

OCP Bylaw 7281, 2001 (Current OCP)

Natural Areas; Greenbelt Linkages; Agricultural Land Reserve

Protect the natural amenities of the city by retaining valuable green areas as agricultural, large lot rural or open space, with minimal subdivision development. Significant natural areas also form the boundaries of the urban development areas, with:

- a. Parkridge Creek defining the southern limit to urban growth;*
- b. the steep slopes west of Foothills Boulevard forming the west boundary;*
- c. the Fraser River forming the east boundary;*
- d. the wetlands and watershed of McMillan Creek generally defining the northeast boundary;*

Agriculture

Recognize the importance of the Agricultural Land Reserve (ALR) which represents nearly a quarter of the city land base and serves to identify land of agricultural capability. It is intended to provide a secure zone for agricultural development, and its purpose is supported by the city.

Introduction

Rural residential development provides an alternative to living in an urban environment. The majority of future growth will occur in Urban areas to reflect the Growth Management Strategy, particularly the vision principle "manage growth for the long-term." However the option, albeit more limited, for living in a rural environment continues to be provided for. Rural residential areas in the city offer an important lifestyle opportunity. Some rural areas represent large agricultural holdings and hobby farms west of the bowl area. Others include country residential lots in the Ferguson Lake area north of Chief Lake Road, in Blackburn, on Cranbrook Hill, and in pockets along Old Summit Lake Road, and in the southwest section around Haldi Road. Many of the more remote rural regions of the city are recognized for their resource potential such as forestry, agriculture, or wildlife habitat.

A key issue in rural land use is the overall sustainability and economic viability of this type of density. The purely economic and financial factors need to be balanced against the desire for choice, particularly lifestyle options. A number of residents enjoy the larger open spaces offered by rural lots, and are willing to trade off a lesser degree of services against the relative proximity to the city centre and the amenities it can offer.

The City is supportive of the Agricultural Land Reserve (ALR) and its aim of preserving farmland and encouraging the maintenance of farming. Areas devoted to farming occupy about 5,000 hectares, and provide a substantial economic impact. The City does not wish to impede the long-term viability of agriculture by allowing rural residential land use. No ALR lands have been designated for rural residential development, with all such areas to be retained in large parcels, reflecting their agricultural value or potential.

Table 4 - Summary of Rural Designations

Rural Designation	Minimum Lot Size	Overall Intent
Rural Resource (RR)	1 lot per 15 hectares	Areas to be maintained in resource use such as forestry and agriculture, as well as natural open spaces
Rural A	1 lot per 4 hectares	Low intensity rural and hobby farm use
Rural B	1 lot per 2 hectares	Moderate intensity rural residential use
Rural C	1 lot per 4000 m ²	Rural residential development

Application of Rural Densities

Rural Resource and Rural use in the city is to be confined to specific areas of the city as a means of directing future growth. The land use designations are highlighted on Map 3.

Resource and Agricultural Values Retained

*The **Rural Resource** (RR on Map 3) designation is intended to reflect areas to be kept largely free from development, with priority placed on resource preservation, agriculture, and very low-density residential use. The minimum lot size shall be 15 hectares, except where the lot is exclusively government, utility, or public use, such as a park.*

*The **Rural Resource** designation incorporates lands that are best utilized for agricultural uses, such as crop production, grazing lands, or other resource-oriented uses, as well as lands intended to remain largely as natural open space.*

*The **Rural Resource** designation also applies to steep sloping areas within the urban development area of the city in recognition that such areas are to be kept largely free from tree cutting, soil removal or development except for low intensity recreational activity. (In urban areas – the significant slope designation is illustrated on Schedule C, Long Range Land Use Map).*

Where lands are contained within the Agricultural Land Reserve or the Forest Land Reserve, development is to be confined to agricultural or forestry activity, and is subject to the regulations of the Land Reserve Commission.