

Green Zone Issues and Policy Options



Greater Vancouver Regional Regional District:
Technical Advisory Committee

Livable Region Strategic Plan Review Workshop

December 9, 2005



1.0 Introduction and Purpose

This discussion paper provides an overview of the Green Zone policy area within the Livable Region Strategic Plan (LRSP), identifies key issues in implementing the Green Zone since the LRSP was adopted in 1996, and provides a range of policy options to consider in the review of the LRSP. This paper will be used to guide discussion at a workshop being led by the GVRD Technical Advisory Committee (TAC) on December 9, 2005.

This workshop on Green Zone Issues and Policy Options is part of a series of workshops on different areas of the LRSP being undertaken by TAC to provide input and direction into the review of the LRSP. Participants will give feedback on the Green Zone issues and policy options at the workshop on December 9th. This input will contribute to a broader process on the review of the LRSP involving public consultation.

The LRSP was adopted by the GVRD Board on Jan 26, 1996 (see <http://www.gvrd.bc.ca/growth/lrsp.htm>) and deemed to be a Regional Growth Strategy by the Province of B.C. on February 10, 1996. The Plan provides a long-term vision for the growth and development of the region. Its primary goal is to help maintain regional livability and protect the environment in the face of anticipated growth. The LRSP is based on four main strategies:

- **Protect the Green Zone:** The Green Zone protects Greater Vancouver’s natural assets, including major parks, watersheds, ecologically important areas and resource lands such as farmland. It also establishes a long-term growth boundary.
- **Build complete communities:** The plan supports the public’s desire for communities with a wider range of opportunities for day-to-day life. Focused on regional and municipal town centres, more complete communities would result in more jobs closer to where people live, accessibility to transit, shops and services near home, and a wider choice of housing types.
- **Achieve a compact metropolitan region:** The plan avoids widely dispersed growth and accommodates a significant proportion of population growth within the “growth concentration area” in the central part of the region. It identifies targets for housing and employment to contain growth and to minimize travel across the region.
- **Increase transportation choice:** The plan supports the increased use of transit, walking and cycling by minimizing the need for automobile travel (through convenient arrangement of land uses) and by managing transportation supply and demand. It also supports effective goods movement through the regional road and highway system.

Implementation of the Plan occurs through member municipalities, the GVRD and other partners and is monitored annually. There have been significant successes as well as a number of challenges in implementing the Plan (see recent LRSP Annual Reports at (<http://www.gvrd.bc.ca/growth/lrsp.htm>)). A review of the Livable Region Strategic Plan is currently underway within the framework of the Sustainable Region Initiative (SRI) which ensures that all GVRD plans and activities address social, environmental and economic aspects in a consistent manner to work towards regional sustainability.



2.0 Background and Context of the Green Zone

The Green Zone serves two main purposes: it protects the region's natural assets including watersheds, conservation areas, farmland, forests and major parks and it provides a long-term boundary to contain urban growth. Four main types of lands were included in the Green Zone:

- **Community Health Lands** - such as drinking watersheds, major wetlands and hazardous lands such as floodplains;
- **Ecologically Significant Lands** – such as major forests and conservation areas;
- **Renewable Resource Lands** – including farmland and forestry lands; and
- **Scenic and Recreation Lands** – such as major parks.

Lands were identified by member municipalities for inclusion in the Green Zone based on the above broad categories. Significant consultation and technical review was undertaken with member municipalities and other interested parties to develop the Green Zone. Ultimately, the Green Zone comprised the lands that member municipalities designated to be protected from urban development in the LRSP.

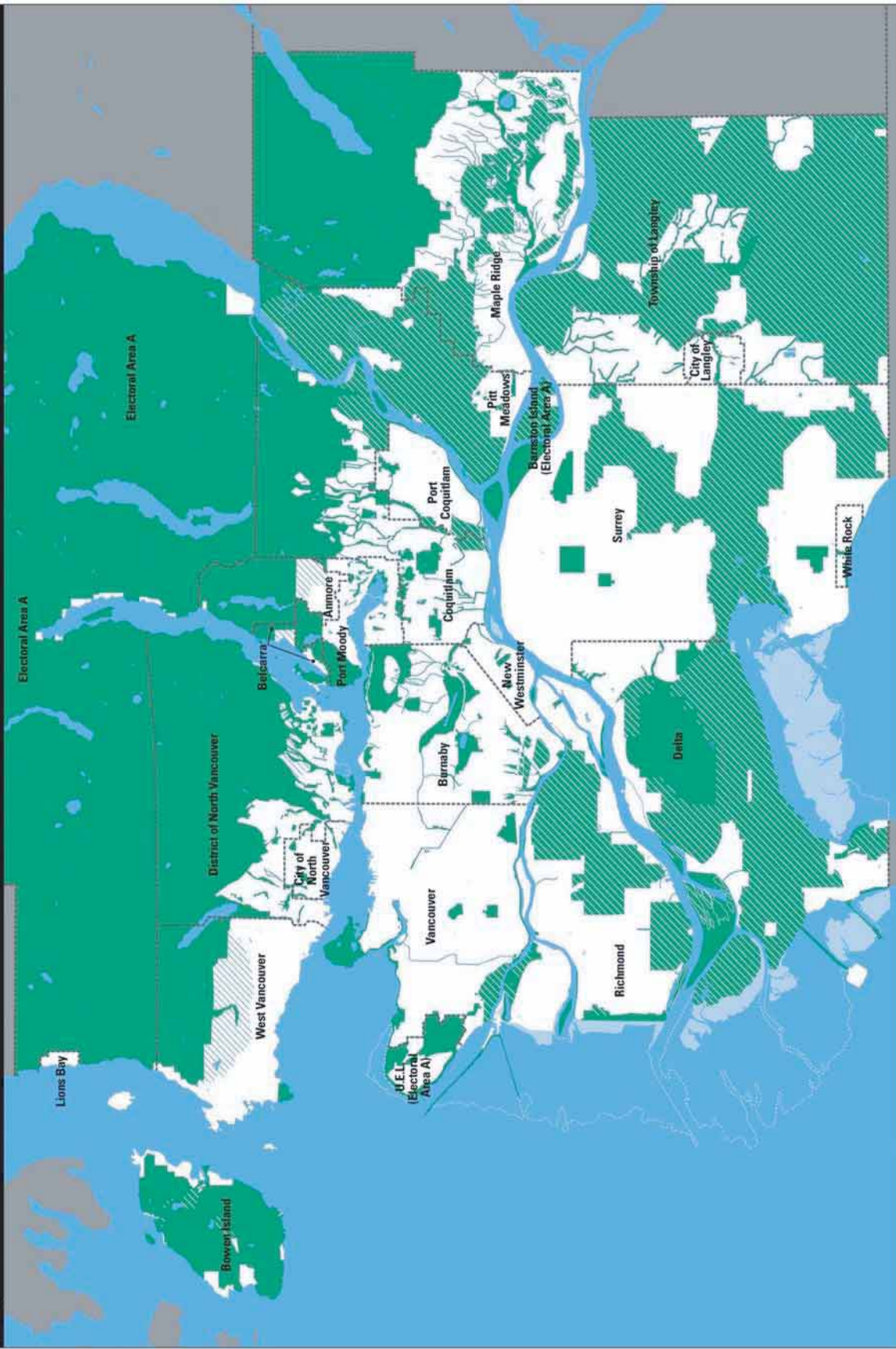
Approximately 70% (199,500 ha) of the region is within the Green Zone (Figure 1). The area of Green Zone by municipality and the proportion of each municipality that is within the Green Zone are shown in Table 1 and figures 2 and 3. Of the total Green Zone area, approximately 40% (80,000 ha) is protected within the region's watersheds, parks and conservation lands. Approximately 30% of the Green Zone or 58,000 hectares (ha) is agricultural land, including land within the Agricultural Land Reserve (ALR). Approximately 23% (46,000 ha) is Crown land or forestry lands and municipal golf courses. A small portion (8% or 15,000 ha) of the Green Zone is other municipal and private land. The break down of the Green Zone by these different management types is shown in Figure 4. There have been no amendments to the Green Zone since the LRSP was adopted in 1996.

Farmland and other resource lands such as forestry areas are a vital part of the Green Zone. The activities associated with the region's "working landscape" are varied and may be intensive such as industrial agriculture (e.g. poultry farms, greenhouses). The Green Zone is complementary to the ALR and the range of agricultural uses supported by the Provincial Agricultural Land Commission (ALC) is consistent with the Green Zone. An implementation agreement between the ALC and the GVRD on the Implementation of the Livable Region Strategic Plan identifies the objectives of both parties and areas of common interest associated with the Green Zone.

When the LRSP was prepared, mapping of the Green Zone involved consolidation of a variety of municipal submissions including detailed and conceptual paper maps and descriptions of the Green Zone onto a regional Geographic Information System (GIS) map. The map was reviewed and approved by each member municipality, however, it was recognized that refinements would be required in the future as additional information became available. GVRD staff have been improving the mapping information on the Green Zone by working with member municipalities to accurately map the Green Zone on a parcel-based GIS. This information provides a resource for ongoing protection of the Green Zone and for the review of the LRSP.

As part of the review of the LRSP, it is anticipated that a process will be undertaken with member municipalities to review and refine the areas designated within the Green Zone. This process may entail clarifying the criteria for Green Zone lands and the accurate location and mapping of the Green Zone in a coordinated manner so that any necessary amendments can be made.

Figure 1: Green Zone



Green Zone Areas
 Areas under municipal consideration
 Agricultural Lands in the Green Zone
 Municipal boundaries
 Wetland areas
 Tidal flats
 Illustrated Green Zone boundaries are not intended to conform with property lines

Table 1: GVRD 1996 Livable Region Strategic Plan (LRSP) Green Zone Distribution by Municipality

Municipality	Area of All Green Zone Lands (ha)	Percent of Total Green Zone Area	Area of Green Zone Agricultural Lands (ha)	Municipality Land Area (ha)	Percent Area of Municipality in Green Zone
White Rock	49	0.0%	-	505	9.7%
West Vancouver	5,044	2.5%	-	8,909	56.6%
Vancouver	1,254	0.6%	283	11,309	11.1%
Surrey	10,510	5.3%	9,254	30,176	34.8%
Richmond	5,526	2.8%	4,954	12,420	44.5%
Port Moody	979	0.5%	-	2,621	37.4%
Port Coquitlam	591	0.3%	214	2,876	20.6%
Pitt Meadows	7,067	3.5%	6,624	8,561	82.5%
North Vancouver District	12,766	6.4%	-	16,161	79.0%
North Vancouver City	112	0.1%	-	1,077	10.4%
New Westminster	121	0.1%	-	1,538	7.9%
Maple Ridge	18,988	9.5%	3,794	25,978	73.1%
Lions Bay	17	0.0%	-	233	7.5%
Langley Township	23,327	11.7%	22,491	30,305	77.0%
Langley City	131	0.1%	36	1,018	12.9%
Electoral Area A	82,191	41.2%	569	82,666	99.4%
Delta	13,577	6.8%	10,422	16,850	80.6%
Coquitlam	7,657	3.8%	879	12,336	62.1%
Burnaby	2,246	1.1%	237	8,845	25.4%
Bowen Island	4,414	2.2%	184	5,031	87.7%
Belcarra	467	0.2%	-	517	90.3%
Anmore	2,425	1.2%	-	2,874	84.4%
Total GVRD Green Zone Area	199,460	100.0%	59,941	282,806	70.5%

Notes

1. Figures are based on 1996 adopted LRSP map and are approximate.
2. The summation of municipal Green Zone areas will vary slightly from the Total GVRD Green Zone Area as several inter-tidal islands are excluded in the above table.
3. The above land area figures excludes municipally nominated "Wetlands" and "Tidal Flats" that are included in the LRSP Green Zone map.

Source: GVRD Policy and Planning Department

Figure 2: Municipal Distribution of Green Zone Lands (ha)

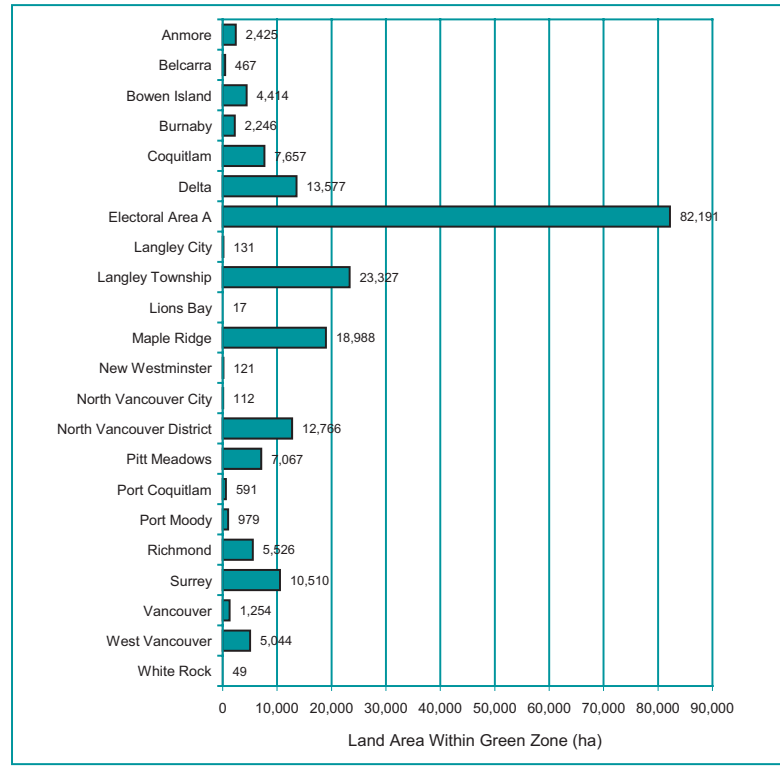


Figure 3: Land Area of Municipality in Green Zone Lands (percent)

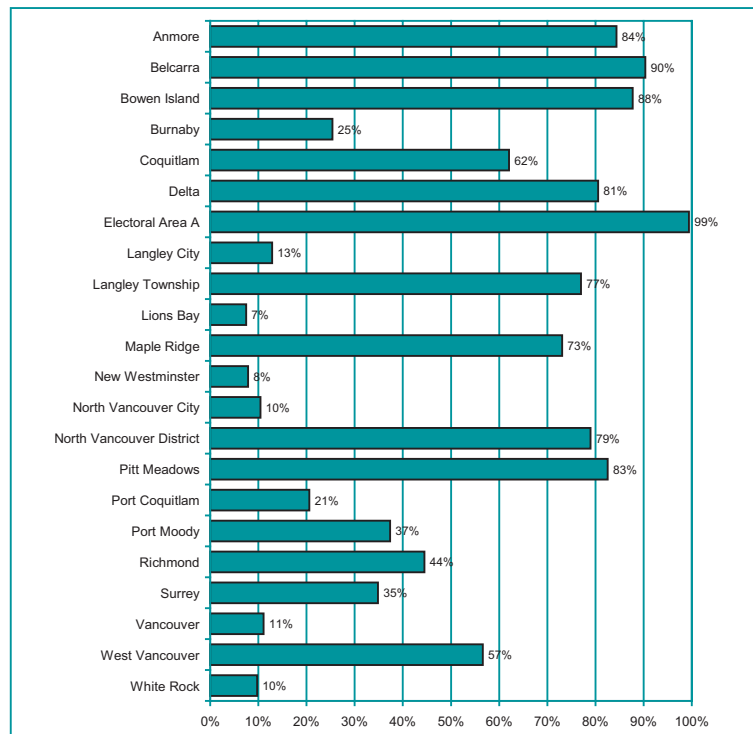
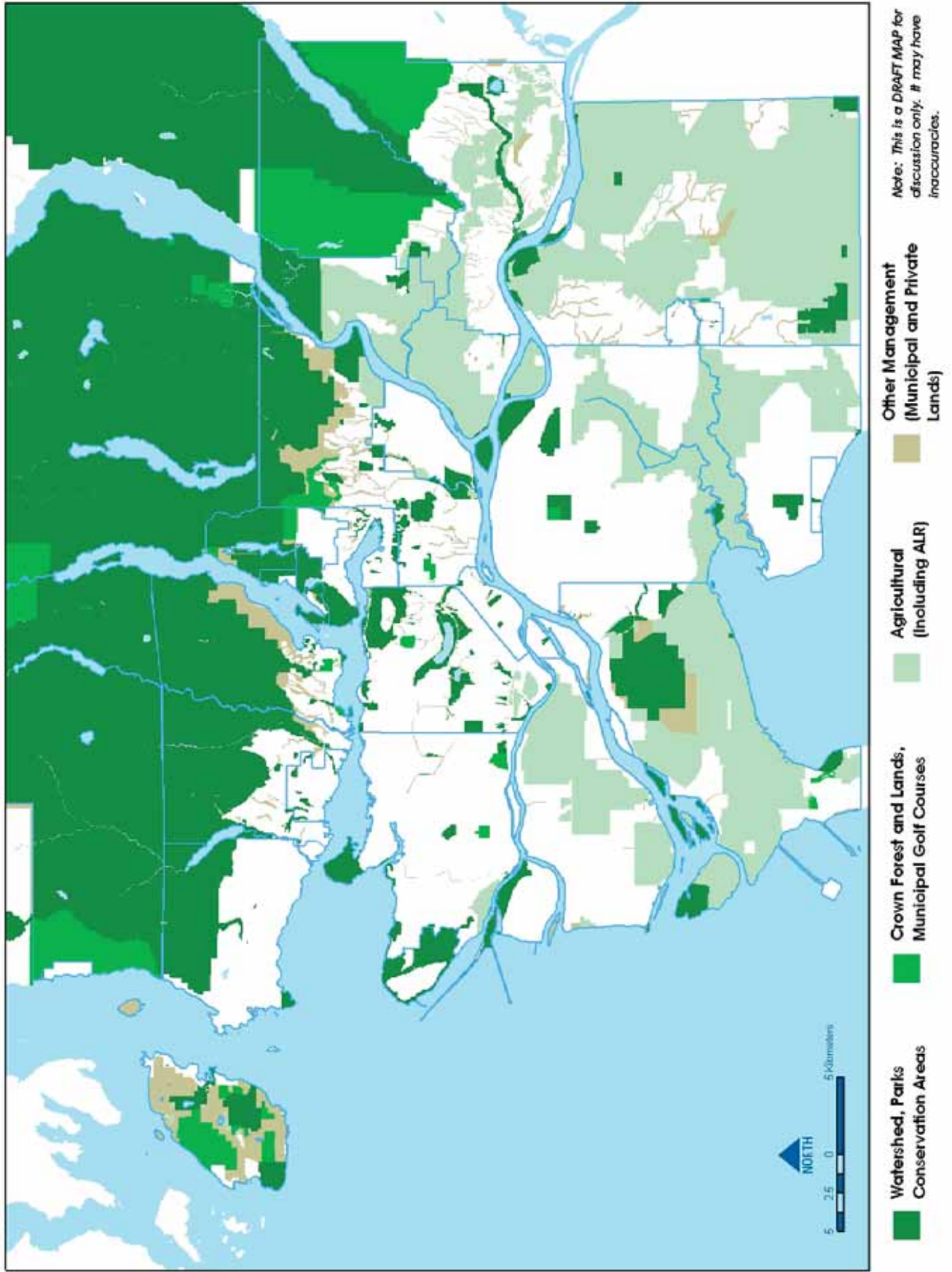


Figure 4: DRAFT - General Management Types Within the Green Zone



3.0 Key Issues

A number of key issues associated with implementing the Green Zone policies in the LRSP have been identified in discussions and workshops related to the LRSP review and the SRI as well as through ongoing monitoring of the Plan. These are outlined below.

Issue 1: Unclear definition and boundary of the Green Zone

Member municipalities designated a wide variety of lands within the Green Zone when it was established. For example, some municipalities designated major parks and conservation lands only. Others included streams, riparian areas, greenways and smaller municipal parks. Some municipalities designated all agricultural and ALR lands, while a few excluded specific ALR areas. Several municipalities indicated they would provide more specific delineation of Green Zone areas in the future following the completion of official community plans. Mapping information submitted varied as well with some submissions including detailed maps showing parcels and others providing descriptions of areas or conceptual maps of lands within the Green Zone. All of this information was consolidated onto a GIS and used to prepare the Green Zone map in the Plan. However, there are uncertainties at times in trying to precisely specify the boundary of the Green Zone when questions pertaining to land use and development in the vicinity of the Green Zone arise.

Issue 2: Inability to add or remove lands from the Green Zone without amending the Plan

The Green Zone boundary can only be amended through an amendment to the LRSP as defined under the *Local Government Act*, Part 25 (Regional Growth Strategies). The process to amend the Plan requires consultation with affected parties, approval of proposed amendments by each member municipality within a 120-period, and approval by the GVRD Board. The legislation also specifies mechanisms for dispute resolution for circumstances where agreement cannot be reached. An amendment to the LRSP has not been made since the Plan was adopted.

There are currently several areas within the Green Zone where municipalities would like to add or exclude lands to the Green Zone. For example, some of these areas are lands that have been excluded from the ALR and have been deemed by the ALC as unsuitable for agriculture. These lands remain in the Green Zone according to the Plan. However, it is unclear whether these lands still have Green Zone values. In other cases, municipalities have identified lands they wish to add to the Green Zone but recognize an amendment must be made to the Plan to do so.

Issue 3: Lack of clarity regarding land-uses in the Green Zone

The LRSP indicates the Green Zone is to be protected from urban development. There is no specific description of the uses that are supported (and not supported) in the Green Zone within the Plan. There are a variety of uses currently occurring within the Green Zone, some of which may be inconsistent with Green Zone objectives/values. For example, some institutional (schools, churches) and commercial uses exist, or are being planned in the Green Zone, and may include extensive buildings and parking facilities. In some cases, these are non-farm uses that have been permitted by the ALC on ALR lands. In other cases they are historical uses within adjacent farmland and greenspaces. Others are developments that have proceeded although inconsistent with the Plan.

Issue 4: Agricultural viability and food security are not adequately considered

The LRSP only broadly addresses regional agricultural objectives by stating that the GVRD will work with partners to maintain agricultural viability. With continued growth in the region, substantial development pressure exists on agricultural lands. Agricultural viability and food security are critical aspects of a sustainable region, particularly with global issues such as rising oil prices, which affect the production, processing and transport costs of food, and loss of farmland which places greater reliance on local food sources. The agricultural industry is a major contributor to the region's economy and helps to protect farmland and maintain the business of farming. Equitable access to a healthy supply of food is also vital for a sustainable region. There are many initiatives currently being undertaken by member municipalities, the GVRD, senior governments and other organizations to maintain and enhance agricultural viability and food security (e.g. agricultural plans, edge planning, Agricultural Advisory Committees, Food Policy Council, etc.). These need to be supported and encouraged regionally to enhance agricultural viability.

Issue 5: Ecological viability and biodiversity are not adequately addressed

The LRSP only broadly addresses objectives associated with the ecological viability of the region in areas beyond the Green Zone including within urban areas. Habitat fragmentation, increases in stormwater, loss of habitat, species have occurred with development, and there is a lack of coordination in protecting and managing ecological systems across municipal boundaries. Measures such as integrated watershed management, greenways, environmentally sensitive development and green buildings are being advanced by municipalities, the GVRD and others. The GVRD is also developing a regional biodiversity conservation strategy with federal, provincial and municipal partners to coordinate efforts to conserve biodiversity regionally. There is a need to support and promote such measures region-wide as an integral part of growth management to enhance the ecological viability and biodiversity of region.

Issue 6: Parks and Outdoor Recreation System is outdated

The Parks and Outdoor Recreation System (PORS) within the LRSP conceptually shows the network of regional and provincial parks and recreation areas, and potential connections between them. This system has been advanced and modified through the adoption of the GVRD Greenways Vision in 1999 and the development of Greenways Sector Plans throughout the region. A new GVRD Parks and Greenways Plan was adopted by the GVRD Board in October, 2005. The LRSP needs to be updated to support and complement the regional system of parks and greenways. Issues of compatible land uses in areas adjacent to the regional parks and greenways system also need to be addressed in the revised plan.



4.0 Policy Options

A number of policy options which address the issues identified in the previous section are outlined below. These policy options range along a continuum from specific and firm (more regulatory), to broad objectives (more aspirational).

4.1 Definition and Management of the Green Zone (Issues 1 and 2)

Option 1: *Define a specific, firm Green Zone in the Plan*

The Board could include a specific definition of the lands that comprise the Green Zone (i.e. explicit definitions of ecologically significant, community health, renewable resource and scenic and recreation lands) and identify the location and boundary of the Green Zone on a parcel-based map within the Plan. The Green Zone would be defined as the area for no urban development in the region. Amendments could be made to the Green Zone as defined under the *Local Government Act*, Part 25 (current amendment process). Member municipalities would be required to include a map of the Green Zone in Regional Context Statements (RCS) (statements in Official Community Plan regarding the relationship to the LRSP) to show consistency with the Plan.

Pros:

- Would provide a clear, firm line supported by appropriate mapping information to protect the region's natural assets and contain urban growth.
- The need for amendments to the Green Zone would be minimized as a result of clearly defining and rectifying the Green Zone boundary through the LRSP review process.

Cons:

- May limit future local land use options that are not included in long range plans.
- Any proposed amendments to the Green Zone would be subject to the process defined under Part 25 of the *Local Government Act* which is comprehensive and may be time-consuming.

Option 2: *Clearly define the Green Zone in the Plan and provide amending criteria and a map for reference*

The Board may define the Green Zone based on specific criteria in the Plan (as with Option 1) and include a map of the Green Zone on a parcel-base that serves as a reference (non-statutory attachment) to the Plan. The Plan could include a specific procedure and criteria (e.g. the lands no longer provide Green Zone values, "no net loss" required to the Green Zone) for Board consideration of proposed amendments. An example of potential amendment criteria is provided in Appendix 1 (Section 1). Amendments to the Green Zone could be made by the Board at any time based on the specific procedure and criteria. Member municipalities would be required to include a map of the Green Zone in their RCS that is consistent with the reference Green Zone map.

Pros:

- The need for amendments to the Green Zone would be minimized as a result of clearly defining and rectifying the Green Zone boundary through the LRSP review.
- Provides greater flexibility to make changes to the Green Zone to facilitate unanticipated land use opportunities while meeting regional objectives.
- Could require rigorous criteria are met to ensure the integrity of the Green Zone is protected.

Cons:

- May encourage urbanization beyond the current Green Zone boundary as a result of greater flexibility.
- May encourage ALR exclusion applications because of increased flexibility to amend the Green Zone.

Option 3: *Define the Green Zone as a broad policy objective*

The Board may include broad policy objectives/ principles in the Plan regarding the protection of regionally significant natural assets such as ecologically important areas, drinking watersheds, recreation lands and farmland. A process to refine the lands within the Green Zone could be undertaken in amending the Plan similar to the above options, however it would not require detailed mapping of the Green Zone boundary. A concept map of the Green Zone, similar to that in the LRSP, could be included in the Plan. RCSs would describe how principles are achieved by generally identifying areas that municipalities will protect.

Pros:

- Provides maximum flexibility for municipalities regarding future land use options.
- Would generally help to identify and protect the region's natural assets.

Cons:

- Would not provide a firm urban growth boundary and would likely facilitate expansion of the urban area.
- May not support the current regional objectives for protecting natural assets from development in the long term.

4.2 Land Uses Within the Green Zone (Issue 3)

Option 1: *Specify land uses in the Green Zone*

The Board may define land uses that are permitted in the Green Zone in the growth strategy. This could include specific definitions regarding acceptable rural residential, recreational uses, non-farm uses on agricultural lands, utilities, roads, institutions, etc. An example of potential permitted uses in the Green Zone is provided in Appendix 1 (Section 2).

Pros:

- Provides greater clarity regarding land uses that are supported in the Green Zone.
- Enhances protection of the Green Zone as inappropriate land uses are clearly not supported.

Cons:

- Less flexible to respond to changing local land use circumstances.
- Greater regional guidance on local land uses in the Green Zone.
- Potential conflict with ALC land use permissions on ALR lands depending on whether Green Zone uses are consistent with ALC permissions (e.g. intensive non-farm uses on ALR).

Option 2: *Provide general land use principles for the Green Zone*

The Board may describe general land use and development principles for Green Zone lands that may specifically relate to the different types of Green Zone lands including: ecologically sensitive areas, farmland, watersheds, and parks and recreation areas. Urban land uses that are not supported in the Green Zone could also be broadly described.

Pros:

- Provides significant flexibility to municipalities and to the Board in the review of RCSs and in implementing the Plan.
- Provides clearer guidance regarding land uses in the Green Zone than the current Plan.

Cons:

- May not adequately protect the Green Zone from urbanization as uses within the Green Zone would open to interpretation and relatively intense uses could potentially occur (e.g. major institutions).

4.3 Agricultural Viability and Food Security (Issue 4)

Option 1: *Include firm policies to support the ALR and agricultural viability*

The Board could include specific policies in the Plan to: protect the ALR within the Green Zone, manage land uses in the Green Zone – urban interface area to protect agricultural and Green Zone values, and require that agricultural plans (that support protection of agricultural lands and farming) be prepared by municipalities with agricultural lands. Member municipalities with agricultural lands would show consistency through RCSs.

Pros:

- Would enhance protection of the ALR by providing a regional policy requiring protection of ALR lands in the Green Zone.
- Helps maintain and enhance agricultural viability by requiring that agricultural lands and interface areas are managed in a manner that is supportive of agriculture region-wide.

Cons:

- Increases regional involvement in agricultural matters which are under Provincial jurisdiction.
- May provide less flexibility for municipalities regarding future land use options.

Option 2: *Include specific regional objectives for agricultural viability and food security*

The Board may include specific policy objectives in the Plan related to agricultural viability and food security such as encouraging efforts and partnerships to:

- increase agricultural education and awareness;
- plan for agricultural and associated urban interface areas;
- support and provide local farm produce in member municipalities; and
- renew the Implementation Agreement between the ALC and the GVRD.

Municipal RCSs could demonstrate support for these objectives as appropriate (i.e. regional encouragement rather than regional requirements as in Option 1).

Pros:

- Provides increased regional support and clearer guidance for enhancing agricultural viability.
- Acknowledges existing efforts of municipalities and encourages regional consistency to maintain and enhance agricultural viability.

Cons:

- Modestly expands regional involvement in agricultural land uses and the scope of the Plan.

Option 3: *Continue to provide broad objectives for agricultural viability*

The Board may maintain the current approach in the Plan for the GVRD Board to work with partners towards the viability of agriculture in the region through enhanced planning for agriculture and improved communications on the importance of agriculture.

Pros:

- Extensive flexibility for municipalities regarding provision of measures to support agricultural viability in RCSs.
- Continues to broadly encourage support for agricultural viability in the region.

Cons:

- Does not provide specific direction to achieve regional agricultural and food security objectives or identify how objectives could be supported in RCSs.

4.4 Ecological Viability and Biodiversity (Issue 5)

Option 1: *Identify specific areas and land management requirements for regional biodiversity conservation*

The Board may identify specific areas in the region outside of the Green Zone (e.g. wetlands, major streams and riparian corridors, biodiversity “hotspots,” greenways) on a map within the Plan along with policies to protect regional biodiversity in these locations. Policies may pertain to protection of specific regional environmentally sensitive areas, riparian protection of major inter-jurisdictional waterways, integrated watershed management, and greenways protection and enhancement. Member municipalities would show consistency in their RCS.

Pros:

- Clearly defines regional objectives and specific areas and features for biodiversity conservation in the region.

Cons:

- May restrict local land use and development.
- Increases regional guidance of local land uses.

Option 2: *Provide specific regional objectives for biodiversity conservation*

The Board may include policy objectives regarding biodiversity conservation (e.g. riparian protection, integrated watershed plans, greenways and ESA strategies) and request municipalities identify measures to address these objectives in their RCS. A map of the regional biodiversity network (e.g. regionally significant habitats, corridors, biodiversity “hotspots”) could be included for reference to identify areas where biodiversity conservation is needed most. An Implementation Agreement regarding the Biodiversity Conservation Strategy initiative could also be included (similarly with Option 1) identifying the project partners, the role of the strategy and specific implementation measures.

Pros:

- Provides greater specificity regarding regional ecological viability and biodiversity conservation objectives in the Plan.
- Retains flexibility for municipalities to determine applicable implementation measures through RCSs.

Cons:

- Expands the scope of regional growth management objectives.

Option 3: *Continue to include broad objectives for regional ecological viability*

The Board may maintain the existing broad approach in the Plan which indicates the GVRD Board will enter into partnerships to maintain the viability of the region’s ecology.

Pros:

- Provides extensive flexibility for municipalities in terms of land uses and provisions in RCSs to address regional ecological viability objectives.
- Broadly addresses ecological viability as a component of the Plan.

Cons:

- May result in some additional loss of ecologically sensitive areas and linkages.
- Does not provide specific direction on how or where efforts to maintain ecological viability will occur.

5.5 Regional Parks and Greenways System (Issue 6)

Option 1: *Include specific policies for supportive land management of the Regional Parks and Greenways System*

The Board could include a map of the Regional Parks and Greenways System and policies for supportive management of lands within and adjacent to these areas. Member municipalities would be required to identify measures such as support for parks management and greenway plans and compatible land uses in sensitive areas adjacent to parks to show consistency in RCSs.

Pros:

- Would provide clear guidance on where regional parks and greenways are or are planned and what management is needed to protect them.
- Would advance the development and protection of the Regional Parks and Greenways system.

Cons:

- May limit local land use options due to requirements for management of adjacent areas to protect parks and greenways functions.
- Increases regional guidance on local land uses.

Option 2: *Update policy objectives to support the Regional Parks and Greenways System*

The Board could include updated policy objectives to support the Regional Parks and Greenways System such as encouraging partnerships to:

- Conserve and manage lands of regional biodiversity significance;
- Develop recreational and ecological greenways (consistent with Sector Greenways and biodiversity conservation planning initiatives);
- Add areas of regional biodiversity, recreational and cultural heritage significance to the Regional Parks and Greenways System;
- Manage adjacent areas to maintain the integrity of the Regional Parks and Greenways System; and
- Develop funding mechanisms to support the above objectives.

Member municipalities would show consistency, where appropriate, through RCSs.

Pros:

- Provides more precise regional objectives to support regional parks and greenways.
- Provides flexibility to municipalities to show consistency with policy objectives in RCSs.

Cons:

- May entail municipalities demonstrate more precise support for regional parks and greenways objectives in RCSs than at present.



Appendix 1: Examples of Potential Amendment Criteria and Land Uses in the Green Zone - For Information Only

1. Example of Potential Amendment Criteria for the Green Zone

Amendments to exclude lands from the Green Zone may be proposed by resolution of a member municipal Council and may be considered by the GVRD Board at any time. Any amendments must meet the following criteria:

- a) There will be a “no net loss” to the Green Zone based on total area; and
- b) a diversity of the four main types of Green Zone lands will be maintained in the region; and
- c) the area to be excluded is contiguous with the Green Zone boundary in Map Schedule X; and
- d) the lands to be excluded no longer fulfill the characteristics of Green Zone lands based on:
 - i. the exclusion of lands from the ALR by the ALC;
 - ii. a report by a Qualified Environmental Professional indicating lands are not:
 - within a drinking watershed or a major wetland;
 - a hazardous area such as within a floodplain or geo-technically unstable;
 - ecologically significant in the regional system of lands and waters; and
- e) sewerage, water and transportation infrastructure exist or can be reasonably provided.

2. Example Definition of Potential Permitted Land Uses in the Green Zone

Permitted Uses within the Green Zone are:

- a) Natural area conservation and associated research activities;
- b) Farming and farm-related activities as permitted by the Provincial Agricultural Land Commission (ALC) on the Agricultural Land Reserve (ALR) and under the *Farm Practices Protection Act*;
- c) Outdoor recreation and tourism (excluding theme parks);
- d) Forestry and extractive activities;
- e) Rural residential on ALR lands as permitted by the ALC or as defined by the municipality, but not to exceed one dwelling/property (minimum XX ha) on non-ALR properties;
- f) Public institutions such as churches and schools permitted on the ALR by the ALC;
- g) Public utilities including water, sewer, stormwater, hydro and gas facilities and facilities and infrastructure supporting these uses.;
- h) Commercial and office uses where they support Green Zone uses (i.e. tourism facilities, park offices);
- i) Industrial or institutional uses where permitted by the ALC or associated with public utilities;
- j) Sewerage utilities for health and safety reasons and as approved by the GVRD Board;
- k) Major new roads as identified in regional plans, with measures take to minimize the impacts of roads on the Green Zone.