



## Section 5: Business and Economy

Compatibility between the type and scale of economic activities and the rural nature of the Plan Area is one of the primary issues in this Official Community Plan.

The majority of existing commercial and industrial uses are located within Village Centres and Rural Separation Boundaries. There are also existing commercial and industrial developments scattered throughout the more residential neighbourhoods in the Plan Area. Many of these uses are fully compatible with the surrounding neighbourhoods and will be recognized in the zoning bylaw. However, there are also certain activities that do have an impact on surrounding properties and may not meet the zoning criteria outlined in this OCP. This OCP encourages these activities to consider relocation to designated commercial or industrial areas, therefore lessening the impact of the business on nearby residential or rural properties and potentially contributing to the economic viability of the business through the availability of community servicing.

While there is no record of the number of home based businesses in the Plan Area, public consultation would indicate that it is a common and community-supported use of property. This OCP **fully** supports existing and future home based businesses. The future zoning bylaw will allow for a broad definition of home based business to include uses that could occur both within the residence and in accessory buildings. This OCP also recognizes that residents are opposed to any form of business licensing.

### **Objectives**

1. Accommodate existing businesses and encourage home based businesses through supportive land use designations and zoning.
2. Encourage businesses to use local people, products and markets.
3. Ensure businesses in the Area meet current standards of 'good business' by conforming to existing legislation for health, highways, waste management and environmental codes.
4. Minimize 'red tape' and regulations on businesses.
5. Balance economic activity with the preservation of the rural nature of Electoral Area 'F'.

### **General Policies<sup>1</sup>**

1. The future zoning bylaw will provide for higher density development and commercial and industrial zones within the Village Centres and Rural Separation Boundaries as designated on Map No. 2.
2. The use of buffers or setbacks to separate adjacent and incompatible land uses is supported.
3. The recognition and implementation of BC Fire Codes is supported.

### **Future Impact Policies**

1. New commercial and industrial development (beyond the scale of a home based business) shall be directed to appropriately designated lands within the Village Centres and Rural Separation Boundaries.

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<sup>1</sup> Bylaw No. 1152.05, adopted December 4, 2018