

Village of Fraser Lake

Official Community Plan Bylaw No. 682, 2008

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CORPORATION OF THE VILLAGE OF FRASER LAKE

OFFICIAL COMMUNITY BYLAW NO. 682, 2008

A bylaw to adopt the Village of Fraser Lake Official Community Plan Bylaw No. 682, 2008.

WHEREAS Council wishes to repeal Bylaw No. 528, 1998 cited as the "Village of Fraser Lake Official Community Plan Bylaw No. 528, 1998", as amended, and wishes to adopt a new Official Community Plan pursuant to the *Local Government Act*.

AND WHEREAS Section 876 of the *Local Government Act* allows a local government to adopt an Official Community Plan;

AND WHEREAS Council has examined the Plan in conjunction with its most recent capital expenditure program and waste management plan;

AND WHEREAS in accordance with the *Local Government Act*, a Public Hearing was held and other consultation opportunities were provided as considered appropriate by Council;

NOW THEREFORE the Council of the Village of Fraser Lake, in open meeting assembled, hereby enacts as follows:

1. This Bylaw shall be cited as the "Village of Fraser Lake Official Community Plan Bylaw No. 682, 2008".
2. The following schedules form part of this Bylaw and all are adopted as the Official Community Plan for the entire area within the Village of Fraser Lake's municipal boundaries:
 - a) Schedule A (text)
 - b) Schedule B (Land Use Map)
 - c) Schedule C (Hazardous Areas Map)
 - d) Schedule D (Major Road Network Map)
 - e) Schedule E (Water Service Map)
 - f) Schedule F (Sewer Service Map)
3. If any provision of this Bylaw is held by a Court to be void, voidable or unenforceable, such provision may be severed and the remaining provisions shall continue in effect.

4. The "Village of Fraser Lake Official Community Plan Bylaw No. 528, 1998" and amendments thereto are hereby repealed.

READ A FIRST TIME THIS 10TH DAY OF SEPTEMBER, 2008

READ A SECOND TIME THIS 10TH DAY OF SEPTEMBER, 2008

PUBLIC HEARING HELD THE 8TH DAY OF OCTOBER , 2008

FIRST AND SECOND READINGS RESCINDED THIS 8TH DAY OF OCTOBER, 2008.

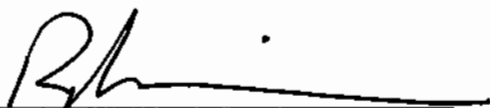
READ A FIRST TIME THIS 8TH DAY OF OCTOBER, 2008.

READ A SECOND TIME THIS 8TH DAY OF OCTOBER, 2008.

PUBLIC HEARING HELD THIS 12TH DAY OF NOVEMBER, 2008.

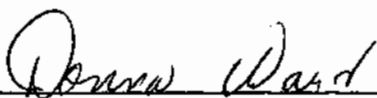
READ A THIRD TIME THIS 12TH DAY OF NOVEMBER, 2008

ADOPTED THIS 26TH DAY OF NOVEMBER, 2008


MAYOR


CLERK (or CORPORATE OFFICER)

CERTIFIED A TRUE COPY
Of Bylaw No. 682, 2008 as adopted the
26TH DAY OF NOVEMBER, 2008.


CLERK

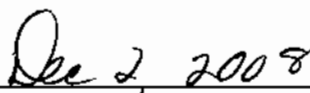

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1.1 OFFICIAL COMMUNITY PLAN REVIEW & UPDATE

The Village of Fraser Lake's Official Community Plan (OCP) was reviewed in 1998. That Plan was part of an initiative that the Village began in 1997 that included the development of an Economic Development Plan, a community profile and the OCP. Since that time there have been no amendments to the OCP. Council initiated this OCP review and update to reflect changing times and priorities.

1.2 PURPOSE

An Official Community Plan is a policy tool used by local governments in British Columbia to give direction toward future land use. It is intended to guide future growth to ensure that development proceeds in an orderly and efficient manner. The main goal of the Plan is to provide guidance to Council when making decisions on what land uses occur where and how these land uses should be serviced by infrastructure.

1.3 ENABLING LEGISLATION

The Village of Fraser Lake, like all municipalities, receives its operating mandate from the provincial government. The scope of the OCP, then, is defined by provincial statute under the Local Government Act. Each Municipality's response to the Local Government Act is what differentiates one community plan from another.

The Fraser Lake Official Community Plan must include statements and map designations respecting:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- policies on affordable housing, rental housing and special needs housing.

The Fraser Lake Official Community Plan may include the following:

- policies of the Village relating to social needs, social well-being and social development;
- a regional context statement consistent with a regional growth strategy; and
- temporary commercial and industrial uses.

1.4 APPLICATION

The Fraser Lake Official Community Plan applies to the entire area within the boundaries of the Corporation of the Village of Fraser Lake.

1.5 SEVERABILITY

If any section, objective, policy, illustration, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid must not affect the validity of the remainder.

1.6 METHODOLOGY

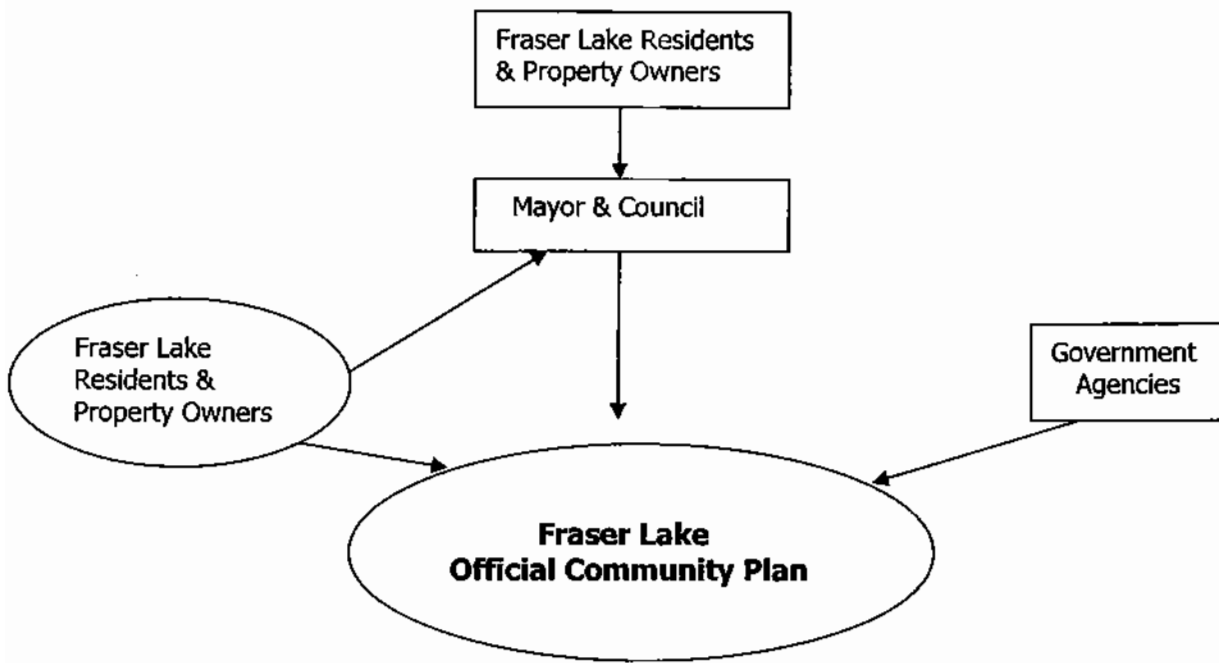
The methodology for the preparation of the OCP is a collaborative process involving Fraser Lake Council and staff, government agencies and local resident and property owners. Fraser Lake residents and property owners elect a Mayor and Council to represent them. They, in turn, establish policies from which municipal services are delivered.

The OCP is the central blueprint for land use decision-making. Once the Plan is adopted, it gives direction for other bylaws and policies. The Village's Zoning Bylaw and Subdivision and Development Servicing Bylaw (Land Use Regulations) are two examples, which receive direction from the OCP.

Government agencies have also played a role in shaping the content of the Plan. The Ministry of Transportation, for example, has an interest in traffic management of Highway 16 West, while the Ministry of Environment has an interest in protecting people and property from flooding and protecting the environment

Throughout the review of the Official Community Plan, Fraser Lake residents and property owners have had direct influence. Council has sought to provide opportunity for public participation through a questionnaire sent to all residences. After this, changes were made to the draft bylaw and it was made available for further public review. A Public Hearing was then held where the public was again invited to make representations before final refinements and adoption by Council.

Direction and Input for Official Community Plan



2.1 BACKGROUND

The Village of Fraser Lake is a young community looking to a bright future. The town was established in 1914 during the construction of the Grand Truck Railway and was incorporated as a Village in 1966. The Village came to prominence as a dormitory community for employees of the Endako molybdenum mine in 1965. The mine, Fraser Lake Sawmills and other forestry operations gave Fraser Lake a resource orientation compared to other communities with deeper roots.

Today, while the Endako Mine and Fraser Lake Mill continue to operate, greater effort has been placed on economic diversification and building a sense of community. For example, the small business sector is strong and further commercial growth is encouraged.

This attractive community lies adjacent to Fraser Lake alongside Highway 16 West. There are sandy beaches and nearly 20 kilometers of shoreline for visitors and residents to enjoy. Over the years the Village has acquired lands overlooking the waterfront area, and continues to look for opportunities to further enhance lands on the waterfront. As the community developed a strong community spirit has emerged, a spirit aimed at making Fraser Lake a better place to live, work and play. This Official Community Plan (OCP) is designed to tap into this energy by giving sufficient land use direction in a way that promotes new development opportunities and recognizes a commitment to an improved quality of life.

2.2 POPULATION AND ECONOMY

In order to effectively plan for the future, a review of the population growth and household information is required. Several sources of population figures were considered with the BC Stats population estimates quoted in this report. BC Stats figures are slightly different from Canada Census as they include an adjustment for Census undercount.

Fraser Lake experienced an average annual growth rate of 1.4% between 1986 and 1996, growing from 1225 to 1400. From 1996 to 2001 population figures reflect a drop in the population to 1323. Growth has occurred since then however, with BC Stats estimating the population in 2006 at 1354. This results in an average annual growth rate of just under 1% from 2001 to 2005. The community is looking forward to continued growth with an average annual growth rate of 1%.

One notable trend is that Fraser Lake's senior population, as a percentage, is increasing. In 1996 only 5% of the population was 65 and older, while in 2001 this had increased to 7.9%, and in 2006 the senior population represented 11.1% of the total.

Electoral Area D of the Bulkley-Nechako Regional District, surrounding the Village of Fraser Lake, supports a regional population of approximately 1700. Growth has been similar to that of the village.

Employment in the industry sector remains high with over 45% involved in Logging and Forest products, Wood Products manufacturing or Mining and Mineral products. Other employment is spread out amongst the retail sales trade, administrative and office, and the accommodation and food service industry.

2.3 COMMUNITY VALUES AND EXPECTATIONS

During the planning process, residents were asked to provide their thoughts on what they liked about the community, what they valued, what they wanted to change or create and what issues they thought were important. The information gathered provided a better understanding of what people like and value in Fraser Lake as well as the direction desired to improve the community.

In general, residents said they value the people and the friendliness of the community, they want to see a stronger and diversified economy and they appreciate the beauty of the natural surroundings. The following statements are constructed from the questionnaire results.

1. The residents of Fraser Lake value the community spirit and friendliness; this caring community with kind, generous people.
2. Residents expressed a strong desire for growth and development. Fraser Lake values the local industry, encourages additional investment and retention of business.
3. Work towards the long-term beautification of the community. Particular attention shall be paid to improving the visual appearance of the Highway #16 corridor.
4. Recognize the value of the natural setting on Fraser Lake and the recreational and tourism opportunities this provides. Protect the environment.
5. Ensure there are adequate parks and recreation provided. Support recreational groups and organizations, recognizing that a healthy lifestyle is important for a healthy community.
6. Attract and retain young families, with employment, educational and recreational opportunities.
7. In recognition of the growing senior population, the community expressed the need for more seniors housing, as well as additional supports and activities.
8. Fraser Lake residents value the opportunity for an affordable lifestyle with access to all necessary services.

9. Capitalize on opportunities that enhance the economic, social and environmental attributes and the overall quality of life.

10. The community desires a sustainable future and encourages energy efficiency.

3.1 DESIGNATIONS

The future land use and development of land within the Village of Fraser Lake shall be consistent with the overall pattern of land use depicted in Schedule B, the Land Use Map (unless more specifically detailed below by legal description) based on the following designations:

- .1 Low Density Residential;
- .2 Medium Density Residential;
- .3 Mobile Home Park;
- .4 General Commercial / Mixed Use;
- .5 Highway Commercial;
- .6 Waterfront;
- .7 Light Industrial;
- .8 Heavy Industrial;
- .9 Public and Institutional;
- .10 Parks and Open Space;
- .11 Village Reserve.

3.2 CONSISTENCY WITH ZONING

It is recognized that in some cases the designated land use on Schedule B, the Land Use Map, may be different from existing zoning. The intention is not to change the use of this land immediately but to illustrate the preferred pattern of land use as redevelopment occurs. Zoning amendments that are contrary to the OCP designation will not be considered, unless accompanied by an OCP amendment.

3.3 AGRICULTURAL LAND RESERVE

There are no lands within the Agricultural Land Reserve and it is unlikely that land in the Village's boundaries will be cultivated for commercial agricultural use. Therefore no land use designation for agricultural land uses has been included.

4.1 BACKGROUND

There is sufficient land for a range of housing types and densities within the Village boundaries to accommodate anticipated housing needs for at least the next five years. It is anticipated that single family residential will continue to be the housing choice for many residents in the long-term. This Plan encourages low density uses in existing residential areas and medium density residential uses toward the General Commercial/Mixed Use area in close proximity to shops and services and community amenities.

4.2 OBJECTIVES

- .1 Encourage new residential development in Fraser Lake.
- .2 Designate land for a range of housing types and densities.
- .3 Encourage new residential development that maximizes the cost-efficient delivery of municipal services.
- .4 Encourage the development of affordable, rental and special needs housing in Fraser Lake.
- .5 Allow for future residential development in the Village Reserve. Determination of the specific residential use and density will be determined through investigation and comprehensive area planning. Criteria outlined in Council's Policies below provide direction.

4.3 POLICIES***Low Density Residential***

- .1 Direct low density residential uses to those areas designated Low Density Residential on Schedule B, the Land Use Map.
- .2 Single family dwellings, single family dwellings with one secondary suite and duplexes are the primary forms of Low Density residential use.
- .3 Consider allowing triplexes and fourplexes in the Low Density Residential designation. Council will consider and balance, in its discretion, the following criteria in evaluating applications for these developments:
 - location on a through street rather than a cul-de-sac;

- building design and landscaping which is sensitive to the surrounding parcels and neighbourhood where the use is proposed;
 - proximity to parks and institutional uses such as schools and churches;
 - general support of residents and property owners in the neighbourhood;
 - any other criteria Council deems appropriate.
- .4 Encourage infill of vacant parcels before new subdivision expansion on the periphery. This policy, however, does not preclude new expansion on the periphery before all vacant parcels are occupied.
- .5 Promote strong connection between residential areas and other parts of the Village.
- .6 Permit institutional uses such as a church within residential designations without a plan amendment.

Medium Density Residential

- .7 Direct medium density residential uses to those areas designed Medium Density Residential on Schedule B, the Land Use Map.
- .8 Triplexes, fourplexes, townhouses and apartments are the primary forms of residential use.
- .9 This area is generally in close proximity to the Village Centre, prime view areas and adjacent to community amenities.

Mobile Home Park

- .10 Direct mobile home parks to those areas designated Mobile Home Park on Schedule B, the Land Use Map.
- .11 Consider the following criteria when evaluating applications for new mobile home parks:
- location on the periphery of a low density residential area, rather than the midst of it;
 - level of servicing standards;
 - adequacy of design and landscaping;
 - consideration of the most recent guidelines of the Canadian Manufactured Housing Association;
 - location that is not highly visible to the rest of the community or to Highway 16;

- location that has the support of area residents and property owners;
- any other criteria Council deems appropriate.

Home-Based Businesses

- .12 Encourage the growth of home-based businesses as a means of supplementing income and incubating new business employment and opportunities.
- .13 Ensure that home-based businesses are clearly incidental to the primary residential use of the property.
- .14 Ensure that adequate parking provisions are made for home-based businesses and that home-based businesses do not have an adverse impact on vehicular traffic circulation.
- .15 Discourage home-based businesses that are industrial in nature or have a detrimental impact in terms of unsightliness, noise, odour or traffic.

Bed and Breakfasts

- .16 Direct Bed and Breakfasts to single family dwellings in the Low Density Residential designation.
- .17 Permit a maximum number of let rooms per bed and breakfast of three (3).
- .18 Require operators to ensure that adequate provisions are made for parking of vehicles at bed and breakfasts.

Affordable, Rental and Special Needs Housing

- .19 Work with Federal and Provincial agencies and private developers in an effort to create more affordable, rental and special needs housing opportunities in Fraser Lake.
- .20 Encourage the development of housing for senior citizens and people with special needs. Such housing would be considered in the central area in close proximity to shopping and services.
- .21 Designate land for a variety of housing types and densities to create more choice and affordable housing opportunities.

SECTION 5 GENERAL COMMERCIAL / MIXED USE AREA

5.1 BACKGROUND

The General Commercial/Mixed Use designation is the core of the community. It is often referred to as the Village Centre. Policies that reinforce and strengthen the General Commercial/Mixed Use Area can serve to foster local economic development. As the focal point of the community, a healthy, vibrant and visually attractive commercial district promotes a sense of community and stimulates investment. Policies contained in this section allow a mix of commercial and residential uses to occur in order to give property owners more flexibility in responding to the demands to the marketplace. Allowing residential development to happen in this area will create more pedestrian traffic. This in turn will create a more vibrant atmosphere, thereby fortifying local businesses and encouraging new commercial growth.

5.2 OBJECTIVES

- .1 To make the General Commercial/Mixed Use designation a vibrant and attractive place to shop, work, live or visit.
- .2 Designate an adequate supply of commercial land to meet the needs of Fraser Lake residents and visitors.
- .3 Stimulate growth and investment in the Village Centre area by providing a flexible range of development options.
- .4 Allow for future commercial development in the Village Reserve. Determination of the specific commercial uses will be determined through investigation and comprehensive area planning.

5.3 POLICIES

- .1 Direct general commercial uses to those areas designated General Commercial/Mixed Use on Schedule B, the Land Use Map.
- .2 To recognize the General Commercial/Mixed Use designation as the principal retail and business area of the Community.
- .3 Encourage multiple family as an acceptable form of residential use in the General Commercial/Mixed Use designation with an appropriate zoning amendment (without a plan change).
- .4 Allow residential as an ancillary use in the General Commercial/Mixed Use designation.
- .5 Encourage beautification of existing commercial properties.
- .6 Encourage institutional uses (without a plan change) and commercial offices that act as pedestrian traffic generators to remain or locate in and around the Village Centre.

6.1 BACKGROUND

Considering its size, the availability of infrastructure and its location on Highway 16, Fraser Lake has few highway commercial businesses. Highway commercial uses are generally those that are oriented towards highway traffic and the tourist market. As such, these uses generally have large land area requirements and are usually not intended to be the main commercial area or focal point of the community. There are limited vacant parcels on the north side of Highway 16 available for highway commercial development. Opportunity exists to extend services on the south side of the Highway (east of Chowsunket Street) for new highway commercial development within the Village Reserve area.

6.2 OBJECTIVES

- .1 Foster new highway commercial development.
- .2 Encourage highway commercial development to meet the needs of local residents, tourists and other motorists using the highway.

6.3 POLICIES

- .1 Direct highway commercial uses to those areas designated Highway Commercial on Schedule B, the Land Use Map.
- .2 Encourage highway commercial developments to present a positive visual appearance to motorists entering Fraser Lake.
- .3 Permit institutional uses such as a church within commercial designations without a plan amendment.
- .4 Investigate servicing and developing the south side of Highway 16 West for future highway commercial use.
- .5 Work with the Ministry of Transportation to improve access to highway commercial development in a safe and efficient manner consistent with good transportation planning practice.

SECTION 7

WATERFRONT AREA

7.1 BACKGROUND

The Waterfront area is a waterfront parcel on the shore of Fraser Lake. This is a prime location for a resort complex or other uses related to waterfront commercial and recreation. The Village will work with the provincial government to further investigate expanding uses and embarking on waterfront redevelopment as a community enhancement and economic development initiative.

7.2 OBJECTIVES

- .1 To foster new development opportunities, taking advantage of a unique natural asset, Fraser Lake.
- .2 Encourage waterfront uses such as marina, restaurant, recreation and other water-related commercial uses both as a means of better serving area residents and as a means of drawing tourists to the Village.

7.3 POLICIES

- .1 Consider commercial and recreation uses in the area designated Waterfront Area on Schedule B, the Land Use Map.
- .2 The Waterfront Area will remain zoned Village Reserve until a development plan is approved by Council after which a new Waterfront zoning district will be created and considered.
- .3 Development in the Waterfront Area will be approved only after a detailed site area plan is prepared by the development proponent in accordance with Department of Fisheries and Oceans and Ministry of Environment regulations and guidelines, and approved by Council. In recognition that Fraser Lake provides a natural asset that contributes much to the quality of life enjoyed by area residents, Council wants to ensure development is environmentally sound. Any development must recognize that Fraser Lake is an environmentally sensitive area and policies within Section 12 of this OCP also apply. The plan shall address the following among other factors:
 - land use, density and siting;
 - provision of infrastructure services (water, sewer, roads and drainage) and cost recovery mechanisms;
 - protection from hazardous conditions (unstable soils, flooding, etc.);
 - protection of Fraser Lake, the community's water source and an environmentally sensitive wildlife habitat;

- assurance that soils are not contaminated and that the site is suitable for human habitation;
- architectural design and landscaping; signage;
- waterfront amenities;
- connection to White Swan Park.

8.1 BACKGROUND

Fraser Lake is fortunate to have two main industrial employers that provide stability, employment and good property assessment revenues to the Village. These two employers – Endako Mines and Fraser Lake Sawmills are incorporated as satellites into the jurisdictional boundaries of the Village of Fraser Lake. The Village also has some light industrial businesses near Highway 16, west of Tunasa Crescent. The Village has identified further light industrial lands in the southern portion of the municipality, east of Chowsunket Street.

8.2 OBJECTIVES

- .1 Encourage diversity in the economy of Fraser Lake by actively pursuing the growth of industrial businesses.
- .2 Direct industrial development to locations where they will not pose any negative impacts on non-industrial uses.
- .3 Encourage good environmental practices and reclamation projects that are satisfactorily designed and implemented in order to protect the public interest.

8.3 POLICIES Heavy Industrial

- .1 Direct heavy industrial uses to Lot 7766, Range 05, Coast Range 5 Land District; Lot 7774, Range 05, Coast Range 5 Land District; and District Lot 2007, Range 05, Coast Range 5 Land District, except Plan 1152; (Endako Mines and Fraser Lake Sawmills).
- .2 Direct future heavy industrial uses away from established residential and commercial areas.
- .3 Support and encourage expansion of the forest and mining industry in the region and in particular within the Village boundaries, in recognition of the importance of this sector to the economic stability of the community.

8.4 POLICIES Light Industrial

- .1 Direct light industrial uses to those areas designated Light Industrial on Schedule B, the Land Use Map.

- .2 Promote adequate screening and buffering of industrial areas from adjacent residential parcels, adjacent commercial parcels and adjacent parcels within the Agricultural Land Reserve properties.
- .3 Gravel deposits have been identified in the Mouse Mountain area and are identified on the Land Use Map.

SECTION 9

PUBLIC AND INSTITUTIONAL AREAS

9.1 BACKGROUND

Public and institutional uses in Fraser Lake include the secondary school, the elementary school, churches, the Legion Hall, the library, the diagnostic and treatment center, government buildings such as Municipal Hall, R. C. M. P. and public utility uses, such as the sewage treatment plant and electrical substation. Discussions held with the School District have revealed that there is adequate land and buildings for school facilities.

9.2 OBJECTIVES

- .1 Major future public and institutional sites are to be located in appropriate areas that are suitable for the entire community.
- .2 Public Uses, Churches and Public Utilities are permitted in all designations and will not require a plan amendment.
- .3 Encourage all levels of government to maintain the provision of all public services such as health, education and police protection.
- .4 Encourage the maintenance or enhancement of the level of service provided at the Fraser Lake Diagnostic and Treatment Centre.
- .5 Investigate the development of an intermediate health care facility in Fraser Lake.

9.3 POLICIES

- .1 Direct public and institutional uses to those areas designated Public and Institutional on Schedule B, the Land Use Map. Public utilities, churches and public uses are permitted within all designations and shall not require a plan amendment.
- .2 Direct public and institutional uses with high foot traffic to locations close to the center of the community.
- .3 Direct public and institutional uses with low traffic and that require large areas of land to locations at the periphery of the community.
- .4 Direct church development to sites within or adjacent to residential neighbourhoods. New church development shall be sensitive to the existing scale and character of residential neighbourhoods and shall design their facility to minimize impact on adjacent uses.

SECTION 10

PARKS AND OPEN SPACE

10.1 BACKGROUND

Fraser Lake has several parks that are well utilized by residents and visitors. The park next to the library is a good, small park that provides a playground, sitting area, seasonal splash pad and washrooms. Mouse Mountain is a large semi-wilderness park utilized by nature observers, hikers and cross-country skiers. The part east of the recreation center has playing fields for several sporting events. Finally, White Swan Park – arguably the most impressive of all of these – located on the shore of Fraser Lake has swimming, picnic, playground and change room facilities. Over the last several years, Council has embarked on waterfront redevelopment as a community enhancement and economic development initiative. White Swan Park will serve as an anchor in this effort.

The Village also owns Robertson's Beach, a waterfront area to the east of the townsite, in the Regional District of Bulkley-Nechako.

10.2 OBJECTIVE

- .1 Provide a system of parks, trails and recreational facilities and programs to serve local residents and visitors.
- .2 Recognizing the natural asset provided by its location on Fraser Lake, waterfront development shall be encouraged to improve access and usage opportunities with a focus on tourism and economic growth.
- .3 Protect environmentally sensitive lands that should be left in their natural state.

10.3 POLICIES

- .1 Direct parks and open space uses to those areas designated Parks and Open Space on Schedule B, the Land Use Map.
- .2 During subdivision of residential property, consider the option of requiring parkland dedication or the payment of money in lieu of parkland dedication pursuant to the Local Government Act.

- .3 Develop a trail system using existing parks, streets and rights-of-way that will link the Village Centre area, White Swan Park, Mouse Mountain Park and the western end of the municipality.
- .4 Develop a signage program for the trail system, identifying public parks and routes.
- .5 Continue to enhance the White Swan Park area, expanding the water related recreational activities.
- .6 Improve Mouse Mountain Park in terms of signage, trail development and interpretive information.
- .7 Encourage the development of a small pocket park or sitting area in the Village Centre area as it develops.
- .8 Investigate park and trail connections from the Nadina Crescent area to the waterfront.
- .9 Explore further development of existing parks, enhancing accessibility and enjoyment of parkland recognizing that an increase in recreational activities leads to a healthier lifestyle.
- .10 Pursue the development of the Cheese Point trail.
- .11 Steeply sloped lands and other environmentally sensitive lands that should be retained in their natural state will be included within the Parks and Open Space designation. Such lands will not be subject to park development.

11.1 BACKGROUND

Village Reserve refers to those areas where development could occur as demand for future residential, industrial or commercial arises. These areas are reserved for future urban uses and are not intended to remain as open space in perpetuity. The main Village Reserve areas include land south and west of the sewage treatment plant facilities as well as land adjacent to the northeast border of the Village.

11.2 OBJECTIVES

- .1 Set aside lands for the future, long term urban needs of the Village.
- .2 When additional residential, commercial or industrial lands are needed, consider Village Reserve land.
- .3 Promote the cost-effective delivery of municipal services.

11.3 POLICIES

- .1 Land for future, long term urban uses are designated Village Reserve on Schedule B, the Land Use Map.
- .2 Consider land use designation and servicing of Village Reserve lands when all other areas of the Village have been developed.
- .3 Promote development on existing parcels and parcels adjacent to developed areas before expansion occurs on the periphery.
- .1 Designation, subdivision, development or rezoning in the Village Reserve Area should be approved only after a detailed site area plan is prepared and approved by Council. Plans shall address the following among other factors:
 - land use, density and siting;
 - provision of infrastructure services (water, sewer, roads and drainage) and cost recovery mechanisms;
 - protection from hazardous conditions such as steep slopes or rockfall;
 - architectural design, landscaping and tree retention including visual impact of development to travelers on the Highway;
 - sensitivity to any adjacent agricultural lands;
 - incorporation of park and/or trail amenities if suitable.

12.1 BACKGROUND

Within the Village limits of Fraser Lake, two biophysical features are prominent.

The first is the lake itself. It is currently the source of the Village's potable water. In addition, Fraser Lake provides fish and waterfowl habitat and represents one of the most easterly habitats of the Trumpeter Swan in British Columbia. The lake is also prone to flooding and the 1:200 year floodplain, as defined by the Ministry of Environment, may affect development along the lakeshore. The *Provincial Flood Hazard Area Land Use Management Guidelines* are intended to protect against the loss of life and minimize property damage and therefore should be consulted.

The second prominent biophysical feature is Mouse Mountain. The area has steep and hazardous slopes of over 30 percent and, as such, is largely unsuitable for development. In consideration of the development constraints and its utility as a natural and recreational asset, the Village has designated this area as park and open space.

12.2 OBJECTIVES

- .1 Protect environmentally sensitive areas within or adjacent to Village boundaries.
- .2 Promote public safety and minimize damage to property by exercising caution in areas exhibiting hazardous or potentially hazardous conditions. This may include lands beyond what are identified on Schedule C, Hazardous Areas Map.

12.3 POLICIES

- .1 Recognize Fraser Lake as an environmentally sensitive area.
- .2 Identify large areas of steeply sloped lands, such as Mouse Mountain, as hazardous or potentially hazardous on Schedule C, the Hazardous Areas Map. These lands will be included in the Parks and Open Space designation on the Land Use Map. Schedule C does not identify all lands that may be environmentally sensitive or potentially hazardous.
- .3 Identify the flood plain of Fraser Lake as a hazardous area. The flood plain of Fraser Lake is defined as the elevation lower than 671.3m Geodetic Survey of Canada datum.

- .4 Preferred use of lands that are environmentally sensitive and subject to potential natural hazards include activities where damage to property or threat to human life would be minimized, such as parks, open space and resource enhancement.
- .5 Encourage park, open space and recreation uses on flood prone lands. A Floodplain Management Bylaw to establish procedures and regulations for buildings and structures in flood prone areas will be considered.
- .6 No development may take place upon sites designated or identified as hazardous or environmentally sensitive, unless a recognized professional engineer issues formal documentation approving the proposed development. These areas include, but are not limited to, steep slopes with grades of 30 percent or greater, areas of soil subsidence, rock fall, landslip or erosion hazards that are known or suspected. Documentation of approval must contain reference to the specific issue of hazard, and the development must be undertaken and completed in accordance with those plans. Any such development proposals are still subject to all remaining terms and conditions that are set out in the Village's building and zoning bylaws.
- .7 Promote the conservation and protection of fish and wildlife habitat within Fraser Lake. When development is proposed that would impact riparian habitat in the Village, the following guidelines should be referred to:
 - a) *Land Development Guidelines for the Protection of Aquatic Habitat* co-published by Fisheries and Oceans Canada and the Ministry of Environment.
 - b) Provincial Ministry of Environment Best Management Practices documents such as the *Standards and Best Practices for Instream Works* and the *Environmental Best Management Practices for Urban and Rural Development*.

SECTION 13 TEMPORARY COMMERCIAL PERMIT AREAS

13.1 BACKGROUND

Village Council has the authority within the Official Community Plan to designate areas where temporary commercial and industrial uses may be allowed through the issuance of a Temporary Commercial or Industrial Use Permit.

Temporary permits may be issued for commercial or industrial uses despite what is indicated in the Village Zoning Bylaw. Temporary use permits may be issued for a maximum of two years and the permit may be renewed only once. Council may attach conditions to the permit

13.2 OBJECTIVE

Consider the use of temporary use permits as a means of permitting a use for a specific period of time such as a special event or farmer's market. Temporary use permits are intended to recognize flexibility and may encourage special recreational or tourist activities or allow a new business to test the market. Prior to issuance of a Temporary Commercial or Industrial Use Permit the merits of the proposal and its impact on surrounding properties shall be considered.

13.3 POLICIES

- .1 Designate Temporary Commercial Permit Areas as all areas of the Village with the exception of the Low Density Residential, Medium Density Residential and Mobile Home Park designations. A Temporary Commercial Use Permit shall not be issued for a use that is already permitted with the zoning of the subject parcel.

- .2 Consider the following criteria when considering the appropriateness of a temporary use and when determining appropriate conditions:
 - the impact of the use on lands in the vicinity
 - the level of demand for services
 - whether the use would permanently alter the site upon which it is located.

14.1 BACKGROUND

Infrastructure refers primarily to the road, sewer, water and storm drainage works used to service the community. The Village of Fraser Lake is responsible for these services within the Village boundary with the exception of Highway 16, which is the responsibility of the Ministry of Transportation. The community is fortunate to enjoy a high level of service, however maintenance and upgrading of services is ongoing.

Several infrastructure improvements have been identified by Council. The Village's water supply is currently drawn from Fraser Lake. As no other water supply exists, the Village should investigate alternate sources of water in case the lake intake ever fails or if water quality deteriorates. Within the next two years the Village intends to construct a new water treatment plant. Sanitary sewage treatment is provided at sewage lagoons at the western end of the Village. Treated effluent is disposed to Fraser Lake. It is expected that water and sewer systems will be expanded as development proceeds, however the precise location and phasing of future systems are not known at this time.

Pursuant to the Local Government Act, the general location of major existing and anticipated community water and sanitary sewer facilities are identified on attached Schedules.

In terms of roads, the Village would like to continue to upgrade municipal roads with improved bases in order to prevent needless early repair or replacement. With these and other improvements, Fraser Lake can make good use of public works investments in a way where long term savings are achieved. Aside from roads created in conjunction with subdivision, the Village is unaware of plans to construct additional major roads. The existing and future road network is shown on attached Schedule D. A review of the major road network is anticipated over the next few years.

The Village of Fraser Lake Airport is located outside of the Village boundaries. This airport is owned and supported by the Village.

14.2 OBJECTIVES

- .1 Provide water, sanitary sewer, storm drainage, solid waste and a road network that meets the needs of Fraser Lake residents and property owners.
- .2 Maintain and upgrade municipal services, as municipal finances permit, in a cost-effective manner in accordance with demand.
- .3 Provide an efficient and cost effective system of infrastructure services that is responsive to the fiscal concerns of residents and property owners.

14.3 POLICIES

Water

- .1 Designate currently serviced areas, future serviceable areas and major facilities on Schedule E, the Water Service Map.
- .2 Require that all new development is provided with a safe and healthy supply of drinking water, if water is required for that land use.
- .3 Maintain the high quality of the Village's drinking water by continuing water sampling practices.
- .4 Continue ongoing maintenance of the Village's water supply and distribution system.
- .5 Provide adequate supply and pressure for fire protection services where water service is provided.

Sanitary Sewer

- .5 Designate currently serviced and future serviceable areas on Schedule F, the Sewer Service Map.
- .6 Upgrade and extend the Village's sanitary sewer system as municipal finances permit, working toward the service of all development in the municipality.
- .7 Provide a level of wastewater treatment that is consistent with permit requirements established by the Ministry of Environment and generally accepted engineering practices.
- .8 Consider alternate systems of sewage treatment such as the creation of wetlands.
- .9 Review of the capacity and operation of the sewage treatment plant once the Village population reaches 1,800.

Storm Drainage

- .9 Require that all development manage storm water in a manner that provides adequate disposal that minimizes impact upon adjacent properties.
- .10 Encourage the maintenance of existing natural storm drainage channels and gullies.

- .11 Extend further curb and gutter, in conjunction with roadway upgrading, as municipal finances permit.

Roads

- .12 Designate major roads as shown on Schedule D, the Major Road Network Map.
- .13 Maintain a hierarchical road network that provides for safe and efficient traffic circulation.
- .14 Require road construction to be prepared with an adequate sub base and base to ensure that the road does not need to be prematurely repaired or replaced.
- .15 Investigate and monitor the road to White Swan Park south of the Canadian National Railway, and take remedial action, if required.
- .16 Work toward a second crossing of the Canadian National Railway for emergency vehicle access.
- .17 Recognize Highway 16 as a highway primarily intended to promote through traffic, with highway access encouraged via frontage roads, backage roads and the major road intersections. Depending on traffic volumes, safety considerations and design limitations, direct highway access may be restricted.
- .18 Continue to add sidewalks on an incremental basis as finances permit.
- .19 Consider wheelchair accessibility throughout the Village as well as the needs of pedestrians and cyclists.

Solid Waste

- .20 Work in association with the Bulkley-Nechako Regional District in the implementation of its Solid Waste Management Plan. The Plan lays out a strategy for effective waste management and includes options to reduce, reuse, recycle and compost the Region's waste.
- .21 Support recycling.

15.1 INTRODUCTION

The adoption of this Official Community Plan is one step in an ongoing process leading to the realization of the Village's planning objectives. The Official Community Plan contains statements of broad objectives, policies and directions for the Village of Fraser Lake. It is a future-oriented document and does not provide all the tools for implementing the Plan. The purpose of this section is to outline steps that the Village can take to implement the Plan as well as to provide some criteria in evaluating applications to amend the Official Community Plan and Zoning Bylaw.

Several implementation steps are contained within this Plan. The Village's Zoning Bylaw was completed in 1999 and should be revamped to be consistent with this Plan and with current planning practices. In addition, the Village has an interest in promoting development in the waterfront area and will continue discussions with the province to further this. The Village could consider a land use site planning process.

15.2 ZONING BYLAW

The Village's Zoning regulations specify what uses are permitted on parcels and provide for different densities of development. It also contains regulations that control the size, siting and other details of development on a specific parcel. The Zoning Bylaw will need to be amended to ensure consistency with this Plan. Further, Council will consider all future proposed zoning amendments in light of the objectives and policies contained in this Plan.

15.3 SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

The Village will undertake a review of the Subdivision Servicing Standards contained in Land Use Regulation Bylaw No. 360, 1988 and adopt a new Subdivision and Development Servicing Bylaw to maintain consistency with the new OCP and the *Local Government Act*, as well as to ensure that development and servicing standards contained in the Bylaw are appropriate for the community.

15.4 FLOODPLAIN MANAGEMENT BYLAW

Council will enact a floodplain management bylaw to establish procedures and regulations for buildings and structures in flood prone areas.

15.5 PLAN REDESIGNATION CRITERIA

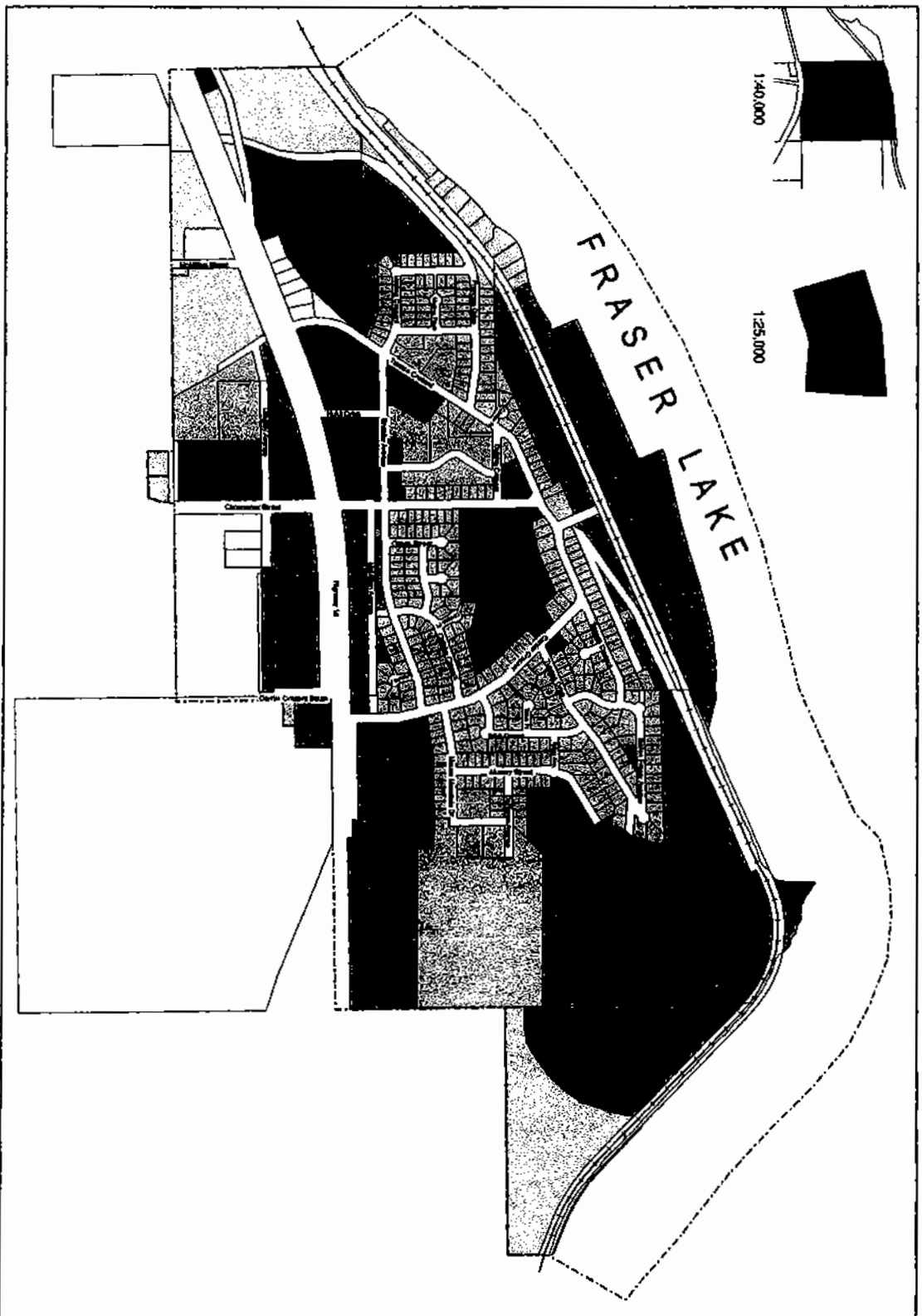
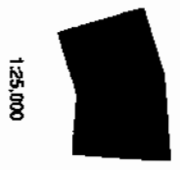
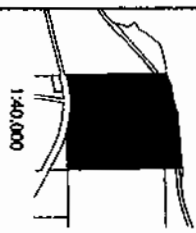
When reviewing applications for amendments to the Official Community Plan, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria:

- .1 The proposed designation should be compatible with surrounding land uses;
- .2 The proposed designation should be compatible with possible future land uses as indicated on Schedule B, the Land Use Map;
- .3 The proposed use should not have a negative environmental impact;
- .4 The property owner should address any potentially hazardous conditions;
- .5 The property owner should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services.

15.6 REZONING CRITERIA

When reviewing rezoning applications, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria:

- .1 The proposed zoning should be consistent with the guiding principles, objectives and policies of the Official Community Plan;
- .2 The permitted range of uses in the proposed zone should be compatible with adjacent uses;
- .3 The parcel should be large enough to accommodate the intended use and associated uses such as parking;
- .4 Specific measures should be set out by property owners to address any hazardous or environmentally sensitive conditions, ensuring that the land can be used safely for the intended use and not pose any negative impacts on the natural environment;
- .5 Property owners should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services.



VILLAGE OF FRASER LAKE



Land Use Map
Scale:
1:10,000

RTS Planning
Box 1076, Burns Lake, BC
V0J 1S0
250.522.8777
rtplanning@fraserlake.ca

**Official
Community
Plan**
Bylaw No. 682, 2008

**Schedule B
Land Use Map**

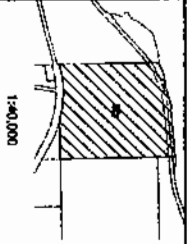
Legend

	Low Density Residential
	Medium Density Residential
	Middle Home Park
	General Commercial/Mixed Use
	Highway Commercial
	Light Industrial
	Heavy Industrial
	Public and Institutional
	Parks and Open Space
	Village Reserve
	Waterfront Area

This Map Forms
SCHEDULE "B" of the
Village of Fraser Lake
Official Community Plan
Bylaw No. 682

[Signature]
Mayor

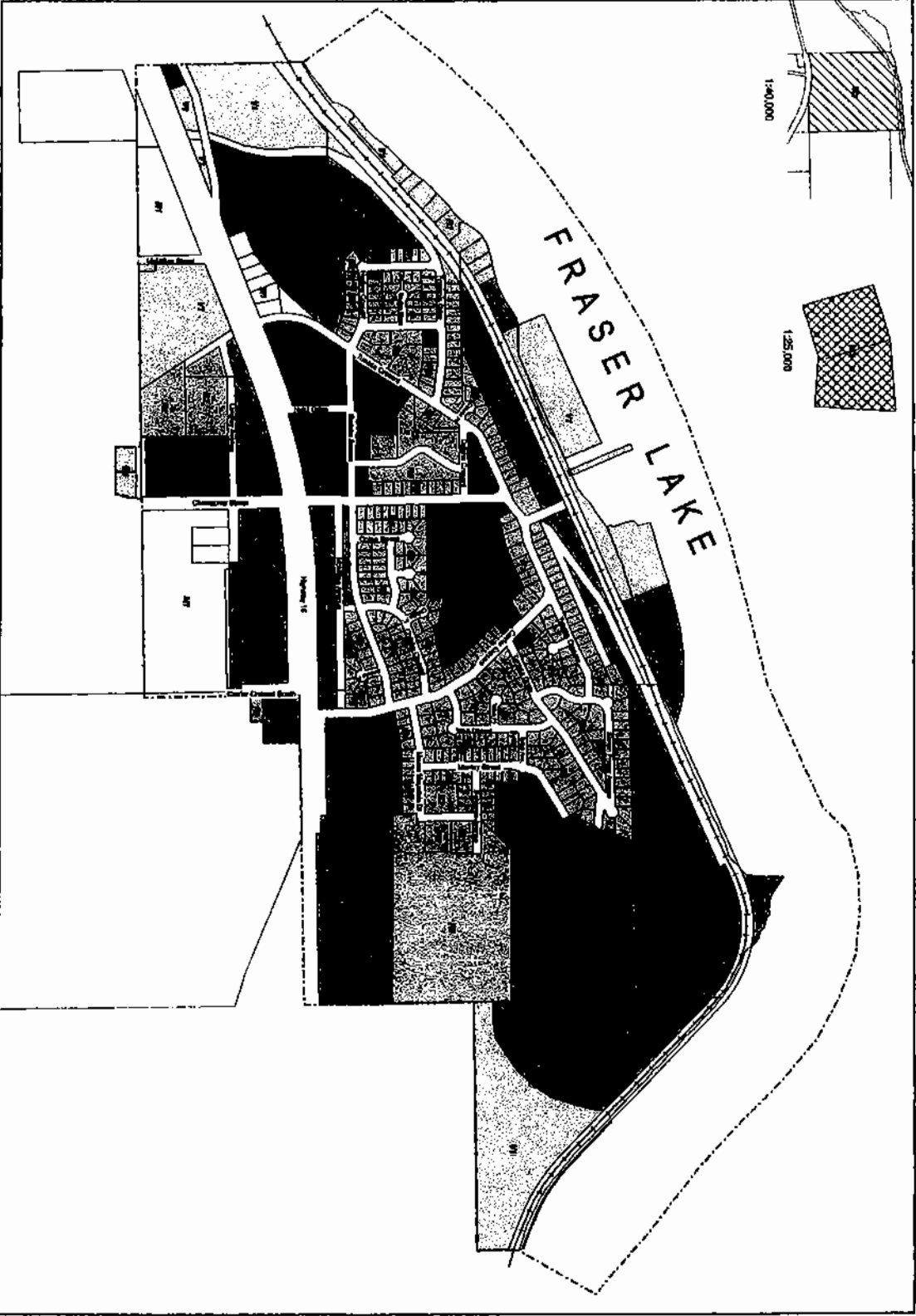
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Clerk



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VILLAGE OF FRASER LAKE



Zoning Map
Scale:
1:10,000

RTS Vancouver
Box 1075, Burns Lake, BC
V0J 1R0
250.682.8177
rt.vancouver@ybc.ca

Zoning Bylaw

Bylaw No. 683, 2008

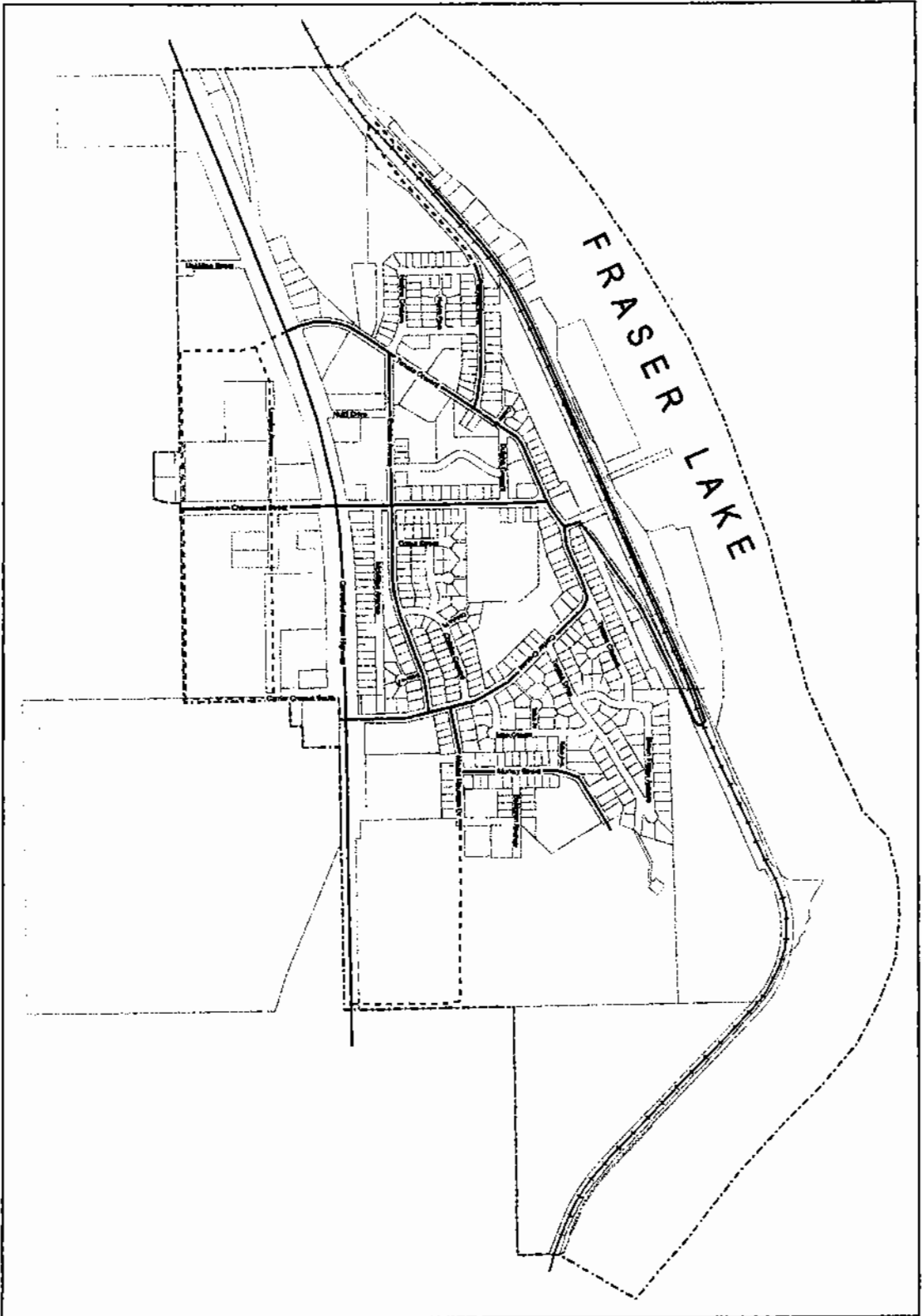
Schedule C Zoning Map

Legend	
[Pattern]	R1 Zone - Low Density Residential
[Pattern]	R2 Zone - Medium Density Residential
[Pattern]	R3 Zone - Manufactured Home Park Res
[Pattern]	C1 Zone - General Commercial
[Pattern]	C2 Zone - Highway Commercial
[Pattern]	M1 Zone - Light Industrial
[Pattern]	M2 Zone - General Industrial
[Pattern]	M3 Zone - Making Operators
[Pattern]	P1 Zone - Parks and Open Space
[Pattern]	P2 Zone - Public Uses and Institutional
[Pattern]	V1 Zone - Village Reserve

This Map forms Schedule C of the Village of Fraser Lake Zoning Bylaw No. 683, 2008

RTS
Mayor

[Signature]
Clerk



VILLAGE OF FRASER LAKE



Major Road Network Map
Scale: 1:10,000



RT'S Services
Box 1076, Burns Lake, BC
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rt_services@yahoo.ca

**Official
Community
Plan**
Bylaw No. 682, 2008

**Schedule D
Major Road
Network**

- Legend**
- Existing Major Roads
 - - - Proposed Major Roads
 - · · · · Proposed Roads

This Major Road Network Map will be amended after review and study by the Village of Fraser Lake and the Ministry of Transportation.

This Map Forms
SCHEDULE 'E' of the
Village of Fraser Lake
Official Community Plan
Bylaw No. 682, 2008

[Signature]
Mayor

[Signature]
Clerk

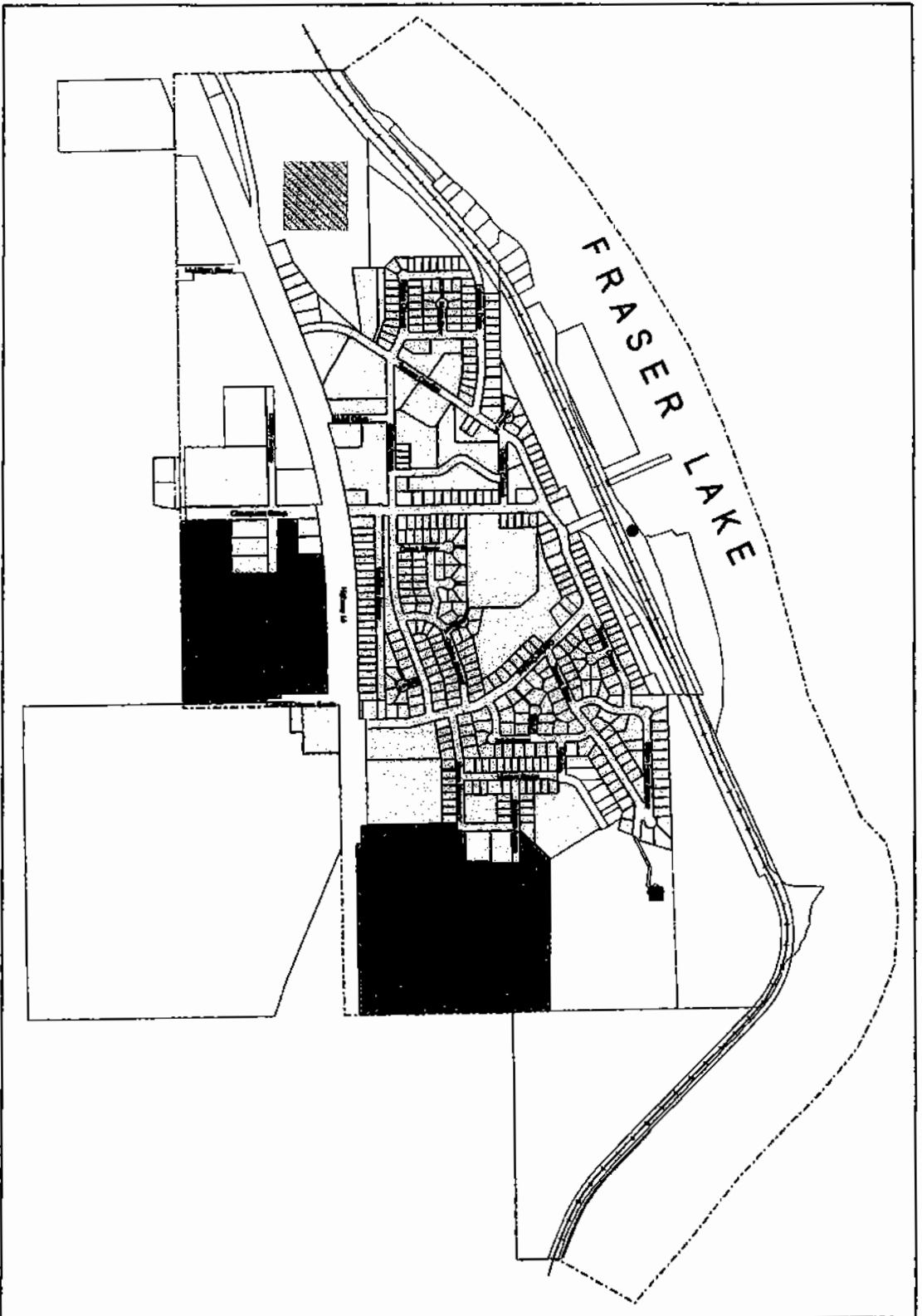
VILLAGE OF FRASER LAKE



Water Services
Map
Scale:
1:10,000



FRASER LAKE WATER SERVICES
250.682.9777
fraserlakewater.com



- Legend**
- Currently Served Area
 - Future Serviceable Areas
 - Sewage Lagoons
 - Water Pump Station
 - Water Tower

Schedule E Water Service Map

Bylaw No. 682, 2008

Official Community Plan

This Map Forms
SCHEDULE "E" of the
Village of Fraser Lake
Official Community Plan
Bylaw No. 682, 2008

Mayor

Clerk

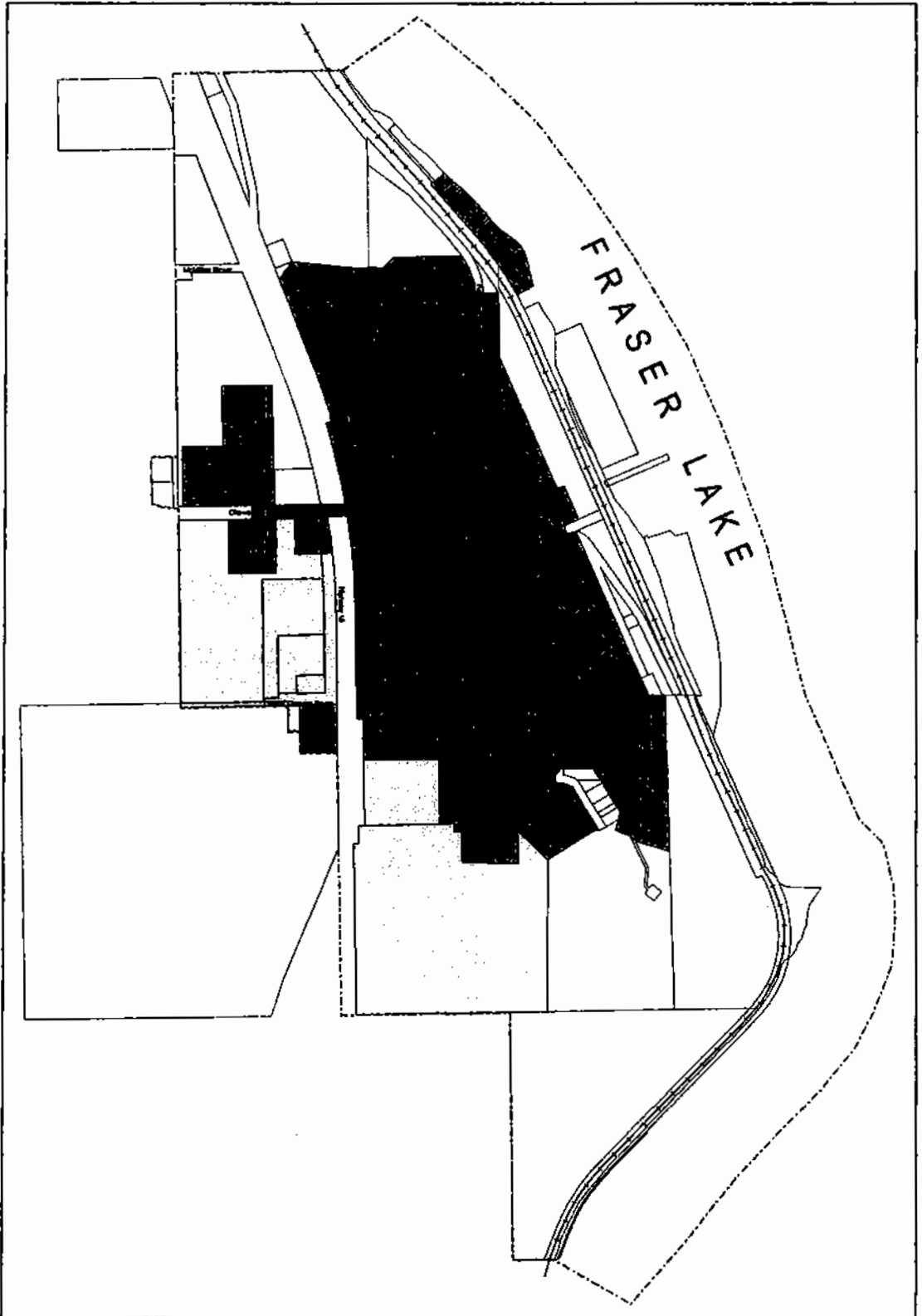
Official Community Plan

Bylaw No. 682, 2008

Schedule F Sewer Service Map

Legend

- Currently Served Area
- Future Serviceable Areas



VILLAGE OF FRASER LAKE



Sewer Service
Map
Scale:
1:10,000



ETS Inc.
801 7075 Fraser Lake, BC
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fraser@etsinc.ca

This Map Forms
SCHEDULE "F" of the
Village of Fraser Lake
Official Community Plan
Bylaw No. 682, 2008













[Signature]
Mayor
Clerk

Official Community Plan

Bylaw No. 682, 2008

Schedule B Land Use Map

Legend

-  Low Density Residential
-  Medium Density Residential
-  Mobile Home Park
-  General Commercial/Mixed Use
-  Highway Commercial
-  Light Industrial
-  Heavy Industrial
-  Public and Institutional
-  Parks and Open Space
-  Village Reserve
-  Waterfront Area
-  Gravel Deposit

This Map Forms
SCHEDULE "B" of the
Village of Fraser Lake
Official Community Plan
Bylaw No. 682, 2008

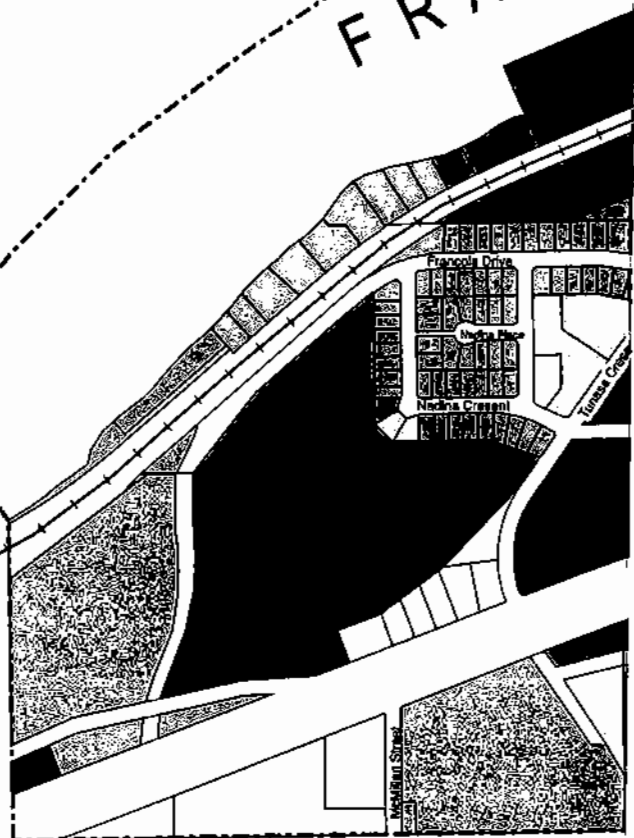

Mayor


Clerk

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1:25,000

FRASER



VILLAGE OF

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