worker camps in Thornhill.

5.3   Transportation

The ways in which people and goods are transported throughout a community can have significant implications for quality of life and environmental sustainability. Transportation infrastructure in the region including highways/roads, rail and airports also supports job creation and the growth of key regional industries. For example, the expanding energy sector relies on the transportation network for the safe, reliable and efficient transport of equipment, workers and products.

Thornhill is intersected by several key road and rail corridors, including Highway 16 (Yellowhead) and Highway 37 South (Stewart-Cassiar). The community is also located in close proximity to the Northwest Regional Airport. While it is relatively easy to get around in Thornhill by vehicle, it can be more difficult to use alternative modes such as walking, cycling and transit. In general, local roads in Thornhill are paved but very few have sidewalks. As the community grows and as greenhouse gas emission reduction becomes increasingly important, it is critical that alternative transportation options to personal vehicles are provided and promoted. At the same time, it is important to recognize the climate in Thornhill, the distance between destinations and the associated necessity of travelling longer distances for employment and services in Terrace. This means it is important that existing roads are maintained and used efficiently.

5.3.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Provide an efficient, safe, reliable and connected transportation system for residents, visitors and businesses;

.2   Look for opportunities to better integrate Highway 16 with the local road network in Thornhill to increase the compatibility of adjacent uses, and enhance the appearance and gateway experience; and

.3 Promote safe and accessible alternatives to personal motor vehicles to reduce energy use and contribute to healthy lifestyles.

5.3.2 Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Recognize the Thornhill transportation network as indicated in Schedule D;

.2 Provide an efficient, safe and reliable transportation system by:

    .1 Restricting direct access to highways from individual sites to maintain highway design speeds and promote highway safety;

    .2 Encouraging adequate street lighting in all neighbourhoods;

    .3 Encouraging the Ministry of Transportation and Infrastructure to review and potentially improve levels of service for snow removal;

    .4 Working with the Ministry of Transportation and Infrastructure to develop traffic calming measures in residential neighbourhoods; and

    .5 Working with the Ministry of Transportation and Infrastructure to address drainage issues on roadways.

.3 Encourage alternative transportation modes by:

    .1 Developing a Trails Network Plan to define and formalize major trails and to ensure that trails and walking and bicycle paths are logical, connected, have a maintenance plan and that investment is prioritized for the most critical paths;

    .2 Implementing the *Thornhill Active Transportation Plan*;

.3 Encouraging the Province of BC to recognize established trails on Crown land identified in the *Thornhill Active Transportation Plan* and to encourage that their maintenance is considered as part of Crown land transfers;

.4 Working with BC Transit to determine how to make transit service in Thornhill more effective;

.5 Encouraging the Ministry of Transportation and Infrastructure to provide sidewalks and promote cycling and walking within the community in strategic locations. Emphasis should be placed on access to schools from residential neighbourhoods;

.6 Whenever possible, requiring that new subdivisions include sidewalks or multi-use pathways that connect the new subdivision to the major trail network;

.7 Partnering with the Province or other parties in working to provide area roadways that suit the needs of the local community, and working with the Ministry of Transportation and Infrastructure so that provincial roadway improvements are coordinated with any desired local improvements such as streetscaping, traffic calming and sidewalk provision;

.8 Encouraging owners of properties (whether commercial, industrial or recreational), where the general public has access, to further enhance facilities by making them universally accessible for seniors or those with disabilities;

.9 Whenever possible, aiming to have Regional District facilities accommodate universal accessibility aspects for both indoor and outdoor facilities; and

.10 Working with the Ministry of Transportation and Infrastructure and School District # 82 to improve school bus stops to make them safer for children.

.4 Encourage the provision of directional lighting in order to maintain dark skies; and

.5 Consider opportunities to enhance the gateways to Thornhill at the entrances into the community through signage, landscaping and other features along highway corridors.

5.4   Infrastructure

For an unincorporated area, Thornhill offers a significant amount of infrastructure services. This predominantly includes paved roads, a community water system that services much of the community and a community sewer system that serves the Queensway/Churchill Drive area and the Thornhill core area along Highway 16. Residents have expressed a desire to have the water

quality maintained and to expand the sewer system. Maintaining and enhancing the infrastructure services provided in the community is an important priority for residents of Thornhill.

5.4.1 Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1 Working to provide infrastructure that meets the needs of residents and businesses while remaining affordable and practical to operate over the long term;

.2 Maintain the community's infrastructure in a fiscally responsible and sustainable manner;

.3 The life cycle costing, using asset management practices, is evaluated prior to committing to the development of new infrastructure; and

.4 Encourage those developments that use existing infrastructure connections over those that require new infrastructure.

5.4.2 Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Promote the sustainable long-term financing and maintenance of infrastructure by:

.1 Developing an Asset Management Plan for Thornhill's infrastructure to ensure all assets and their condition are known and a plan is in place to fund their operation, maintenance and replacement;

.2 The costs and financial implications, including maintenance for water, sewer and other infrastructure are taken into consideration when making decisions and setting utility rates;

.3 Working towards enhancing public awareness and understanding of the full costs and financial implications associated with all projects and initiatives in the community and, to the extent possible, provide the public opportunities to be involved in decision-making;

.4 Considering the implementation of tools, such as Development Cost Charges and amenity bonuses to ensure that existing residents and businesses do not subsidize infrastructure costs associated with new development;

.5 Reviewing zoning and development standards to promote infrastructure requirements are appropriately sized for development proposed to reduce long-term maintenance costs;

.6   Continuing to seek financial support from industry and other levels of government through grant programs and legacy funding as a way to address infrastructure funding gaps, recognizing that sustainable and predictable funding is needed long-term to ensure a sustainable asset management program; and

.7   Establishing and reviewing sustainable water and sewer rates that will pay for current operations and maintenance as well as develop reserves for future infrastructure rehabilitation and expansion.

.2   Ensure that water infrastructure meets the needs of Thornhill by:

.1   Establishing and defining clear service areas for the community water system;

.2   Promoting more compact development that uses infrastructure more efficiently;

.3   Continuing to develop and implement the Wellhead Protection Program;

.4   Exploring all options and encouraging the use of all available tools to protect wellheads from contamination, reflecting the most recent wellhead protection knowledge;

.5   Working to have the community water system compliance with the *Canadian Drinking Water Quality Guidelines*;

.6   Creating opportunities to educate property owners in proximity to the community water wells on acceptable practices for developing and storing goods on their properties; and

.7   Implementing water conservation strategies to encourage responsible use and reuse of water supply.

.3   Encourage environmentally sustainable wastewater disposal by:

.1   Requiring that new major subdivisions and developments consider provision of a community sewer system;

.2   Establishing and defining clear service areas for the community sewage system;

.3   Reviewing the feasibility of developing a community-wide sewer system including the potential of developing localized sewage systems;

.4   Encouraging indoor water conservation measures in existing and new buildings in order to make more efficient use of available sewage capacity; and

.5   Considering the feasibility of integrated resource recovery, particularly within the sewer system.

.4   Encourage development that is easily serviced by existing infrastructure by:

.1 Prioritizing development on vacant or redevelopment lots that already have access to required infrastructure over development that requires infrastructure extensions.

5.5 Environmental Protection

Thornhill has a unique natural setting that contributes to the rural character of the community. The predominant natural feature in the area is the Skeena River, which provides habitat for salmon and steelhead. These aquatic resources are important to local Indigenous and non-Indigenous communities and are a key component of the tourism industry. Other key natural features in the Thornhill area include the Skeena River tributaries such as Thornhill Creek,

Copper Mountain and forested areas. Combined, these areas provide habitat for a diverse range of flora and fauna. Maintaining the integrity of these habitats and access to natural areas is important to Thornhill's residents. In addition, environmental awareness in Thornhill has led to a desire in the community to protect resources such as the groundwater aquifer. As Thornhill further develops, it is important that preserving the natural environment and mitigating human impacts on the environment is considered.

5.5.1 Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1 Raise environmental awareness within the community;

.2 Address issues related to the impacts of human activities on the environment; and

.3 Promote responsible stewardship of the community's natural and environmentally sensitive areas including preservation and conservation through education, guidelines, regulations, monitoring and enforcement.

5.5.2 Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Foster environmental awareness within the community by:

.1 Working with Northern Health to provide education on the proper installation and maintenance of septic systems; and

.2   Highlighting the location of environmentally sensitive areas throughout the community and educating the public about these sites and why they are important natural habitats that should be protected and how this benefits the community.

.2   Address issues related to the impacts of human activities on the natural environment by:

   .1   Encouraging indoor and outdoor water conservation, considering incentive programs for water-wise fixtures and potentially distributing water savings kits;

   .2   Encouraging senior governments and industry to consider potential environmental and cumulative impacts of major projects in the plan area;

   .3   Encouraging owners of larger land parcels to maintain tree coverage on parcels before, during and after construction on the parcel;

   .4   Encouraging the responsible disposal of solid waste by educating residents about the RDKS solid waste management programs;

   .5   Considering options for integrated resource recovery, particularly through sewage treatment processes;

   .6   Discouraging development that negatively impacts natural water courses, riparian areas, watersheds, water bodies and wetlands;

   .7   Encouraging land developers to protect natural water courses, riparian areas, watersheds, water bodies and wetlands by preventing erosion and siltation from occurring during construction, and by employing sediment fencing;

   .8   Promoting the reduction of storm-water run-off into natural water courses, riparian areas, watersheds, water bodies and wetlands by encouraging land developers and property owners to use swales, rain gardens, and soak-away areas rather than culverts and drain pipes with the exception of perimeter drains around foundations;

   .9   Considering developing a septic system management program in Thornhill to protect human and environmental health; and

   .10 Maintaining the community composting program.

.3   Promote responsible stewardship of the community's natural resources and environmentally sensitive areas by:

   .1   Protecting Thornhill's groundwater aquifer through the Wellhead Protection Program;

   .2   Encouraging the protection and enhancement of riparian areas and fish habitat on natural watercourses, water bodies and wetlands;

.3   Encouraging protection of environmentally sensitive areas by addressing issues related to disturbance from human activities and development;

.4   Promoting the preservation of aquatic habitat by enhancing water quality and the basic ecological functions of water resources; and

.5   Encouraging preservation of trees in riparian areas and on steep slopes.

5.6   Energy and Climate Change

Climate change is a significant challenge for communities worldwide. In Thornhill, the impacts of climate change could manifest itself in numerous ways such as changes in precipitation that could lead to increased flooding in Thornhill's creeks and rivers. Increased flooding could potentially be destructive to property and could result in an increased rate of erosion. Rising temperatures could result in higher river and stream temperatures, in turn impacting aquatic ecosystems. Aquatic resources are significant socially and economically for many in the region.

Communities must mitigate climate change by reducing greenhouse gas emissions while also adapting to its impacts. The Regional District of Kitimat-Stikine has signed onto the *Climate Action Charter* which commits it to becoming carbon neutral in its operations, measuring and reporting on their community's greenhouse gas emissions and working to create compact, more energy efficient communities.

In 2008, the Province enshrined commitments to reduce greenhouse gas emissions and established reduction targets in *Bill 44 (2008)*. *Bill 27 (2008)* amended the *Local Government Act* to require that local governments include greenhouse gas emission reduction targets within their Official Community Plans. To assist in this effort, the BC Ministry of Environment has prepared Community Energy and Emissions Inventories for communities in BC. The last inventory was created in 2010 and while an inventory was not prepared for Thornhill directly, it did include inventories for the Regional District as a whole, the unincorporated areas of the Regional District, and the City of Terrace. Based on the data collected, per capita emissions were 4.9 tonnes of CO2E for the unincorporated areas, which is less than the City of Terrace's per capita emissions of over 7 tonnes of CO2E. The major difference between the City of Terrace's emissions and the unincorporated areas was the higher amount of transportation and building emissions in Terrace. The higher emissions from buildings are attributable to the fact that much of Terrace is serviced with natural gas and Terrace has a higher proportion of commercial buildings. Approximately 71% of emissions in the unincorporated areas is generated through on-road transportation while 27% is generated through buildings.

At the same time, it is also important to consider how to reduce overall energy use in the community, including electricity which, while having little impact on greenhouse gas emissions in BC, still has environmental impacts.

5.6.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Work towards reducing greenhouse gas emissions within Thornhill;

.2   Help prepare Thornhill for the impacts of climate change; and

.3   Promote reduction in the amount of electricity used in the community.

5.6.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Work towards reducing greenhouse gas emissions in Thornhill by 33% below 2007 levels by 2030 and 80% below 2007 levels by 2050;

.2   Working towards reducing community-wide greenhouse gas emissions by:

    .1   Working towards reducing emissions from on-road transportation by:

        .1   Encouraging residents to use transit and work towards increasing transit service in Thornhill;

        .2   Implementing the *Thornhill Active Transportation* Plan;

        .3   Developing pathways between neighbourhoods;

        .4   Considering the installation of electric vehicle charging stations at key community facilities and encouraging businesses to install electric vehicle charging stations;

        .5   Encouraging businesses to install new bike racks; and

        .6   Supporting infill development and increasing density where practical and sustainable.

    .2   Working toward reducing emissions from solid waste by:

        .1   Encouraging the composting of yard and food waste in backyards; and

        .2   Continuing curbside collection of organics.

    .3   Working toward reducing emissions from buildings by:

        .1   Encouraging new buildings, including houses, to be energy efficient; and

.2   Supporting campaigns that educate residents on how to reduce greenhouse gas emissions from their homes.

.4   Considering opportunities for integrated resource recovery, particularly from the operation of Thornhill's sewer system;

.5   Encouraging the production and consumption of local food in order to reduce the emissions that result from shipping food to markets;

.6   Encouraging the retention of forest coverage throughout Thornhill to act as a carbon sink and encouraging residents to plant trees on their properties.

.3   Working toward reducing electricity usage in Thornhill by:

.1   Supporting efforts by BC Hydro to educate residents on energy conservation initiatives;

.2   Encouraging residents and businesses to consider using more energy efficient appliances and fixtures in their homes;

.3   Considering the installation of solar panels on community buildings, such as the Thornhill Community Centre where it is practical to do so to serve as demonstration projects; and

.4   Encouraging site and building designs for new buildings to take advantage of natural lighting.

.4   Help Thornhill prepare for to climate change by:

.1   Requiring new development to consider the potential increased risk of flooding in the design of storm-water management systems;

.2   Supporting efforts by senior government agencies and non-governmental organizations to better understand the impacts of climate change on the Skeena River watershed;

.3   Encouraging restoration and protection of riparian areas in order to enhance aquatic habitats; and

.4   Addressing the potential increase in the intensity of storm-water runoff by encouraging the retention of permeable spaces in new development, encouragement of innovative storm-water management interventions by developers and encouraging the Ministry of Transportation and Infrastructure to keep ditches and culverts clear of debris.

5.7   General Community Development

Residents of Thornhill are proud of their community and enjoy access to a more rural lifestyle. Residents appreciate the balance between having a rural lifestyle with minimum regulations, with

the ready access to community services such as schools, a fire department, water and sewer infrastructure and recreation facilities. The community also recognizes the benefits of some level of integration with Terrace and being able to take advantage of the services offered there.

5.7.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Support initiatives that foster pride and celebrate diversity in the community;

.2   Help preserve and increase the quality of life within Thornhill;

.3   Support initiatives that increase the availability of local food; and

.4   Consider adopting bylaws that balance the desire for freedom from excessive regulation with the desire to protect the quality of life of neighbourhoods and the environment.

5.7.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Help increase quality of life in the community by:

.1   Working with community partners and provincial agencies to help foster the provision of adequate social services in Thornhill;

.2   Continuing to maintain the volunteer fire department in Thornhill and working to attract more volunteers to the force;

.3   Encouraging School District # 82 to maintain high-quality schools in Thornhill;

.4   Ensuring that any investigation into alternative forms of governance for Thornhill explores and presents to the community in a clear and concise manner the costs and benefits of the various options. This may include items such as the costs of maintaining roads, increased access to funding grants and ability to establish tax rates; and

.5   Working with the Terrace RCMP to ensure coverage in Thornhill, including routine patrols.

.2   Support community pride and diversity by:

   .1   Encouraging community welcome signs to improve way-finding;

   .2   Working with local First Nations on areas of common economic and community development interests; and

   .3   Support initiatives of private citizens and organizations who want to volunteer to improve the appearance and quality of life in Thornhill.

.3   Ensure an appropriate level of bylaw enforcement by:

   .1   Providing education to residents on the Regional District bylaws and how they are enforced;

   .2   Considering increasing the level of bylaw enforcement in Thornhill; and

   .3   Considering the establishment of building inspection services.

.4   Support local food production by:

   .1   Promoting local food security by enabling residents to keep bees and a small number of hens (no roosters), rabbits, or both on residential properties of adequate size, while recognizing potential impacts to the environment and neighbouring property owners;

   .2   Supporting the continued development of local food opportunities by developing community gardens, encouraging backyard gardens and working with local restaurants to source food locally where possible; and

   .3   Continuing to support the ongoing operation of local farmers markets in the area.

5.8   Heritage

Residents recognize Thornhill's unique heritage as an important community value. Heritage is anything of a physical, cultural or social nature that is unique to and valued by a community and can be passed from generation to generation. Thornhill has a unique history of settlement separate from surrounding communities. It also includes a long period of occupation by Indigenous people, who have been in Thornhill since time immemorial.

The Regional District has a Community Heritage Registry which is a compilation of historic places, specific to the Regional District, which have been identified as having heritage value or heritage character. In 2007, the Regional District completed the *Regional District of Kitimat-Stikine Heritage Register Implementation Plan* which acts as a guide for creating and maintaining the Regional District Heritage Registry.

5.8.1　Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1　Maintain, protect and enhance heritage features in Thornhill;

.2　Continue to learn about the past and plan for the future of heritage in Thornhill;

.3　Increase public awareness of the importance of heritage as a sense of community identity and how residents contribute to keeping heritage alive and active; and

.4　Where appropriate, support the archeology branch of the provincial government (at the time of drafting, the Ministry of Forests, Lands, and Natural Resource Operations archeology branch) in its initiatives.

5.8.2　Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1　Protect important heritage features in Thornhill by:

　　.1　Maintaining the Heritage Advisory Commission, including at least one representative from Thornhill;

　　.2　Continuing to develop the Regional District's Heritage Register to include heritage resources found in Thornhill that are of local, regional, provincial or national significance;

　　.3　Identifying opportunities to pursue heritage incentives and opportunities offered by provincial and federal programs, and enactments;

　　.4　Continuing to implement the *Regional District Heritage Register Implementation Plan*;

　　.5　Considering adoption of a Heritage Protection Bylaw in the future to legally protect heritage features found in Thornhill; and

　　.6　Ensuring ongoing awareness and application to Federal, Provincial, Regional and other funding sources to partner in the Regional District's goals toward heritage preservation and presentation.

.2　Continue to build and spread knowledge of Thornhill's heritage by:

　　.1　Working with local First Nations to highlight their contribution to the history and culture of Thornhill;

　　.2　Supporting First Nations in the recognition, protection and promotion of their unique history and identity in Thornhill;

.3   Using heritage as an educational tool and as an economic development tool to support tourism; and

.4   Raising the awareness within and outside of the community about Thornhill's heritage.

.3   Support the archeology branch of the provincial government in its initiatives by encouraging developers to undertake archeological reviews of their properties as required by Provincial legislation.

PART 3

LAND USE

The future use and development of land within Thornhill should be consistent with the official land use designations shown in Schedule C and described in the following sections. Existing land uses are a part of Schedule C. Some existing land uses do not conform to the designations shown in Schedule C, but the intent is to illustrate the preferred pattern/vision of land use within Thornhill and guide development and redevelopment that occurs in the future.

6.0 GENERAL LAND USE POLICIES

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Encourage the Province of BC to engage with the Regional District as part of treaty negotiations to ensure that the OCP is referenced in treaty negotiations pertaining to land in Thornhill;

.2 Work with First Nations communities to ensure development on treaty lands is compatible with the OCP and can integrate with existing infrastructure systems, where feasible, such as roads, trails, water systems and potential future sewer systems;

.3 Support the community in becoming self-sufficient through local food production practices;

.4 Support Crown land applications that will complement the goals and policies of this OCP, such as maintenance of trails, parks and open space and provision of diverse and affordable housing;

.5 Encourage infill development where feasible;

.6 Require that the habitable space of homes and buildings be located above the 200-year floodplain elevation and setback from watercourses as described in *Floodplain Management Bylaw No. 656*;

.7 Create new subdivided lots that are sized to accommodate a full range of services; and

.8 Encourage densification of Thornhill's commercial core area.

6.1 Residential

Thornhill is comprised mostly of small to medium sized parcels and includes single-family dwellings and mobile homes with some larger parcels and acreages. The size of parcels is based on the availability of services. Smaller parcels generally should have access to community water and sewer systems, moderate sized parcels should generally have access to the community water system while having on-site septic systems and larger, more rural parcels should generally have on-site septic and likely a drinking water well.

As indicated in **Section 3.1**, it is expected that there could be a need for 182 new homes over the next 20 years based on population projections.

6.1.1 Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1 Encourage policies that help create sufficient land designated for residential development to meet the needs for the next 20 years;

.2 Encourage the diversification of the housing stock to better align with the needs of existing and future residents of Thornhill;

.3 Ensure that all new parcels are of a sustainable size that can support a full range of services; and

.4 Support economic development by enabling some forms of home-based business.

6.1.2 Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Direct residential uses to those areas designated Residential on Schedule C;

.2 Support development of existing privately held parcels that are designated Residential on Schedule C prior to supporting the acquisition of Crown Land for residential purposes;

.3 Encourage the diversification of the housing stock by:

    .1 Allowing, in accordance with applicable zoning bylaws, the development of single-family and semi-detached houses and multi-family dwellings in those areas designated Residential on Schedule C;

    .2 Permitting, in accordance with applicable zoning bylaws, manufactured homes in those areas designated as Residential on Schedule C;[8]

    .3 Encouraging the development of secondary suites in those areas designated as Residential on Schedule C as long as infrastructure systems are capable of supporting this development;

    .4 Developing a policy to address permitting secondary suites in those areas designated on Schedule C;

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[8] **Manufactured Home** means a mobile home or a modular home used as a dwelling unit.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.

.5 Recognizing manufactured home communities as an important form of affordable housing in the community; and

.6 Directing the installation of new mobile homes in new subdivisions to areas zoned for mobile home parks.

.4 Ensure that all new lots in those areas designated Residential on Schedule C are capable of sustaining a full range of services by:

.1 Unless serviced by a community sewer system, requiring that all new single-family parcels be of a size that can sustainably accommodate an onsite septic system, single-family dwelling, ancillary structure and a backup field, while meeting all legislative requirements;

.2 Requiring that proof of potable water be provided to the applicable Ministry where a well is being used to provide drinking water; and

.3 Requiring that any new development on parcels less than 0.1 ha (0.25 acre) in size connect to a community water/sewer system, consistent with the recommendations in Northern Health's *Guidelines for Subdivision*.

.5 Enable the development of home-based businesses in those areas designated Residential on Schedule C to support economic development by:

.1 Allowing appropriate types of home-based businesses in residential areas;

.2 Ensuring that home-based businesses are clearly a secondary use to the primary residential use of the property;

.3 Discouraging home-based businesses that will have a detrimental effect on surrounding properties in terms of unsightliness, noise, parking congestions and traffic; and

.4 Discouraging home-based industries except for within the River Drive area, where there has been a historical practice of enabling residential and industrial uses.

6.2   Rural

The protection of farmland and rural areas is very important to the Regional District. Agriculture has a long history in the area and many people choose to live in Thornhill because of the opportunity it provides to live on rural properties. There are currently 317 hectares (783 acres) of land designated as part of the Agricultural Land Reserve (ALR) in Thornhill which constitutes approximately 23% of the community's total land base. Some residents choose to live on rural properties to have privacy and the option of having market gardens and some livestock.

6.2.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Encourage the protection of high-quality agricultural lands;

.2   Ensure the *Agricultural Land Commission Act* and the *Local Government Act* are applied in regard to any subdivision, land use, or building permit application submitted in the Agricultural Land Reserve; and

.3   Support local agricultural practices.

6.2.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Direct rural uses to those areas designated Rural on Schedule C;

.2   Encourage the protection of high-quality agricultural lands from development that would detract from its ability to be used for agricultural purposes by:

    .1   Enabling limited development and subdivision of parcels in those areas designated Rural on Schedule C;

    .2   Discouraging industrial use in those areas designated Rural on Schedule C, including home-based industries; and

    .3   Discouraging development of new roads, utility corridors or other public uses on agricultural lands and in those areas designated Rural on Schedule C unless no suitable alternative exists.

.3   Support local agricultural practices by:

    .1   Encouraging the expansion of the agriculture industry by addressing issues related to protecting high-quality agricultural land in those areas designated Rural on Schedule C from development; and

    .2   Considering developing guidelines or policy directions to reduce potential conflict between traditional farming operations and other rural land uses.

.4   Support the objectives of the Agricultural Land Commission by:

    .1   Supporting applications for the exclusion of lands from the ALR only if:

        .1   The parcels are identified as having non-agricultural potential; and

.2　The land has already been identified for exclusion by the Agricultural Land Commission (ALC).

.2　Supporting the ALC's objective of retaining agricultural lands and consolidating them in large parcels to maintain their viability for agricultural use and further support consolidation of farmland; and

.3　Considering the provisions of the *Agricultural Land Commission Act* and those of the *Local Government Act* in any subdivision, land use or building permit application being reviewed by the Regional District for property that is located within the ALR.

.5　Encourage intensive agricultural operations are suitably screened, set back from adjacent development and minimize the possibility of negative impact on surrounding properties in terms of noise, odour or run-off.

6.3　Commercial and Industrial

Much of Thornhill's commercial and industrial land base is located along the Highway 16 corridor. This development consists of a range of uses including hotels, gas stations, machine shops, retail stores, and vehicle and equipment sales. Many of the commercial and industrial services provided serve a regional clientele and are not specifically focused on serving the needs of Thornhill's residents. The community has stated a desire for more commercial services within Thornhill. The development of more commercial uses will also help to diversify the Regional District tax base and improve the current level of business services to residents.

6.3.1　Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1　When feasible, appropriately zone land for the purposes of economic development in order to help expand the tax base of Thornhill;

.2　Encourage the use of Highway 16 and Highway 37 South as a means of developing commercial and industrial uses that support the regional economy; and

.3　Support service and retail opportunities in the community, where possible.

6.3.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Direct commercial and industrial uses to those areas designated Commercial and Industrial on Schedule C;

.2   Support service and retail opportunities in the community by:

    .1   Encouraging the development of commercial and industrial uses that provide services to residents of Thornhill in those areas designated Commercial and Industrial on Schedule C;

    .2   Enabling the development of commercial uses, such as restaurants and convenience stores in residential neighbourhoods as long as the development complements the neighbourhood character;

    .3   Encouraging in those areas designated Commercial and Industrial on Schedule C a full range of commercial goods and services, and administrative, public and corporate offices that will meet the needs of the community; and

    .4   Striving to accommodate in those areas designated Commercial and Industrial on Schedule C a range of light service industries that provide economic opportunities and services for local residents, tourism and the business community.

.3   Work towards greater development of the commercial core around the highway corridors by:

    .1   Reviewing the potential to work with the Crown to make land available on the highway corridors for commercial and industrial use.

.4   In areas around industrial areas, encourage future land uses that are compatible with industrial activities; and

.5   Direct sand and gravel extraction activities to those areas designated Sand and Gravel on Schedule C.

6.3.3   River Drive (Special Planning Area)

A unique area of Thornhill located along River Drive enables a mix of industrial and residential use. River Drive was once the alignment of Highway 16 and this likely led to the development of rural lots that had both residential and industrial uses prior to the establishment of the Official Settlement Plan. The OSP recognized the River Drive area as a transition area from residential to industrial land use and responded to the demand in the Greater Terrace area for industrial/residential lots. This was reinforced in the Zoning Bylaw as this area is zoned Rural Industrial and permits residential and industrial uses. This type of development with a mix of industrial and residential uses is no longer common and current practices are to separate these uses. The vision for the River Drive area is to continue to transition residential uses to industrial uses.

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Enable residential and industrial uses in those areas designated River Drive Area on Schedule C;

.2   Encourage light and medium industrial development as the primary use in this area;

.3   Discourage new residential development in this area;

.4   Encourage in this area the development of buffer areas between industrial buildings and adjacent properties; and

.5   Encourage the transition of properties to industrial uses in this area where feasible.

6.4   Community Uses

There are a number of community land uses such as major civic, institutional and parks/ recreational facilities located throughout Thornhill. Intended uses generally include community centres, schools, churches, parks and cemeteries. Facilities provided as services to the general public such as solid waste transfer stations and sewage treatment facilities are also included.

Park and recreation facilities, in particular, are a key element of community health and support the desire of Thornhill residents to protect and maintain their connection to nature in their community. While Thornhill currently has several large areas of land dedicated to community use, there are a number of trails and recreation spaces on Crown land that should, whenever possible to be formally recognized and protected from development in the future.

6.4.1   Objectives

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Support Thornhill in being a healthy community;

.2   Ensure community uses are planned to accommodate existing and future needs and contribute to the quality of life in Thornhill; and

.3   Promote the enhancement of the quality of life in Thornhill.

6.4.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Direct community uses to those areas designated Community Use on Schedule C;

.2   Support the maintenance and advancement of recreational opportunities that promote a healthy community by:

    .1   Supporting community and recreational use of public facilities;

    .2   Working with School District # 82 to identify opportunities to establish joint use of facilities;

    .3   Developing a formal trail network that connects neighbourhoods and provides access to nature;

    .4   Implementing the *Thornhill Active Transportation Plan*;

    .5   Where appropriate, consider taking cash-in-lieu of park space at the subdivision stage in order to pay for the upgrade of existing parks, to implement the *Thornhill Active Transportation Plan* or aid other park projects or initiatives that benefit the community; and

    .6   Encouraging that universal accessibility and Crime Prevention through Environmental Design (CPTED) principles are considered in existing and planned parks.

.3   Plan for community uses that will be needed to accommodate the community's existing and future needs to contribute to the quality of life in the community by:

    .1   Considering the development of a Parks Master Plan for Thornhill;

    .2   Exploring the feasibility of establishing a boat launch on the Skeena River;

    .3   Identifying ways of enhancing the central park area of Thornhill including the schools, fairgrounds and community centre by establishing a master plan for this area that identifies how the facilities can better connect with and complement one another through trails and other features;

.4 Exploring the feasibility of developing recreational facilities such as an outdoor winter facility and skateboard park;

.5 Exploring the feasibility of developing and maintaining a kids playground in each residential neighbourhood of Thornhill; and

.6 Examining the development of another multi-use sports field by Thornhill Elementary and Thornhill Primary Schools.

.4 Encouraging all developers of existing and future public utilities to make concerted efforts to provide adequate sensory screening through enhanced landscaping, tree retention, fencing and earthworks such as berms.

6.5   Private Recreation

Thornhill is fortunate to have two private recreational facilities. These include the Skeena Valley Golf and Country Club and the Terrace Rod and Gun Club, which are valued amenities for residents of Thornhill and draw people from the region into Thornhill. Maintaining these facilities is of great importance to the community.

6.5.1   Objective

It is the objective of the Regional District of Kitimat-Stikine to:

.1 Encourage the maintenance and development of private recreation facilities in Thornhill.

6.5.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1 Direct private recreation uses to those areas designated Private Recreation on Schedule C; and

.2 Work with the Terrace Rod and Gun Club and the Province to ensure a continued viability of the club's facilities.

6.6   Open Space

Open Space areas are areas where the Regional District has identified that development should not occur due to any or all of the following: environmental reasons, or hazardous development conditions such as the presence of steep slopes and flooding. Open Space areas are important to residents of Thornhill as they contribute to the rural character of the community and provide access points to natural areas. Open Space areas are located throughout Thornhill.

6.6.1   Objective

It is the objective of the Regional District of Kitimat-Stikine to:

.1   Encourage the protection of open space from the negative effects of development.

6.6.2   Policies

It is the policy of the Regional District of Kitimat-Stikine to:

.1   Designate as "open space" those areas shown as Open Space on Schedule C; and

.2   Prohibit development of buildings in those areas shown as Open Space on Schedule C, unless deemed necessary by the local government for community infrastructure purposes or certified as safe for the use intended by a professional engineer with experience or training in geotechnical study and geohazard assessment registered with APEGBC.

.3   Allow where appropriate, safe, and where use will have minimal negative ecological impacts, those areas shown as Open Space on Schedule C to be used for recreation purposes.

6.7   Development Permit Areas

Pursuant to the *Local Government Act*, the Board may designate Development Permit Areas. These may be established under the following conditions:

.1   Protection of the natural environment, its ecosystems and biological diversity;

.2   Protection of development from hazardous conditions;

.3   Protection of farming;

.4   Revitalization of an area in which a commercial use is permitted;

.5   Establishment of objectives for the form and character of intensive residential development;

.6   Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

.7   In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;

.8   Establishment of objectives to promote energy conservation;

.9   Establishment of objectives to promote water conservation; and

.10 Establishment of objectives to promote the reduction of greenhouse gas emissions.

This Plan establishes four separate Development Permit Areas (DPAs):

DPA # 1 – Wellhead Protection Area	Areas that are located above the aquifer supplying the Thornhill community water wells and identifies what actions must be undertaken to mitigate development impacts.
DPA # 2 – Hazardous Area	Areas considered hazardous because of steeply sloping terrain as well as the presence of unstable soils and floodplains.
DPA # 3 – Environmentally Sensitive Areas	Areas that have key environmental values that should be protected.
DPA # 4 – Commercial and Industrial Areas	Areas subject to guidelines for the form and character of industrial and commercial development

The *Local Government Act* imposes Development Permit requirements in DPAs. A Development Permit must be obtained when any of the following types of development activity occur, in accordance with Section 489 of the *Local Government Act*:

- Subdivision of land;

- Construction, addition, or alteration of a building or other structure; or

- Alteration of land.

Each DPA also designates types of development that would be exempt from submitting a development permit, depending on the goals of the DPA in question.

All Development Permit applications undertaken in conjunction with a subdivision will be referred to the Ministry of Transportation and Infrastructure.

6.8   Development Approval Information Areas

Pursuant to Division 6 of the *Local Government Act*, an official community plan may require development approval information on the anticipated impact of a proposed activity or development on the community, including without limiting this, information regarding the impact on such matters as the following:

- Transportation patterns including traffic flow;

- Local infrastructure;

- Public facilities including schools and parks;

- Community services; and

- The natural environment of the area affected.

An official community plan may do one or more of the following with regards to development approval information requirements:

- Specify circumstances in which development approval information may be required;

- Designate areas for which development approval information may be required; and

- Designate areas for which, in specified circumstances, development approval information may be required.

This Plan establishes development approval information requirements for the Wellhead Protection Area, as identified in Development Permit Area No. 1.

6.9   Temporary Uses

In any area of Thornhill, the Board of the Regional District of Kitimat-Stikine may issue temporary use permit, in accordance Section 492 of the *Local Government Act*, for commercial uses, industrial uses, residential uses (including temporary worker camps), institutional uses, and any other temporary uses.

Temporary use permits may be issued for a maximum three-year term and may be renewed for one additional maximum three-year term. Temporary use permits may be issued provided that the temporary commercial or industrial use:

.1   Is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, or electrical interference;

.2   Is reasonably compatible with adjacent land uses;

.3   Does not require the Regional District Board to construct new infrastructure to accommodate the demand placed on its services;

.4   Does not permanently alter the site upon which it is located;

.5   Complies with all the conditions specified by the Regional District Board in the Temporary Commercial or Industrial Use Permit;

.6   Mitigates traffic impacts in a manner approved by the Ministry of Transportation and Infrastructure, where applicable; and

.7   Complies with other Provincial and Federal enactments.

PART 4

IMPLEMENTATION

This part of the OCP focuses on implementation of the guidance that has been established through the vision, objectives and policies.

7.0   IMPLEMENTATION STRATEGY

7.1   Reviewing and Updating Relevant RDKS Policies and Bylaws

The Official Community Plan is intended to act as the overarching policy providing guidance to future development in Thornhill. In particular, it will be important to consider the following:

Updating *Thornhill Zoning Bylaw No. 194* - This Bylaw was first adopted in 1983 and there have been several amendments since that time.   It will be important to undertake a comprehensive review of the Zoning Bylaw to ensure that it complements the vision of the OCP and reflects current best practices relating to land use and site design.

Updating *Thornhill Subdivision and Development Control Bylaw No. 195* - It will be important to consider amendments to the Subdivision Control Bylaw in order that new subdivisions and developments meet updated minimum servicing standards and designs.

7.2   Reviewing the OCP

This OCP will be regularly reviewed on an ongoing basis. The Board of the Regional District of Kitimat-Stikine will:

.1   Review the OCP annually; and

.2   Schedule a comprehensive review of the OCP no later than 2023.

7.3   Ensuring Consistency

All new local government plans, strategies, policies, bylaws, bylaw amendments/revisions and staff recommendations to the Board must be consistent with this OCP.

7.4   Key Action Items

The Official Community Plan has identified a number of key actions for implementation that will influence future development within Thornhill. While there are a number of actions included in the OCP, some of the most critical include:

Undertaking a sewer system expansion feasibility study - Many residents are interested in seeing the sewage system expanded to address concerns about the impact of septic systems on groundwater quality and to enable smaller sized lots, where desired. A feasibility study would help to determine the cost and community interest in expanding the system, document technical issues and determine a means of paying for the system.

Continuing the process of Wellhead Protection Planning - Residents in Thornhill have a strong desire to ensure that water quality is maintained into the future. In order to protect groundwater quality, there needs to be further efforts to identify a wellhead protection area and policies developed to ensure that any development within this area is designed in a manner that mitigates potential impacts to groundwater.

Developing a Parks and Trails Master Plan - The *Thornhill Active Transportation Plan* has already been completed and provides guidance on where new investments in pathways and other complementary infrastructure should be made to encourage people to walk and cycle. In order to complement this work, a Parks and Trails Master Plan could be developed that will review where new parks should be located, review how existing parks and equipment should be maintained and enhanced, identify, formalize existing trails and determine strategies to maintain and protect trails, particularly for those trails located on Crown lands, in the future.

Undertaking a services review for Thornhill - Throughout the development of the Official Community Plan, a number of residents indicated a desire for more access to bylaw services to address issues such as unsightly premises and noise. It was suggested that building inspection services be provided in Thornhill in order to ensure that new development meets relevant codes and standards. A Services Review could be undertaken for these two services to determine the most efficient service delivery model and the financial impacts to the Regional District and taxpayers.

Resolving the governance issue - A governance strategy should be undertaken which clearly outlines and compares the financial implications of incorporating as a new municipality, amalgamating with the City of Terrace and remaining an unincorporated area.

SCHEDULE B

Development Permit Area Guidelines

7.5   Development Permit Area No. 1 – Wellhead Protection Area

7.5.1   Authorization

Development Permit Area No. 1 is designated pursuant to *Local Government Act* Section 488(1)(a) [protection of the natural environment, its ecosystems and biological diversity].

7.5.2   Designated Area

Development Permit Area No. 1 is the area shown as Wellhead Protection Area on Schedule F.

7.5.3   Justification

Development Permit Area No. 1 seeks to protect Thornhill's aquifer, which is the source of its drinking water, from deleterious substances that would compromise the quality and safety of Thornhill's source water. The Regional District Board tools to assist it in protecting this resource from potentially negative impacts associated with development.

7.5.4   Development Permit Triggers

The *Local Government Act* allows local governments to impose development permit requirements in development permit areas. Unless exempted by 7.5.6, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 1 in accordance with Section 489 of the *Local Government Act*:

a)   Subdivision of land;

b)   Construction, addition, or alteration of a building or other structure; or

c)   Alteration of land.

7.5.5   Objective

The objective of the Development Permit Area No. 1 designation is to protect the subsurface aquifer, where Thornhill obtains its drinking water, from pollution associated with development.

7.5.6   Exemptions

In Development Permit Area No. 1, a Development Permit is not required for the following:

a)   The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;

b)   Interior alterations to buildings;

c)   The construction of or addition to residential ancillary buildings/structures that comply with

Zoning Bylaw provisions;

d) The erection of signs and fencing; and

e) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities.

7.5.7 Wellhead Protection Development Permit Area Guidelines

Wellhead protection development permits shall only be issued in accordance with the following guidelines:

a) Applications should be accompanied by a report as described in the Development Approval Information Area requirements for the natural environment – Wellhead Protection Area (**Section 8.1.4(a)**). The purpose of the report is to assist the Regional District in ensuring that hazardous materials storage and handling procedures, and facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up, and disposal.

b) Where feasible, new development and additions to buildings/structures requiring septic waste disposal should connect to the Regional District's sewage systems. In areas where connection is not possible and a means of on-site sewerage disposal is required, approval by the Northern Health Authority and a system that is designed, inspected and certified as–built by a person holding certification (Registered Onsite Wastewater Practitioner) in good standing by the Applied Science Technologists and Technicians of British Columbia or member of the Association of Professional Engineers and Geoscientists of BC with due consideration of the effluent absorption capability of the soils and local groundwater conditions is required. Notwithstanding this engineering design, the Regional District may require the installation of a holding tank instead of an on-site sewerage disposal system where local aquifer conditions warrant. Holding tanks will only be permitted if they have been properly engineered by the professional bodies as stated above and approved by Northern Health and will only be permitted on small lots or lots limited by topography and therefore cannot accommodate a septic field and backup.

c) In cases of development not listed on Schedule 2 of the *Contaminated Sites Regulation* [B.C. Reg. 375/96] or not requiring septic waste disposal, applications for a Development Permit should be accompanied by a report prepared as per **Section 8.1.4(b).**

7.6 Development Permit Area No. 2 – Hazardous Areas

7.6.1 Authorization

Development Permit Area No. 2 is designated pursuant to *Local Government Act* Section 488(1)(b) [protection of development from hazardous conditions].

7.6.2 Designated Area

Development Permit Area No. 2 is the area shown as Hazardous Areas on Schedule G.

7.6.3 Justification

Development Permit Area No. 2 seeks to protect development from hazardous conditions such as steeply sloping terrain, sloughing embankments and unstable slopes prone to topsoil movement. There are a number of areas in Thornhill that could be at risk due to steep slopes, including along the Skeena River, along Queensway Drive, and the escarpment that provides definition to the Bench area. There are also issues with quick clays in the Thornhill area that must be reviewed and mitigated in new development.

7.6.4 Development Permit Triggers

The *Local Government Act* allows local governments to impose development permit requirements in development permit areas. Unless exempted by 7.6.6, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 2, in accordance with Section 489 of the *Local Government Act*:

a) Subdivision of land;

b) Construction, addition or alteration of a building or other structure; or

c) Alteration of land.

7.6.5 Objective

The objective of the Development Permit Area No. 2 designation is to protect development from hazardous conditions.

7.6.6 Exemptions

In Development Permit Area No. 2, a Development Permit is not required for the following:

a) The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;

b) Interior alterations to buildings;

c) Construction of new buildings or structures less than 10 square meters in area;

d) The erection of a sign or fence;

e) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities; and

f) The consolidation of a lot or road widening.

7.6.7 Hazardous Areas Development Permit Area Guidelines

Hazardous Area Development Permits shall only be issued in accordance with the following guidelines:

.1 Areas of hazard slope are identified as those having a natural slope of greater than 25% for more than 1.5 metres or that may otherwise pose a potential for landslide or other geotechnical hazard;

.2 Areas of hazard slope shall preferably be maintained in their natural state;

.3 All persons desiring to alter or affect lands within an area of hazard slope must submit to the Regional District a report certified by a professional engineer with experience or training in geotechnical study and geohazard assessment registered with APEGBC (a "Qualified Professional") to assist the Regional District in determining what conditions or requirements it will impose in the permit;

.4 Erosion mitigation and slope stabilization measures identified in the report certified by a Qualified Professional, must be implemented for any future development, including but not limited to the altering of land and soil, the erection and placement of buildings and the installation of in-ground sanitary or storm sewer systems;

.5 Existing vegetation within an area of hazard slope shall be maintained in order to avoid erosion, slumping and mass wasting. Access improvements on an area of hazard slope such as roadways, pathways and trails shall be located and constructed in accordance with measures identified in the report certified by a Qualified Professional so as not to disturb the slope or natural drainage;

.6 Buildings and structures must be sited in accordance with building setbacks and other requirements as determined in the report certified by a Qualified Professional; and

.7 Applicants must make provisions for the disposal of surface run-off and stormwater drainage, which run-off and drainage must be diverted away from those areas of hazard slope subject to sloughing or erosion.

7.7 Development Permit Area No. 3 – Environmentally Sensitive Areas

7.7.1 Authorization

Development Permit Area No. 3 is designated pursuant to *Local Government Act* Section 488(1)(a) [protection of the natural environment, its ecosystems and biological diversity].

7.7.2 Designated Area

Development Permit Area No. 3 is the area shown as the Environmentally Sensitive Area on Schedule H.

7.7.3 Justification

Development Permit Area No. 3 seeks to minimize the impact that development may have on environmentally sensitive areas within Thornhill from the impacts of development, with the intent of providing habitat and promoting biological diversity on land and within waterways.

7.7.4 Development Permit Triggers

The *Local Government Act* allows local governments to impose development permit requirements in development permit areas. Unless exempted by Section 7.7.6, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 3 in accordance with Section 489 of the *Local Government Act*:

a) Subdivision of land;

b) Construction, addition or alteration of a building or other structure; or

c) Alteration of land.

7.7.5 Objective

The objective of the Development Permit Area No. 3 designation is to protect these areas from the impacts of development and ensure that key habitats and ecosystems are supported. The Skeena River and its tributaries provides important aquatic habitat that is valuable for a range of fish species including salmon. Protecting this habitat is of great social and economic importance to residents of Thornhill and local Indigenous communities.

7.7.6 Exemptions

In Development Permit Area No. 3, a Development Permit is not required for the following:

a) The alteration of a building that is limited to the addition, replacement or alteration of doors,

windows, building trim, awnings, or roofs;

b) Interior alterations to buildings;

c) Construction of new buildings or structures less than 10 square meters in area;

d) The erection of signs and fencing;

e) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities.

7.7.7 Environmentally Sensitive Areas Development Permit Area Guidelines

Environmentally Sensitive Areas Development Permits shall only be issued in accordance with the following guidelines:

a) No clearing, tree removal, construction, or construction-related activities should occur within 30 metres (100 feet) from the natural boundary of any waterways or waterbodies as shown on Schedule H (the "Environmentally Sensitive Areas").

b) Preservation of natural vegetation and existing tree cover is strongly encouraged in new development;

c) Prior to construction, all Environmentally Sensitive Areas should be preserved in their natural state to prevent access to, disturbance of and dumping on these areas of the property;

d) Prior to subdivision approval, the Regional District will request that the Provincial Subdivision Approving Officer request information where there is a potential for Environmentally Sensitive Areas to be affected by the proposed subdivision. A detailed study identifying the location of Environmentally Sensitive Areas on the subject property and specifying adequate measures for protection of the Environmentally Sensitive Areas shall be prepared by a qualified professional;

e) Streams should be protected from erosion and sedimentation by:

i. Preparing and implementing an appropriate erosion and sediment control plan prior to starting any site disturbance;

ii. Designing and planning each site to require as little grading or excavation as possible; and

iii. Installing silt fence or other suitable sediments controls between the construction site and down slope waterways prior to any other construction activity. This fencing should

remain in place until all other construction is complete and bare soils have been completely revegetated; and

f) Trails or boardwalks for community use that are carefully designed and located to minimize disturbance may be permitted within the 30-metre setback.

g) All construction must abide by the *Kitimat-Stikine Floodplain Management Bylaw No. 656, 2015*.

7.8 Development Permit Area No. 4 – Commercial & Industrial Areas

7.8.1 Authorization

Development Permit Area No. 4 is designated pursuant to *Local Government Act* Section 488(1) (f) [establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

7.8.2 Designated Area

Development Permit Area No. 4 is all the area designated as Commercial and Industrial on Schedule C.

7.8.3 Justification

Development Permit Area No. 4 seeks to ensure that form and character of development within the highway commercial corridor along Highway 16 and its frontage roads presents a clean safe and attractive area for residents and businesses.

7.8.4 Development Permit Triggers

The *Local Government Act* allows local governments to impose development permit requirements in development permit areas. Unless exempted by Section 7.8.6, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 4 in accordance with Section 489 of the *Local Government Act*:

a) Subdivision of land; or

b) Construction, addition or alteration of a building or other structure.

7.8.5 Objective

The objective of the Development Permit Area No. 4 designation is to encourage new development or redevelopment to be of a high quality and attractive physical appearance in order to promote a vibrant, healthy, safe and welcoming area.

7.8.6   Exemptions

In Development Permit Area No. 4, a Development Permit is not required for the following:

a)   Construction and alteration of a single-family residence;

b)   An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;

c)   Interior alterations to buildings;

d)   Construction of new buildings or structures less than 10 square metres in area;

e)   Erection of a sign or a fence; and

f)   Temporary structures limited to construction site offices, short-term special event and emergency facilities.

7.8.7   Commercial and Industrial Development Permit Guidelines

Commercial and Industrial Development Permits shall be issued in accordance with the following guidelines:

Design

a)   Monolithic structures and long expanses of straight walls should be avoided where possible. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance. Where possible, ground floor walls should include windows;

b)   Roof design should minimize snow and ice shedding onto the sidewalk/pedestrian and/or parking areas;

c)   Building design and orientation should consider climatic variables including sun/shade impacts, covered walkways and wind tunnel effects;

d)   To enhance outdoor safety blind spots should be avoided, particularly near dumpsters, parking areas and other open spaces;

e)   Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a pedestrian scale. Light fixtures that complement the character of the development and surrounding area are encouraged and light-spill onto adjacent properties should be avoided;

f)   Garbage bins and outdoor or rooftop equipment including mechanical, electrical or other service equipment should be appropriately located and screened from the view of building

tenants, the street, adjacent properties and other prominent viewpoints;

g) For buildings in which both the front and rear sides of the building are directly adjacent to a street, public entrances to both the front and rear should be provided;

Landscaping

h) The front setback areas should be landscaped to soften the visual image of the development but not in a way which impedes the sightlines on the adjacent streets or highway;

i) Development should include the planting of trees parallel to the street or highway right-of-way. To help ensure proper growth, the trees should be protected from damage and be of an appropriate species considering relation to power lines;

j) For major highway commercial development with large land area requirements, a landscape plan should be submitted to the Regional District to illustrate how the development will be incorporated into the streetscape;

Parking

k) Parking should be located close to buildings to promote ease and safety of access;

l) Shared access and egress points between neighbouring lots should be encouraged where possible;

m) Parking areas should include landscaped features to minimize the visual impact of large areas of open asphalt;

Signage

n) Signage should be unobtrusive and form an integral part of the landscaped setback areas of individual buildings;

o) Signage should be in a scale in keeping with the size of the building and not dominate the visual plane of the highway corridor and abide by the existing sign regulation bylaw;

Access

p) Vehicular access to new development should be designed to address safety and congestion issues; and

q) Vehicular access should comply with existing access management plans and other access requirements of the Ministry of Transportation and Infrastructure.

8.0 DEVELOPMENT APPROVAL INFORMATION (DAI) AREAS AND CIRCUMSTANCES

8.1 Development Approval Information Area No. 1

.1 Purpose

Natural Environment – Wellhead Protection Area

.2 Objective

The objective of this Development Approval Information Area designation is to protect the wellhead protection area against possible pollution from land development.

.3 Designated Area

All properties within the Development Permit Area No. 1 as defined on Schedule F are designated as a Wellhead Protection Area Development Approval Information Area pursuant to this Official Community Plan.

.4 Circumstances and Information Required

a) Pursuant to this Official Community Plan's Development Permit guidelines, prior to the Board's consideration of a development permit for land within the designated area, a report certified by a member in good standing of the Association of Professional Engineers and Geoscientists of BC and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation* [B.C. Reg. 375/96].

The purpose of the report is to assist the Regional District in ensuring that hazardous materials storage and handling procedures, and facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up, and disposal.

Specified mitigation measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. A Surface and Foundation Drainage Plan may be required which shows that storm waters will be appropriately collected and discharged as part of a system designed, certified, and inspected as-built by a member of the Association of Professional Engineers and Geoscientists of BC, experienced with hydrogeological investigations. The location of fuel storage tanks, abandoned or operational water wells and

underground pipelines such as water, wastewater or natural gas shall be identified in the report.

The report will be used to assist the Regional District in determining whether to issue a Development Permit under Development Permit Area No. 1 and the conditions and requirements the Regional District will impose in the Development Permit. The report may be incorporated into Development Permit terms and conditions if a Development Permit is granted.

b)   In cases of development not listed on Schedule 2 of the *Contaminated Sites Regulation* [B.C. Reg. 375/96] or not requiring septic waste disposal, a report produced by a member of the Association of Professional Engineers and Geoscientists of BC or person holding certification (Registered Onsite Wastewater Practitioner) in good standing by the Applied Science Technologists and Technicians of British Columbia demonstrating that the parcel can accommodate the existing infrastructure and proposed development while still retaining adequate room for a reserve septic field is required.

SCHEDULE C

Land Use Plan Map

SCHEDULE D

Thornhill Transportation Network Plan Map

SCHEDULE E

Thornhill Water and Sewer Infrastructure Map

SCHEDULE F

Development Permit Area No. 1 – Wellhead Protection Area - Map

SCHEDULE G

Development Permit Area No. 2 – Hazardous Areas – Map

SCHEDULE H

Development Permit Area No. 3 – Environmentally Sensitive Areas - Map