

Schedule A



VILLAGE OF FRASER LAKE

Official Community Plan Bylaw No.
809,2019

December 20, 2018

Launch Vehicle/Transportation Various Sound
Automotive Pentecostal Nechako CIBC Garbage Construction
Cemetery Lodges/Resorts Endowment Sawmill Restaurant
Industrial Collection infrastructure buried ICBC Technicians
Baseball High Alcohol residential Breakfast Infrastructure
Nurses Beaumont Assets/Infrastructure Senior vehicles
Outhouses Stations Carpet Canada Farmer's Highway
Silver Rod Youth Mountain Truck
Splash Churches Festival Men Adult Day Counselling
Airport Serviced Rural Fields Service Mountain Office
Shelter Cataline BBQ Halloween Hills Fringers Grill Birthday Support's
Peterson's family Hall system Lake.com lease
Canoe Dump Mud Family Water Sani Public
Mine Boat Snow Extrication Canoes Beach Mouse
Swan Mouse Water Sani Public
Kamov Legion Better Pad New Chamber bar club
Goods Crisis Diner Indoor Cheslatta
Country Pickle Area Connector
Ambulance Cruis' in
Department School Arts
Duggies Lally Pop's Learning White
Subway Bursary Santa Hair Two
Library Arena Mayor tournaments Cift
Complex/Community Washrooms Pharmacy Shooing Station support costs
Insurance Maintained Soccer program Market Commercial
RCMP Agency transportation Recreation Skating properties
Mowers Mowers Agency transportation Recreation Skating properties
Tower Sporting Driveway Generator Playground truck Dispensing Light
Concession Drop-In Courts Sidewalks Production Residential/cottages/cabins facility Medicine
distribution Doctors EOC Elementary Operations Pumphouse
Skateboard Simon Restaurant's Compost

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION AND BACKGROUND	6
1.1 THE OFFICIAL COMMUNITY PLAN	6
1.2 ENABLING LEGISLATION	6
1.3 APPLICATION.....	7
1.4 SEVERABILITY	7
1.5 THE OCP REVIEW PROCESS	7
SECTION 2 - BACKGROUND.....	10
2.1 PLAN AREA CONTEXT.....	10
2.2 FIRST NATIONS	11
2.3 FRASER LAKE HISTORY.....	12
2.4 POPULATION AND ECONOMY	13
2.5 COMMUNITY VISION.....	15
SECTION 3 - LAND USE DESIGNATIONS	17
3.1 DESIGNATIONS	17
3.2 CONSISTENCY WITH ZONING.....	17
SECTION 4 - RESIDENTIAL DEVELOPMENT	18
4.1 DISCUSSION	18
4.2 OBJECTIVES	20
4.3 POLICIES	20
SECTION 5 – DOWNTOWN AND COMMERCIAL DEVELOPMENT.....	22
5.1 DISCUSSION	22
5.2 OBJECTIVES	23
5.3 POLICIES	23
SECTION 6 - WATERFRONT AREA.....	25
6.1 DISCUSSION	25
6.2 OBJECTIVES.....	25
6.3 POLICIES	25
SECTION 7- INDUSTRIAL AREAS.....	26
7.1 DISCUSSION	26
7.2 OBJECTIVES	26
7.3 POLICIES	26

SECTION 8 - PUBLIC AND INSTITUTIONAL AREAS.....	27
8.1 DISCUSSION	27
8.2 OBJECTIVES	27
8.3 POLICIES	27
SECTION 9 - PARKS AND OPEN SPACE.....	29
9.1 DISCUSSION	29
9.2 OBJECTIVES	29
9.3 POLICIES	29
SECTION 10 - VILLAGE RESERVE.....	31
10.1 DISCUSSION	31
10.2 OBJECTIVES	31
10.3 POLICIES	31
SECTION 11 - HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS	32
11.1 DISCUSSION	32
11.2 OBJECTIVES	32
11.3 POLICIES	32
SECTION 12 - TEMPORARY USE PERMIT AREAS.....	33
12.1 DISCUSSION	33
12.2 OBJECTIVES	33
12.3 POLICIES	33
SECTION 13 - INFRASTRUCTURE.....	34
13.1 DISCUSSION	34
13.2 OBJECTIVES	34
13.3 POLICIES	34
SECTION 14 - GREENHOUSE GAS REDUCTION	37
14.1 DISCUSSION	37
14.2 OBJECTIVES	38
14.3 POLICIES	39
SECTION 15 - DEVELOPMENT PERMIT AREAS	41
15.1 BACKGROUND.....	41
15.2 MCMILLAN AVENUE COMMERCIAL DEVELOPMENT PERMIT AREA	41
15.3 HIGHWAY CORRIDOR DEVELOPMENT PERMIT AREA	45
15.4 MULTI-FAMILY DEVELOPMENT PERMIT AREA	47

SECTION 16 - IMPLEMENTATION	50
16.1 BACKGROUND.....	50
16.2 SUBDIVISION AND DEVELOPMENT SERVICING BYLAW	50
16.3 REZONING	50
16.4 SERVICING AND DEVELOPMENT COSTS.....	50

MAPS - SCHEDULE B

MAP 1	LAND USE DESIGNATION MAP
MAP 2	DEVELOPMENT PERMIT AREAS
MAP 3	MAJOR ROAD NETWORK
MAP 4	WATER SERVICE MAP
MAP 5	SEWER SERVICE MAP

SECTION 1 - INTRODUCTION AND BACKGROUND

1.1 THE OFFICIAL COMMUNITY PLAN

An Official Community Plan (OCP) is a document that outlines the community's vision as determined by the Council of the Village of Fraser Lake and based on consultation with the community. The OCP contains goals, objectives and policies that are designed to implement the community's vision by providing guidance to Council and the community on land use and community development issues.

1.2 ENABLING LEGISLATION

Official community plans are addressed in Part 14, Section 478 of the *Local Government Act*. An official community plan can only be enacted in accordance with the *Local Government Act* by Village Council.

The Fraser Lake OCP 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.

The Fraser Lake Official Community Plan must include Fraser Lake's housing policies respecting 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
- policies respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems, and biological diversity;
- temporary uses.

1.3 APPLICATION

The Fraser Lake OCP applies to the entire area within the boundaries of the Corporation of the Village of Fraser Lake.

1.4 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.

1.5 THE OCP REVIEW PROCESS

The Regional District of Bulkley Nechako Planning Department and the Village of Fraser Lake have cooperated in undertaking their respective OCP review processes at the same time. This coordinated planning process was efficient and resulted in a better end product for both parties. There were joint open houses, public meetings, and consultation processes; staff resources spent researching, understanding, and planning for the various issues and trends were more effectively achieved; and OCP content was more easily coordinated.

The Village of Fraser Lake plan review process began with the distribution of a public survey regarding land use and development issues, and the holding of an open house at the Village office on July 25, 2017 to introduce the review process to the public. Meetings with the community were also held at the Men's Shed, Autumn Services and the Legion on the same day. The Village of Fraser Lake subsequently appointed an advisory group consisting of stakeholders, members of the public, and First Nations representatives. The working group served to assist in the review process and the drafting of a new OCP. Staff created a preliminary draft of the OCP based on input from the public, Council, First Nations, and stakeholders. The working group developed a draft OCP during a series of meetings held on February 27, March 12, April 9, May 14 and June 18, 2018. The focus was on reviewing the process and the mandate of an OCP, identifying and discussing key issues, establishing community visions and goals for the plan area, and reviewing in detail the wording of the policies contained in the plan.



Staff attended two Grade 4/5 classes at Fraser Lake Elementary Secondary School in April to obtain input from school age children. The students were asked to draw their community, which is an effective way to find out how the students interact with and view their community.

The draft plan that resulted from the working group and staff review process was presented to the Village Council in November 2018. This was followed by preliminary referrals being sent to local First Nations, community groups, the Regional District, the School Board, and various Provincial Ministries.

Official Community Plan Review Process

Undertake Public Survey and Preliminary Research



Establish Working Group and Referrals to First Nations & Stakeholders



Prepare Preliminary Draft Official Community Plan



Hold Working Group Meetings to Revise Draft OCP as Necessary



Review of Draft OCP by the Public, First Nations and Stakeholders



Preparation of Final Draft OCP



Formal Referral Process Undertaken and Public Hearing



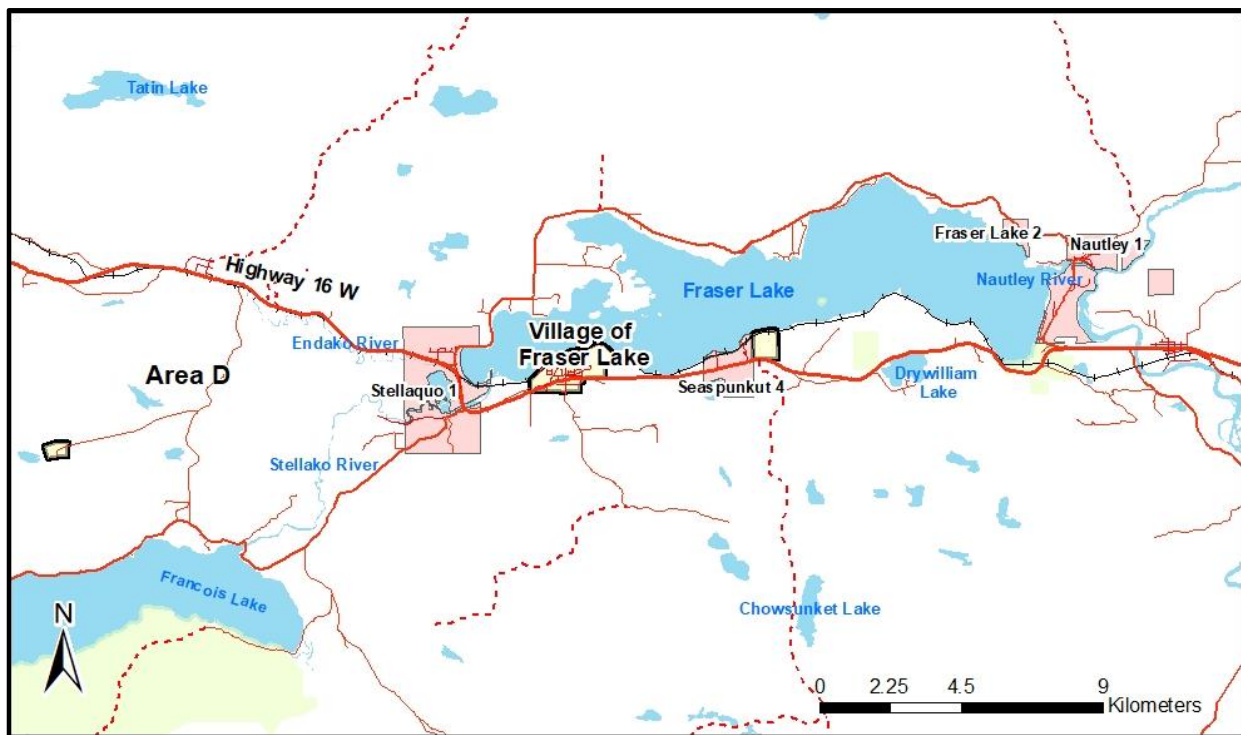
SECTION 2 - BACKGROUND

2.1 PLAN AREA CONTEXT

The Village of Fraser Lake is located on the southern shore of Fraser Lake, in an area which contains some of British Columbia's most beautiful scenery, and natural amenities. The area has 170 lakes within a 100 km radius and is the temporary home to over 1000 Trumpeter Swans each spring.

The Village is located within Electoral Area D (Fraser Lake Rural), of the Regional District of Bulkley-Nechako (RDBN) and is one of eight-member municipalities and seven Electoral Areas in the Regional District.

The Official Community Plan recognizes the Village of Fraser Lake as an important service centre. The municipal population is less than 1,000 people; however, the population which looks to Fraser Lake as its service centre is considerably higher considering the rural population, and local First Nations communities.



2.2 FIRST NATIONS

The Village of Fraser Lake has been identified as being within the traditional territory of the following First Nations.

Nadleh Whut'en

The Nadleh Whut'en First Nation has 559 band members living on and off reserve according to the Aboriginal Affairs and Northern Development Canada website (as of August 2017). Approximately 257 residents live on reserve. The community band office, school, church, store, community hall, preschool, health centre, and adult learning centre are located on the Nautley Indian Reserve No. 1, which is a short distance west of the Village of Fraser Lake at the east end of Fraser Lake. The Nadleh Whut'en have seven reserves with a total of 969 hectares between the community of Fort Fraser and the Village of Fraser Lake. The Nadleh Whut'en Band is a member of the Carrier Sekani Tribal Council.

The forestry products industries (logging and sawmill operations) are the primary sources of employment for the community. The community also operates a backhoe and excavating business, an auto body business, and a seasonal concession stand at the Provincial park. The community also had leases for industrial land, and 48 lakeshore lots south of the main reserve on Fraser Lake. The community is also planning to develop land into hay fields.

Stellat'en First Nation

The Stellat'en First Nation has 549 band members on and off reserve according to the Aboriginal Affairs and Northern Development Canada website (as of August 2017).

The main community, including the band office, church, community hall, and the Slenyah Gas Bar and Convenience Store, is located at the Stellaquo (Stella) Indian Reserve No. 1 at the west end of Fraser Lake, near the mouth of the Stellako River. This reserve has a population of approximately 200 persons and is 84 hectares in size. The Stellat'en has a second much smaller reserve on the shores of Binta Lake.

The Stellat'en (people of the stilla) and Nadleh Whut'en are members of the Yinka Dene. The Stellat'en First Nation is a member of the Carrier Sekani Tribal Council.

The community operates a woodlot, a sawmill, a contract silviculture business, a campground, and the Slenyah Gas Bar and Convenience Store.

Cheslatta First Nation

The Cheslatta Carrier Nation has a population of 360 residents living on and off reserve according to the Aboriginal Affairs and Northern Development Canada website (as of August 2017). The band office and other community buildings are located on a reserve about 1km south of the Southbank ferry landing, which is south of Francois Lake.

2.3 FRASER LAKE HISTORY

The First Nations of Fraser Lake are Dakelh, or Carrier people. Carrier winter villages were mainly located at the outlets of lakes or the confluences of rivers. In September of 1806, Simon Fraser established a fur trading post near the native village of Nautley. The post, later named Fort Fraser, was located near what is now Beaumont Provincial Park.

The Yukon Telegraph Line was put through to the Klondike Gold Fields in 1901. The Telegraph trail became the main transportation route into the Fraser Lake area. Huge packs of supplies were transported over the telegraph trail on the backs of horses and mules.

Pioneer surveyor, Frank Swannell, surveyed the town-site of Fraser Lake in 1908. At that time the only house in town was the Murray cabin, nestled below what is now known as Mouse Mountain. In 1912 a road was finally built along the south side of the lake, linking the town-site of Fraser Lake to the rest of the world. The community was originally called Frasertown.

The European settlement of Fraser Lake began in 1912 with the construction of the Grand Trunk Pacific Railway, meant to link Prince Rupert BC with Eastern Canada. In the spring of 1914, crews from both directions were racing connect the rail line one-quarter mile east of Fort Fraser.

In 1919, a sawmill was constructed at the Fraser Lake town-site, and a year later a general store was established. The Fraser Lake schoolhouse, built in 1920, also doubled as a community hall. The second Fraser Lake Sawmills store, constructed in 1942, contained a battery pack storage system that provided the first electric lights to Fraser Lake homes and businesses.

The small community grew slowly supported by sawmills, agriculture, and fishing. The local sawmill company invested in a store, water system, and other necessities for its employees in Fraser Lake; however, the community did not grow notably until the Endako Molybdenum mine was established in 1965. Fraser Lake was chosen as the company town-site, and its population swelled from approximately 100 to more than 1700. The Village of Fraser Lake was incorporated as a municipality in 1966.

For 17 years the Endako Mine was the main source of employment in Fraser Lake. After 4 years closure it reopened in 1986. The mine, which in its heyday processed more than 30,000 metric tons of ore a day, was the largest open pit molybdenum mine in Canada.

This period also saw the consolidation of smaller sawmill operations in the region into larger operations. In 1977, Fraser Lake Sawmills shut down its sawmill and planing mill facility at Fort Fraser and it's sawmill at Fraser Lake, which had been in operation – at various locations- since 1919. Both operations were amalgamated into a large sawmill and planing mill complex located just east of Lejac. West Fraser Sawmill remains the economic backbone of the community. White Swan Park, which for many years was the site of a sawmill, is now a beautifully landscaped waterfront park.

2.4 POPULATION AND ECONOMY

Identifying the characteristics and trends occurring in a community helps us to better understand how a community can be expected to change and develop in the future. The plan's objectives and policies are based on an evaluation and understanding of the following demographics.

2.4.1 Population and Age Distribution

According to the Statistics Canada Census for 2016 the population of Fraser Lake has decreased by 15.3% from 1167 to 988 persons between the years 2011 to 2016.

POPULATION GROWTH	2001	2006	2011	2016
Fraser Lake	1268	1113	1167	988
Electoral Area D	1715	1682	1734	1472
Regional District Bulkley-Nechako	40,856	38,243	39,208	37,896

Sources: Statistics Canada. Census Profile from 2001-2016

On average, the residents of Fraser Lake are younger than those in Electoral Area D and slightly older than the RDBN. The median age in Fraser Lake is 43 while in the Electoral Area and the RDBN the median is 53 and 41 respectively. The age structure reveals that Fraser Lake has a higher youth population (ages 0-19) and significantly lower proportion of people between the ages of 45-64 as compared to the Electoral Area.

In Fraser Lake in 2011, 13.3% of the population was 65 years and older. This number grew to 19.2% by 2016. For comparison, 14.9% of the RDBN population was 65 years and older in 2016. It is noted that the senior's population has been increasing throughout the northern interior in the last few years.

2.4.2 Household Characteristics

In Fraser Lake the average family size is approximately 2.2 persons per household. The majority of families (85%) consist of married or common law couples. Of that 85%, 40% have one or more children at home. Lone parent families with one or more children make up approximately 13% of families.

The majority of households (70%) reside in single detached homes. Multiple dwelling units such as apartments and row-houses comprise of 24% of all household dwellings.

In 2011, Fraser Lake had the second highest median household income among the municipalities in the RDBN, of \$68,948. The household income in Fraser Lake has generally been higher than the Electoral Area and Northern BC. Fraser Lake experienced a 25% increase in household income from 2001 to 2006 while from 2006 to 2011 there was a further 13% increase. The growth rate in household income in Fraser Lake has outpaced the growth in the Electoral Area and Northern BC. Please note that income data for Electoral Area D in 2011 was unavailable as it was suppressed for data quality or confidentiality reasons by Statistics Canada.

Between 2011 and 2016 the median after tax household income decreased by 6% in Fraser Lake from \$68,948 to \$64,341

2.4.3 Employment and Income

In 2016 Fraser Lake had a total labour force of 505 people. Around a quarter of the local labour force works in the manufacturing sector while in Northern BC this sector only accounts for 9% of the workforce. Mining, quarrying and oil & gas and services are other major employment sectors as they employ around 22.2% and 19% of the local labour force respectively.

Fraser Lake had a lower unemployment rate than Northern BC in 2006 and 2011. The unemployment rate in Fraser Lake increased by 1% from 6.7% to 7.7% from 2006-2011 which is comparable to the rate of increase in Northern BC. In 2016 the unemployment rate in Fraser Lake increased to 17.8%, which is higher than the Regional District's rate of 12.3%.



2.5 COMMUNITY VISION

The Village of Fraser Lake is nestled in the Nithi Valley in Northwestern BC. Our beautiful lakeside community is surrounded by fertile agricultural lands, natural sloping beaches, converging rivers and vast forests where year-round outdoor activities are plentiful. Beyond its natural beauty, Fraser Lake offers affordable living opportunities with core services and amenities along a major transportation corridor contributing to a rich lifestyle for residents of all ages.

Fraser Lake prides itself on sustaining a progressive outlook toward social, economic and environmental opportunities. The community's strength and resilience is a result of its strong community spirit and commitment to work together to support everyone that chooses to work, live, learn and play within the community.

Community Goals and Expectations

The OCP recognizes that quality of life issues are a key factor in community growth, and economic development. The future depends on the community's ability to attract new residents. There are large numbers of skilled trade workers, entrepreneurs, and others that have a high degree of mobility and choice regarding their home community. It is also critical that existing residents, including seniors, and young adults, be provided with the services and amenities necessary to maintain a healthy and fulfilling lifestyle in the community. This human capital, and the associated energy, innovation, and commitment to community will drive Fraser Lake forward towards a more diversified economy and a prosperous future.



The following is a list of the key values and expectations of the community.

1. The community will attract new residents and investment by creating an attractive community with an excellent quality of life.
2. The community's aesthetics will be improved, with particular attention being paid to the appearance of the Highway #16 corridor.

3. The community wishes to facilitate the development of a vibrant, pedestrian friendly commercial / retail area, centered around McMillan Avenue.
4. The community will provide the amenity, recreational opportunity, housing, and lifestyle necessary to attract and retain residents of all ages.
5. The community values the benefits of its proximity to the lake and will endeavor to protect this resource.
6. The community values a healthy lifestyle and will ensure that parks and recreation facilities are maintained and upgraded, and that recreational groups and organizations are supported.
7. The community recognizes the importance of a strong sense of community and community resilience and wishes to retain these qualities as the community grows.
8. The community wishes to facilitate a cooperative, constructive, respectful, and supportive relationship with local First Nations.



SECTION 3 - LAND USE DESIGNATIONS

3.1 DESIGNATIONS

Any changes to the Village of Fraser Lake's land use regulations shall be in general accordance with the Schedule B Map 1 Land Use Designations and the policy contained in this document. The Land Use Map shows the following land use designations:

1. Low Density Residential;
2. Medium Density Residential;
3. Mobile Home Park;
4. General Commercial / Mixed Use;
5. Highway Commercial;
6. Waterfront Area;
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 land use designations on the Schedule B Map 1 Land Use Designations may be different from the zoning applied to the same area. This difference is acceptable as the intent is that the OCP illustrate the preferred pattern of land use as redevelopment and rezoning occurs. Rezoning applications that are contrary to the OCP designation will not be considered. The land use designations and policies in this plan are intended to apply at the time a rezoning or other application is made. In this situation the development proposal and application shall be evaluated in accordance with the intent and direction provided by the policies in this Plan. The Village of Fraser Lake is not required to ensure compatibility between existing (or updated) zoning and the land use designations in this Plan prior to the rezoning application process.

SECTION 4 - RESIDENTIAL DEVELOPMENT

4.1 DISCUSSION

Existing Housing Type

The current housing conditions are comprised of a variety and range of housing types. The following is Statistics Canada data regarding the number and type of dwellings within the Village of Fraser Lake:

Housing Type 2016

Housing Type	Village	% of total
Single – detached houses	315	70%
Movable Dwellings	25	6%
Apartment	60	13%
Row House/ Apartment	50	11%
Total Occupied Private Dwellings (not including dwellings on IRs)	450	100%

Future Housing Demand

It is very difficult to identify, with any certainty, the future housing demand for the Village of Fraser Lake. Statistics Canada has identified a population decline over the last few years. However, real estate sales have been relatively steady, property values are increasing, and vacancy rates have remained relatively low. There is uncertainty surrounding the long-term state of the forest products industry, the impact of anticipated LNG investment in the north, and the potential for the Endako Mine to re-open.

Fraser Lake is a resilient community and the Village is taking notable action to improve the outstanding quality of life that exists for current and new residents. As with other communities in the region, this is seen as key to ensuring future growth and redevelopment. Therefore, it is prudent to be prepared to facilitate growth and redevelopment.

For planning purposes it is assumed that the population of Fraser Lake may increase as much as 1% per year over the next 10 years. This level of growth may not materialize; however, it is reasonable and responsible to plan for such growth. A population growth of 1% per year would result in a population increase of approximately 100 persons by 2027. Based on the average household size of 2.2 persons this translates into an increased housing demand of 45 new dwelling units by 2027. Utilizing a 1% growth rate, the proportional share of housing type, and an estimate of 2.2 persons per household it is estimated that Fraser Lake should be prepared to accommodate the following housing demand.

Figure 6.1.3a

Projected Residential Dwelling Demand

	Units by 2025	20% safety margin	Total Units	% of total
Single - detached houses	31	6	37	70%
Movable home	3	1	4	6%
Apartment	6	1	7	13%
Row House	5	1	6	11%
Total additional units	45	9	54	100%

Residential Lot Inventory

An inventory of existing parcels within the Village was undertaken in April 2018. The inventory collected the following information:

- Vacant parcels that could be relatively easily developed for residential purposes.
- Underdeveloped parcels where the existing dwelling is clearly past its economic life and could be available for redevelopment.
- Vacant parcels that cannot be developed. The most common restriction on development is topographical challenges.
- Double parcels where one house is developed over two or more parcels and it is not easy for one of the parcels to be sold for development.
- Parcels with subdivision potential where a new building parcel could be created without any notable extension of services or building of roads.

The inventory results are shown below.

	Vacant parcel	Under-developed parcel	Vacant and unusable parcel	Double Parcel	Subdivision Potential
TOTAL	49	11	1	0	6

Accommodating Future Growth

Based on a 1% growth rate the Village is well positioned to accommodate the housing demand through infill development and redevelopment to higher density. The predominant housing type in Fraser Lake is detached single-family dwellings, and it is anticipated that single-family residential dwellings will continue to be the housing choice for most residents in the long-term. However, the importance of housing choices for seniors and young adults is recognized. Therefore, medium density residential development is accommodated in select areas in proximity to shops, services and community amenities. There are a number of multi-family dwellings within the community in the form of apartments and townhouses, mainly built by the mining company. Many of these sites could be redeveloped to accommodate higher density development.

The Village will facilitate appropriate redevelopment and growth by being prepared to respond to development proposals in an efficient and effective manner. This means having bylaws, regulations and processes in place that are efficient and effective. To ensure that the Village is ready to facilitate the subdivision of additional lands for residential development, the Village will prepare a residential development strategy for consideration with the review of this plan in 5 to 7 years. This strategy should determine the preferred location and land area necessary for the next phase of residential development within the community. This strategy should address issues related to extended services to be provided at the time of subdivision, how excess development costs are to be recovered, and the necessary terms to be included in sales agreements for the lands where those lands are owned by the Village.

4.2 OBJECTIVES

1. Protect and enhance the quality of life that exists in residential neighbourhoods in the community.
2. Facilitate new residential development in a manner which creates a compact and sustainable community.
3. Ensure that a range of housing types are facilitated to meet the housing needs of the community.
4. Facilitate the utilization and development of existing parcels prior to the creating and servicing of new development areas.

4.3 POLICIES

General Residential Policies

1. Permit institutional uses such as a church within residential designations without a plan amendment.
2. Non-profit societies and community groups are supported and encouraged to work with the Village and senior levels of government in the development of affordable, rental, and special needs housing in the community.
3. The provision of increased housing choice for seniors is a priority for Council.
4. The Village shall facilitate residential development in the Village Reserve by preparing a comprehensive development plan and implementation strategy in accordance with OCP policy.

Low Density Residential Policies

5. Single-family dwellings and two-family dwellings are supported in areas designated Low Density Residential on the Schedule B Map 1 Land Use Designations.
6. Secondary suites are supported in areas designated Low Density Residential on the Schedule B Map 1 Land Use Designations.
7. Bed and Breakfasts containing a maximum of three bed are supported in single family dwellings in areas designated Low Density Residential.

8. Rezoning to allow buildings containing up to four dwellings may be considered in areas designated Low Density Residential when the following criteria has been met to Council's satisfaction:
 - the subject property is easily accessed by vehicle and pedestrian traffic, and the use is not expected to result in a notable increase in traffic on a residential street;
 - the building design and siting are sensitive to the surrounding parcels and neighbourhood where the use is proposed; and
 - the subject property is in proximity to a park, school, or commercial development.

Medium Density Residential Policies

9. Buildings containing multiple dwellings are encouraged to locate in areas designated Medium Density Residential on the Schedule B Map 1 Land Use Designations.
10. Rezoning to allow a building containing multiple dwellings in areas designated Medium Density Residential may be considered for approval when the Council has determined to its satisfaction that the number of dwelling units proposed will not result in a notable negative change to the character of an existing residential area.

Mobile Home Park Policies

11. Mobile home parks are encouraged to locate in areas designated Mobile Home Park on the Schedule B Map 1 Land Use Designations.
12. Rezoning to allow a mobile home park may be considered in areas designated Mobile Home Park when the following criteria has been met to Council's satisfaction:
 - the subject property is located on the periphery of a low density residential area, rather than in the middle of it;
 - there will be no notable negative change to the character of an existing residential area; and
 - the proposed development will be adequately designed and landscaped.

Home-Based Business Policies

13. Home-based businesses are encouraged as a means of supplementing income and incubating new business employment and opportunities.
14. Home-based business regulations will be designed to ensure that home-based businesses are clearly incidental and subordinate to the residential use of the property, and do not have an adverse impact on residential areas.
15. The maximum number of rooms per bed and breakfast is three (3).

SECTION 5 – DOWNTOWN AND COMMERCIAL DEVELOPMENT

5.1 DISCUSSION

It is recognized that a healthy, vibrant and attractive commercial area is a significant factor in the quality of life of residents. The ability to shop locally in a quality pedestrian-oriented environment is important for the sake of convenience and maintaining a healthy local economy; however, local shopping is also important from a social and community development perspective. The main street of a community can function as its social and cultural heart, and as the place where people meet for special events or go to for entertainment. Having a commonly known community centre helps foster a sense of community belonging and togetherness. Also, a community's commercial area is the face of the community to the travelling public, future residents, and potential investors in the community.



Commercial development in the Village of Fraser Lake is oriented along the highway and is underdeveloped. There is no distinction between areas of small lot retail and highway commercial development. Many of the office and institutional uses that play a role in creating a vibrant and interactive main street are spread throughout the community. And there are no commercial areas which are accommodating to pedestrians.

Fraser Lake does not have a main street or clearly identified village centre. It is important that the community develop, over time, a pedestrian oriented main street. The General Commercial/Mixed Use designation identifies the area that is intended to be developed as the commercial core of the community. This area should develop as a mixed use, active, vibrant, pedestrian friendly and visually attractive commercial district that promotes a sense of community and stimulates investment.

The General Commercial/Mixed Use designation area is to be developed in a manner which is distinct from the areas designated Highway Commercial. The Highway Commercial areas are intended to accommodate commercial uses that require larger parcels and benefit from a location oriented towards highway traffic and the travelling public. The intent is that smaller tenancy businesses and office uses not occur within the Highway Commercial Area. The development of the General Commercial/Mixed Use designation area as intended shall be implemented through the use of zoning regulations and development permit area guidelines.

5.2 OBJECTIVES

1. To focus retail, service, and office uses within the General Commercial/Mixed Use designation area to facilitate the development of a vibrant, attractive and pedestrian friendly Village Centre.
2. Designate an adequate supply of commercial land to meet the commercial needs of Fraser Lake residents and visitors.
3. Stimulate growth and investment in the Village Centre area by providing a flexible range of land use and development options.
4. To accommodate commercial uses that do not fit within the General Commercial/Mixed Use designation area.

5.3 POLICIES

General Commercial/Mixed Use Policies

1. Commercial uses are allowed in areas designated General Commercial/Mixed Use on Schedule B Map 1 Land Use Designations.
2. Areas designated General Commercial/Mixed Use should be developed as the primary commercial and business area of the Community.
3. Higher density residential development is encouraged to locate within or adjacent to areas designated General Commercial/Mixed Use.
4. A dwelling is acceptable as an accessory use in areas designated General Commercial/Mixed Use provided that the dwelling is incorporated into a building containing the commercial use and is located above or behind the commercial use. Single family dwellings are not an acceptable use of land designated General Commercial/Mixed Use.
5. Mobile vendors and farmers markets are supported in areas designated General Commercial/Mixed Use provided that their scale does not allow for unreasonable competition with businesses operating from within a building.
6. Small tenancy commercial development and office uses are not supported outside of areas designated General Commercial/Mixed Use.
7. Priority is placed on developing areas designated General Commercial/Mixed Use in a manner that promotes and facilitates use by pedestrians.
8. The Village will complete a Village Centre development study to identify a

redevelopment plan and strategy for the areas designated Commercial/Mixed Use designation area.

Highway Commercial Policies

9. Highway Commercial uses are accommodated in the areas designated Highway Commercial on Schedule B Map 1 Land Use Designations.
10. Smaller tenancy businesses or office uses should not be accommodated to locate in areas Designated Highway Commercial.
11. A high priority is placed on ensuring Highway Commercial designation areas are well landscaped and have a positive visual appearance.
12. Churches are acceptable uses within areas designated Highway Commercial.
13. The Village will work with the Ministry of Transportation and Infrastructure to ensure that areas designated Highway Commercial can be safely and efficiently accessed.

SECTION 6 - WATERFRONT AREA

6.1 DISCUSSION

The Village owned Waterfront lands are recognized as being a significant public asset for the residents of Fraser Lake. The Waterfront lands are the prime location within the municipality for public recreation and amenity development, and their future development should be carefully planned to maximize the long-term community recreation, amenity, and economic development benefits.

6.2 OBJECTIVES

1. To take full advantage of the recreation and amenity potential in the development of the Waterfront lands.
2. To develop the Waterfront lands in a manner that provides recreation opportunity for residents and serves to draw tourists to the Village.

6.3 POLICIES

1. Tourist commercial and public recreation uses may be considered in the area designated Waterfront on the Schedule B Map 1 Land Use Designations.
2. Development of the Waterfront area shall occur in accordance with a development plan approved by Council following a comprehensive public consultation process.
3. The Waterfront lands should remain owned by the Village; however, the land may be leased for commercial use subject to the use being included in the development plan approved by Council following public consultation.



SECTION 7-INDUSTRIAL AREAS

7.1 DISCUSSION

Fraser Lake has two large industrial operations located within municipal boundaries, which are physically separated from the main community. The Endako Mine and the Fraser Lake Sawmill have provided long-term employment and revenues to the Village for many years. Unfortunately, the Endako Mine ceased operations in 2015 and the resumption of business is not predicted in the near future.

The Village has invested in developing a light industrial subdivision in the municipality south of the Highway and east of Chowsunket Street.

7.2 OBJECTIVES

1. Facilitate the diversification of the economy of Fraser Lake by ensuring the long-term availability of light industrial lands in the municipality.
2. Ensure that industrial development occurs in a manner that supports residents quality of life aspirations, does not negatively impact the environment, and is adequately landscaped.

7.3 POLICIES

Heavy Industrial

1. New heavy industrial uses are directed to occur in the rural area outside of the municipal boundary to avoid any land use conflicts.
2. The Regional District of Bulkley-Nechako is requested to ensure that the Official Community Plan for Electoral Area D accommodates the potential need for heavy industrial development in the region.

Light Industrial

3. Light Industrial uses are allowed in areas designated Light Industrial on the Schedule B Map 1 Land Use Designations.
4. The spread of commercial land uses into areas designated Light Industrial is not supported. The community's best interest is served by directing commercial activity into commercial areas and reserving industrial lands for industrial uses.
5. Light industrial uses shall be adequately screened and landscaped so that their impact on adjacent lands are minimized, and the overall aesthetics of the community are not diminished.
6. Gravel deposits have been identified in the Mouse Mountain area and are identified on the Land Use Map. It is expected that the communities gravel needs will be supplied from gravel pits in the rural area.

SECTION 8 - PUBLIC AND INSTITUTIONAL AREAS

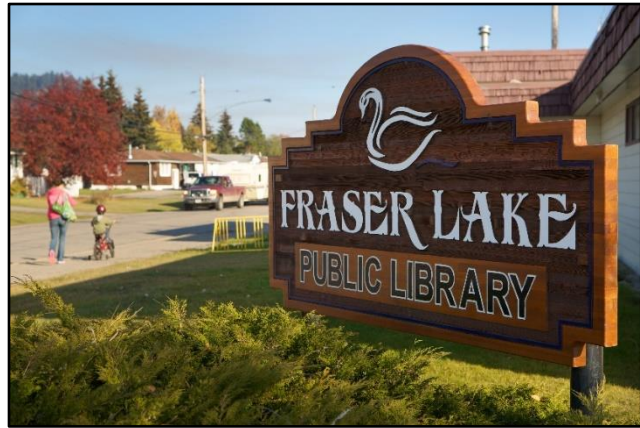
8.1 DISCUSSION

Public and institutional uses include schools, churches, the Legion Hall, the diagnostic and treatment center, government buildings and the RCMP detachment. The Village is responsible for public utility uses (sewage treatment plant, electrical substation, etc.), the library, fire hall, recreational facilities, Village office, public works buildings and parks. It is acknowledged that many municipal structures are dated and will require renovations and refurbishment in the future.

It is noted that existing public and institutional uses are spread throughout the community. This contributes to the lack of a defined commercial core or Village centre. When new or relocated public or institutional uses are establishment strong consideration should be given to locating these uses within or adjacent to the General Commercial / Mixed Use area.

8.2 OBJECTIVES

1. Ensure the long-term availability of lands suitable for the public and institutional uses necessary for the community.
2. Facilitate the continued operation and establishment of the necessary public and institutional uses necessary to supports a high quality of life for residents.



8.3 POLICIES

1. All levels of government are encouraged to maintain the appropriate levels of health, education and police services.
2. Northern Health is encouraged to maintain and enhance the level of service provided at the Fraser Lake Diagnostic and Treatment Centre.
3. Northern Health is encouraged to investigate the development of an intermediate health care facility in Fraser Lake.
4. Churches, schools, and public utility uses are acceptable in all land use designations.
5. Public and institutional uses are acceptable in areas designated Public and Institutional on the Schedule B Map 1 Land Use Designations.
6. Public and institutional uses that have a strong office component, or high levels of public use are encouraged to locate in or adjacent to the General Commercial / Mixed Use area.

7. Public and institutional uses that have limited public use, require large areas of land, or have an industrial component, are encouraged to find locations at the periphery of the community, where land use impacts are avoided.

SECTION 9 - PARKS AND OPEN SPACE

9.1 DISCUSSION

The provision and maintenance of parks and open spaces in the Village of Fraser Lake is seen as a critical component in maintaining and improving the quality of life for residents. Also, the provision of parks and open spaces is recognized as a key factor in community growth and economic development, as the future depends on the community's ability to attract new residents. The continued enhancement of White Swan Park and the Waterfront area are seen as critical components in the Village's future.

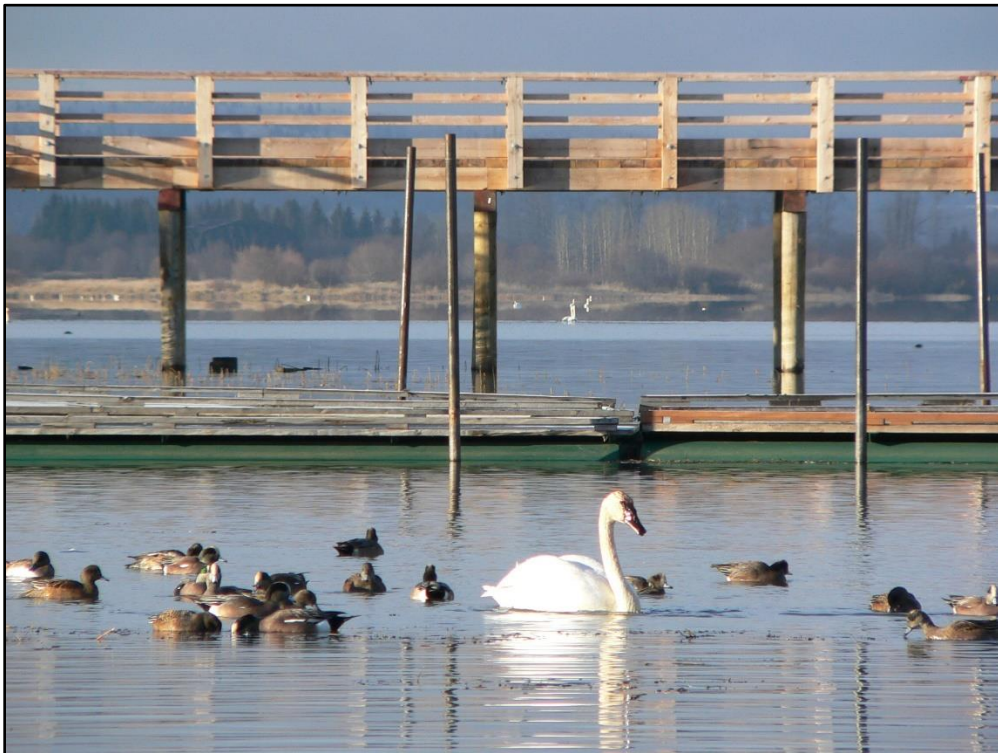
9.2 OBJECTIVES

1. The provision of a system of parks, trails and recreational facilities and programs to serve local residents and visitors.
2. To capitalize on the quality of life, tourism, and economic development opportunities offered by the community's location on Fraser Lake and the high potential for amenity associated with Fraser Lake.

9.3 POLICIES

1. Lands designated Parks and Open Space on the Schedule B Map 1 Land Use Designations are reserved for parks and open space uses.
2. The following policies are provided to allow the Village to determine whether the owner must provide parkland dedication or money pursuant to the *Local Government Act* at the time of subdivision:
 - a. the Village may require the dedication of park land where a proposed subdivision is not adequately served by an existing park, and the subdivided property contains a site suitable for parkland;
 - b. the Village may require payment of an amount that equals the market value of the land that may be required for park land purposes if any one of the following situations exist:
 - a suitable park site is not available within the proposed subdivision;
 - the proposed subdivision is adequately serviced in terms of access to park land, or
 - infrastructure and administrative resources do not exist to adequately maintain additional parkland.
3. Land dedicated as parkland at the time of subdivision should meet the following criteria, where possible:
 - a. the land should be relatively flat and useable,
 - b. the land should have pleasant views, and
 - c. the land should connect to adjacent park or trail networks, environmentally sensitive areas, schools, and cultural or community facilities.

4. 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.
5. Develop a signage program for the trail system, identifying public parks and routes.
6. Continue to enhance the White Swan Park area, expanding the water related recreational activities.
7. Improve Mouse Mountain Park in terms of signage, trail development and interpretive information.
8. Encourage the development of a small pocket park or sitting area in the Village Centre area as it develops.
9. Investigate park and trail connections from the Nadina Crescent area to the waterfront.
10. Explore further development of existing parks, enhancing accessibility and enjoyment of parkland recognizing that an Increase in recreational activities leads to a healthier lifestyle.
11. Pursue the development of the Cheese Point trail.



SECTION 10 - VILLAGE RESERVE

10.1 DISCUSSION

Village Reserve refers to those areas where development could occur once the areas designated for development can no longer adequately satisfy the demand for development lands. These areas are reserved for future uses; however, it is premature to determine the specific land use designation appropriate for the lands at this time. The future use of these lands will be determined at some point in the future when the Village's long-term land use needs become apparent.

10.2 OBJECTIVES

1. To ensure that land is set aside for the future long-term development needs of the Village.
2. To ensure that the community continues to develop in a strategic and rationale manner.

10.3 POLICIES

1. Land reserved for future, long term urban uses are designated Village Reserve on the Schedule B Map 1 Land Use Designations.
2. Development should occur on centrally located lands prior to expansion on the Village Reserve lands.
3. Land at the eastern end of the community, which is designated Parks and Open Space and Village Reserve, is in the Agricultural Land Reserve. The Village's position is that agriculture is not the best long-term use of this land, and that this land should be removed from the Agricultural Land Reserve. The Village will initiate discussions regarding the long-term use of these lands with the Agricultural Land Commission.
4. Land Use Designation, subdivision, development or rezoning in the Village Reserve Area should be supported only after a detailed land use plan is developed based on the Village's land use needs are better understood. The land use plans for the Village Reserve areas should consider, at a minimum, the following:
 - land use and density;
 - servicing and funding mechanisms;
 - environmentally sensitive area protection and hazardous conditions;
 - the visual impact of development to travelers on the Highway;
 - impacts on agriculture; and
 - park and trail development and linkages.

SECTION 11 - HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS

11.1 DISCUSSION

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.

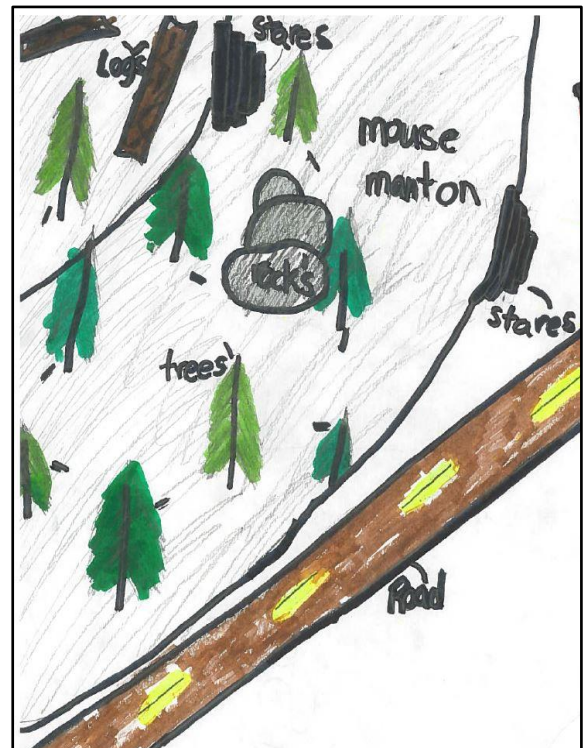
The second prominent biophysical feature is Mouse Mountain. The area has steep and hazardous slopes of over 30 percent and, as such, is largely unsuitable for development. In consideration of the development constraints and its utility as a natural and recreational asset, the Village has designated this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

11.2 OBJECTIVES

1. Recognize that the lands along the shore of Fraser Lake are environmentally sensitive and that the environmental values should be protected.
2. Promote public safety and minimize damage to property by exercising caution in developing areas which are potentially hazardous. The majority of these lands are owned by the Village of Fraser Lake.

11.3 POLICIES

1. The lands along the shore of Fraser Lake are environmentally sensitive and these lands should be developed in a manner which protects the health of the lake and preserves and enhances the lakes riparian area.
2. Steeply sloped lands, such as Mouse Mountain, are recognized as being potentially hazardous. These lands are included in the Parks and Open Space designation on the Land Use Map.
3. The flood plain of Fraser Lake is defined as any lands below the 671.3m Geodetic Survey of Canada datum, and is recognized as a hazardous area.



SECTION 12 - TEMPORARY USE PERMIT AREAS

12.1 DISCUSSION

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

Temporary Use Permits may authorize a land use for a period of up to 3 years, despite the zoning regulations in place for that property. Temporary Use Permits may contain conditions relating to the nature of the use authorized.

12.2 OBJECTIVES

1. To allow Council to consider approving any temporary use where the proposed use benefits the community, and the potential impacts on surrounding properties is acceptable.

12.3 POLICIES

1. Temporary use permits may be issued for temporary uses throughout the community, pursuant to the *Local Government Act*, under the following circumstances, as determined by Council:
 - a. The environment would not be negatively affected by the proposed temporary use.
 - b. The proposed temporary use will not have an unreasonable adverse effect on a neighbouring land use or property owners.
 - c. The applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.
 - d. The need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.



SECTION 13 - INFRASTRUCTURE

13.1 DISCUSSION

Infrastructure refers to the roads, sidewalks, water system, sewer system, storm drainage system, and streetlights that service the community. The Village of Fraser Lake is responsible for this infrastructure within the Village boundaries, with the exception of Highway 16, which is the responsibility of the Ministry of Transportation and Infrastructure. The community is fortunate to enjoy a high level of service.

The Village of Fraser Lake Airport has a 4000-foot-long runway and is located 5.5 kilometres southeast of the Village boundaries. This airport is owned and supported by the Village.

It is acknowledged that the majority of the Village's underground infrastructure is 60 years old and nearing the end of its lifespan. This infrastructure will need significant investment in the future. Therefore, it is a priority that the Village develop an infrastructure replacement plan with the input from a qualified professional engineer.

13.2 OBJECTIVES

1. To provide the services and necessary infrastructure to meet the needs of Fraser Lake residents and property owners in a safe, efficient and sustainable manner in accordance with applicable environmental standards.
2. To provide efficient and effective services and necessary infrastructure in a manner that balances the fiscal concerns of residents and the community's service requirements and expectation relating to quality of life.

13.3 POLICIES

Water

The Village's Class 3 Water Treatment Plant Facility treats surface water from Fraser Lake and distributes it to approximately 525 properties, and the water reservoir.

Serviced areas, future serviceable areas, and major facilities are shown on Schedule B Map 4 Water Service Map.

1. Protect water sources by supporting and encouraging responsible and economical use of water through public education. The Village will consider developing a water conservation plan to reduce water consumption.
2. Continue ongoing maintenance of the Village's water supply and distribution system as necessary to maintain a safe and high-quality water supply to our residents.
3. Provide adequate supply and pressure for fire protection services where water service is provided.
4. Have the water system infrastructure professionally assessed to determine future

replacement needs and facilitate the development of an infrastructure replacement plan.

5. Investigate the feasibility of developing alternate sources of water in case the lake intake falls or water quality notably deteriorates.

Sanitary Sewer

The Village's sewage is treated using an aerated lagoon system, located at the western end of the Village. The treated effluent is discharged via a 400 m long outfall to Fraser Lake.

Serviced areas, and future serviceable areas are shown on the Schedule B Map 5 Sewer Service Map.

6. Plan, design and construct a fourth sewer lagoon to manage the demand resulting from infiltration during precipitation events and spring freshet
7. Upgrade and extend the Village's sanitary sewer system as municipal finances permit, working toward the service of all development in the municipality.
8. Provide a level of wastewater treatment that is consistent with permit requirements established by the Ministry of Environment and generally accepted engineering practices.
9. Consider alternate systems of sewage treatment such as the creation of wetlands.
10. Review of the capacity and operation of the sewage treatment plant once the Village population reaches 1,800.
11. Have the sewer system infrastructure professionally assessed to determine future replacement needs and facilitate the development of an infrastructure replacement plan.

Storm Drainage

12. Rejuvenate existing ditching to improve ground water drainage, to ensure efficient movement of ground water to the storm sewer system.
13. Install storm sewer drainage in all areas of town. Eliminate drainage of ground water through sump pumps to the storm sewer system versus the sanitary sewer system.
14. Require that all development manages storm water in a manner that provides adequate disposal that minimizes impact upon adjacent properties.
15. Surface water ground infiltration is encouraged.
16. Infiltration opportunities, and the utilization and maintenance of existing natural storm drainage channels and gullies is preferred over the development of new infrastructure.
17. Extend further curb and gutter, in conjunction with roadway upgrading, as municipal finances permit.

18. Have the sewer system infrastructure professionally assessed to determine future replacement needs and facilitate the development of an infrastructure replacement plan.

Roads

The Village understands the benefit of upgrading municipal roads with improved bases to prevent needless early repair or replacement. These improvements would make good use of resources to achieve longer term cost saving. The Village has no plans to construct additional major roads.

Major roads as shown on Schedule B Map 3 Major Road Network.

19. Maintain a hierarchical road network that provides for safe and efficient traffic circulation.
20. Require new road construction to be prepared with an adequate base to ensure that the road does not need to be prematurely repaired or replaced.
21. Investigate and monitor the road to White Swan Park south of the Canadian National Railway, and take remedial action, if required.
22. Work toward a second crossing of the Canadian National Railway for emergency vehicle access.
23. Recognize Highway 16 as a highway primarily intended to promote through traffic, with highway access encouraged via frontage roads, back roads and the major road intersections.
24. Continue to add sidewalks finances permit.
25. Facilitate wheelchair accessibility throughout the Village ensure road and sidewalk design considers the needs of pedestrians and cyclists.

Solid waste

26. Support recycling and identify a suitable location on municipal property to establish a Recycle Depot for cardboard, paper, glass, tin and plastic.

SECTION 14 - GREENHOUSE GAS REDUCTION

14.1 DISCUSSION

The Village of Fraser Lake recognizes that increasing emissions of human caused greenhouse gases (GHG) such as carbon dioxide and methane are affecting the Earth's climate, and the effects of climate change are evident across British Columbia.

In 2011 the Village signed the Climate Action Charter (CAC), which is an agreement between signatory local governments and the Province which outlines the commitments and responsibilities of the Province and local governments as they work together towards reduced greenhouse gas emissions. Through the CAC the Village has agreed to develop strategies and take actions to achieve the following goals.

- Being carbon neutral in respect of operations.
- Measuring and reporting on the community's GHG emissions profile with the understanding that the Province would maintain a Community Energy and Emissions Inventory (CEEI).
- And, creating complete, compact, more energy efficient communities.

Section 473(3) of the *Local Government Act* states that official community plans adopted after May 31, 2010 must include targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

The Province of British Columbia completed a Community Energy and Emissions Inventory (CEEI) in 2007, 2010 and 2012. The data provided by the CEEI initiative does not provide the information necessary for the establishment of a baseline, or future measure, of the community wide GHG emissions generated in the Village. Therefore, the data is not appropriate for the establishment of bottom up or pragmatic targets.

Accurate, relevant data regarding emission sources and quantity, especially with regards to transportation, are necessary to identify GHG reduction targets that have any meaning with respect to measurement and achievability. However, the CEEI data can potentially be used to quantify current and future patterns of energy used by building type and on road transportation, provided that future CEEI data is comparable in future years. This would serve as an indicator of the intensity of energy used and GHG emitted in the region.

The Village does not have the financial capacity to undertake community energy emissions inventories that are an improvement over the provincial CEEI initiative. Therefore, the remaining option to satisfy the Province with regards to Section 473 (3) of the *Local Government Act* is to establish visionary or top down targets which are not based upon any analysis regarding achievability and are not intended to be tracked or achieved locally. However, these targets reflect a commitment to action, and they are backed up by concrete community goals and objectives regarding the reduction of GHG emissions.

OCP Visionary Target and Action

For the purpose of complying with Section 473(3) of the *Local Government Act* and meeting the commitments under the CAC the Village of Fraser Lake accepts the following provincial GHG reduction targets as the Village's visionary target.

- By 2030, the Province will reduce its GHG emissions by 40 per cent, compared to 2007 levels.
- By 2040, the Province will reduce its GHG emissions by 60 per cent, compared to 2007 levels.
- By 2050, the Province will reduce its GHG emissions by 80 per cent, compared to 2007 levels.

The Plan seeks to reduce GHG emissions in a manner that promotes and secures the Village's long term economic prosperity, protects the environment and ensures that the negative effects of climate change are minimized for the benefit of the residents of the region, and British Columbia.

The primary manner in which the Village can influence community wide GHG emissions is through the establishment of objectives and policy for development and land use patterns that are more energy efficient, result in more self-sustaining communities, and limit unnecessary residential sprawl. This involves policy relating to increased public awareness of issues and options regarding energy use. These objectives and policies are identified below.

The Village is committed to doing its part to achieve reductions in GHG emissions. However, it is recognized that success in reducing community wide GHG emissions is largely dependent upon technology change and the actions of senior levels of government, and their agencies and corporations. The majority of the GHG emissions that are generated in the Village are subject to limited influence by the Village.

The Village recognizes that personal choice relating to the use and development of land, transportation modes, recreation, and consumption have an impact on greenhouse gas emissions.

14.2 OBJECTIVES

The Village of Fraser Lake's greenhouse gas reduction objectives are to:

1. Work towards reducing the Village's community greenhouse gas emissions by encouraging, facilitating, and supporting development and land use patterns that are more energy efficient, result in more self-sustaining communities, and limit future unnecessary rural residential, commercial, and industrial sprawl.
2. Promote energy efficiency, energy security and reduced energy costs.
3. Work cooperatively with senior levels of government on their initiatives to reduce GHG emissions where meaningful consultation is initiated.

14.3 POLICIES

The Village will:

1. promote incentives offered by utilities and senior government to reduce residential energy use;
2. consider the use of building permit rebates where certain sustainable development practices are used, shall be considered;
3. encourage residents and local businesses to investigate and adopt new technologies and best practices to reduce greenhouse gas emissions, including the use of locally manufactured and sustainable building materials;
4. consider the use of a sustainability checklist for use as part of building permit, rezoning, development variance permit, and temporary use permit application process to raise awareness of options to reduce greenhouse gas emissions and reduce the impact of development on the environment;
5. encourage the use of renewable energy generation such as biomass, geothermal heating, solar power, and wind turbines; and
6. implement the objectives identified above through the application of the following land use and development objectives and policies:
 - a. Objective 4.2.2 encourages new residential development to occur in a manner which creates compact and sustainable communities.
 - b. Objective 4.2.4 requires the utilization and development of existing parcels prior to the creating and servicing of new development areas in order to efficiently utilize existing servicing capacity.
 - c. Policy 4.3.6 allows increased residential development density and more compact communities by supporting the inclusion of secondary suites in all residential areas.
 - d. Policy 4.3.8 facilitates increased residential development density and more compact communities by supporting medium density development containing up to 4 units in all residential areas.
 - e. Policy 4.3.9-10 facilitates increased residential development density and more compact communities by accommodating rezoning to allow medium density residential development.
 - f. Policy 5.3.4-5 allows residential development above commercial businesses in the downtown area to encourage people to live and work in the same area.
 - g. Policy 5.3.7-8 requires small tenancy commercial development to locate in the shopping malls or core commercial area and not spread along the Highway 16 corridor to create a dense, interactive pedestrian friendly commercial area.
 - h. Policy 8.3.5 encourages public and institutional uses to locate in the core commercial area.
 - i. Policy 9.3.4 requires that the village centre, parks, and schools are linked by trails and sidewalks to facilitate pedestrian movement.

- j. Policy 10.3.2 requires that centrally located lands are developed prior to considering greenfield development.



SECTION 15 - DEVELOPMENT PERMIT AREAS

15.1 BACKGROUND

This section identifies the areas of the Village of Fraser Lake that are designated as development permit areas. Certain development and activity within these areas must be reviewed and approved based on their compliance with established guidelines.

If an area is within more than one development permit area only one development permit shall be required; however, all applicable guidelines must be met. A development permit shall not be issued if it does not contain plans that adequately show how the proposed development is in accordance with the applicable development permit area guidelines.

15.2 MCMILLAN AVENUE COMMERCIAL DEVELOPMENT PERMIT AREA

The McMillan Avenue Development Permit Area is to be developed as a pedestrian oriented street where the buildings are fronting along McMillan Avenue creating an interactive and interesting pedestrian experience. The buildings will also be accessed from the public trail along the highway.

The following development permit area guidelines are intended to ensure that new development contributes to the vision for a McMillan Avenue area, and that the area develops as a functional, safe, and attractive area for the benefit of all residents.

McMillan Avenue Commercial Development Permit Area Map

The lands highlighted on the Schedule B Map 2 Development Permit Areas are designated as McMillan Avenue Development Permit Area under the authority of Sections 488 (1) (d and f) of the *Local Government Act* (revitalization of an area in which a commercial use is permitted and establishment of objectives for the form and character of commercial, industrial, or multi-family residential development).

Pursuant to Section 489 of the *Local Government Act*, a development permit is required prior to development occurring in areas designated as a McMillan Avenue Commercial Development Permit Area.

McMillan Avenue Commercial Development Permit Area Objectives

The objectives of the McMillan Avenue Commercial Development Permit Area are to:

1. ensure that the McMillan Avenue area adequately functions as a vibrant, safe, and attractive commercial and cultural centre for the community;
2. appropriately integrate the mix of residential, commercial, and recreational uses into their surroundings; and
3. facilitate an appropriate level of design and landscaping into the areas to improve the overall aesthetics and appeal to residents and the travelling public.

McMillan Avenue Commercial Development Permit Area Exemptions

A McMillan Avenue Commercial Development Permit is not required for the following development:

1. temporary buildings or structures that are built in accordance with the Village of Fraser Lake Bylaws;
2. the construction of, addition to, or alteration of a building where that work does not involve a visual change to the outside of a building or structure;
3. the repair or maintenance of a building, landscaping, or parking area where the design of the building façade, landscaping, or parking area is not being changed;
4. the replacement, change or improvement of a façade where that work changes the design of less than 20% of the façade;
5. the construction of a wood frame accessory building that is less than 100 m² in size; and
6. landscape and paving maintenance or redevelopment where the design of the landscaping or parking area is not being changed.

McMillan Avenue Commercial Development Permit Area Guidelines

A McMillan Avenue Commercial Development Permit shall only be issued to allow development that is in accordance with the following guidelines. The drawings provided in this section demonstrate the application of these guidelines and are to be used to assist in application and interpretation of the guidelines.

Safety

1. Safety and security of residents should be considered in design and site layout, considering Crime Prevention Through Environmental Design principles. These principles include improving visibility and lighting, clearly delineating the separation between public and private space and removing opportunities for vandalism.
2. Structures such as roofs, awnings, and canopies shall be designed to carry water away from pedestrian areas, avoid drip lines along walkways and pathways, avoid ice accumulation and shed snow in a controlled manner.
3. Public areas, including parking areas and walkways should be well lit at pedestrian level and should not create glare for pedestrians or vehicle traffic.
4. Directional lighting should be provided along building facades with a focus on the building's entrances.

Landscaping, Screening and Parking

5. On-site parking should be provided at the side of buildings or behind buildings and may not be located between a building and McMillan Avenue.
6. On-site parking and maneuvering aisles should be paved and may not be located between a building and McMillan Avenue.

7. Landscaped areas should be separated from parking spaces by a raised concrete curb or other raised structure that cannot be damaged by snow removal operations, to retain landscape materials.
8. A snow management plan should be provided showing how the parking areas can accommodate the efficient and effective storage and removal of snow.
9. There should be a clearly delineated walkway system connecting parking areas to public roads, sidewalks, and the public walkway along the highway to the building entrance.
10. Areas between a building and its property, not used for parking walkway, or vehicle lane should be landscaped.
11. Loading areas, storage areas, and utility and mechanical equipment should be located to the side or rear of buildings or screened from view from the street.
12. A fence, hedge or other barrier no higher than 3 feet shall be developed along the property line delineating private property from the public walkway along the highway.
13. A pedestrian entrance to private property from the public walkway should be clearly defined by a gate or other.

Building Design

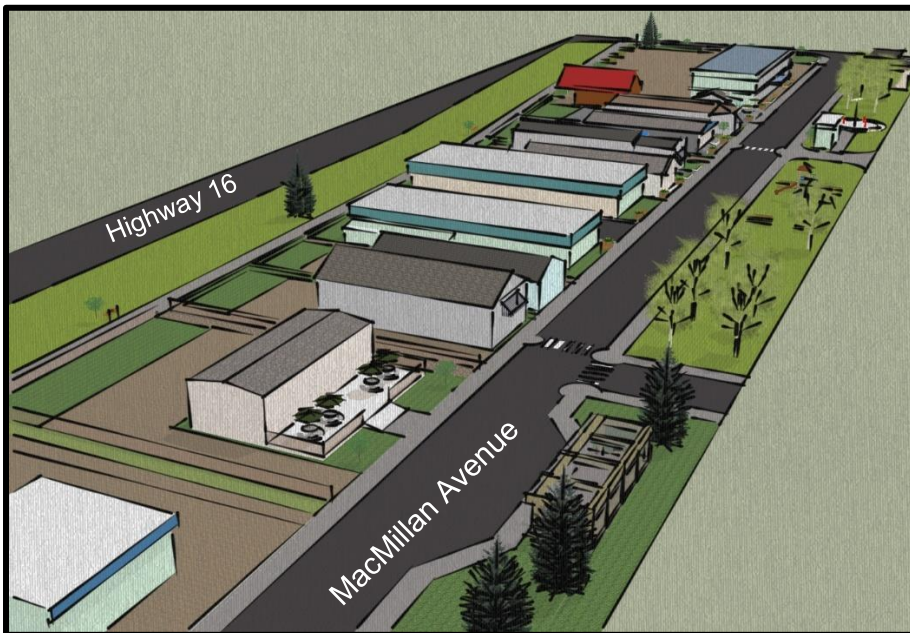
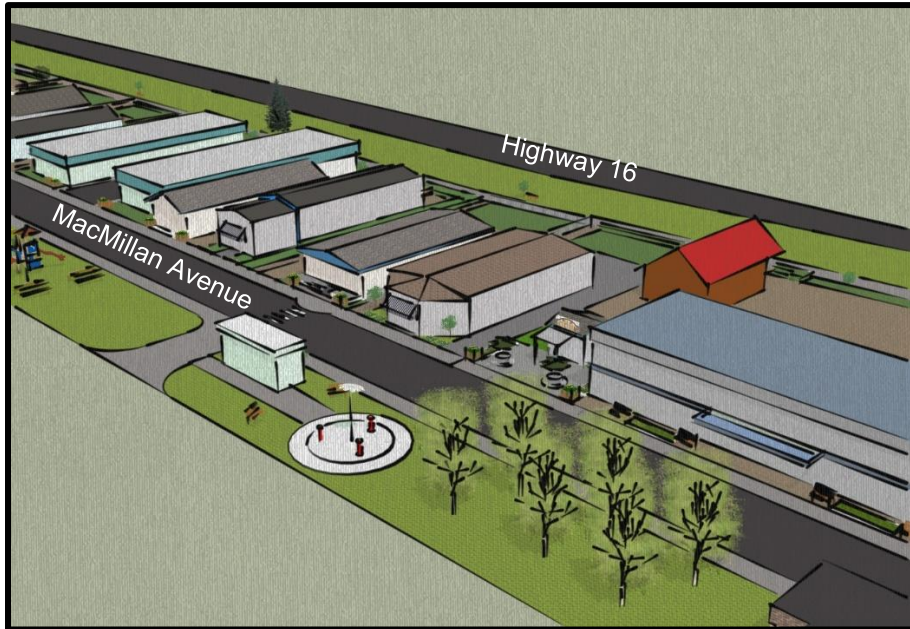
14. Buildings should be oriented towards and be located close to McMillan Avenue.
15. Building facades should incorporate vertical and sloping elements and avoid a focus on horizontal lines.
16. Public building entrances should be the dominant feature of the façade and should be oriented towards McMillan Avenue, and be easily recognizable as the entrance.
17. Pedestrian weather protection in the form of awnings, canopies, and covered walkways should be provided where practical. This is particularly important where buildings run along a sidewalk or other pedestrian area.
18. Structures constructed for use as metal storage or shipping containers shall have non-metal siding and sloped roofs, and not be recognizable as shipping containers.
19. Signage shall be proportional to the scale of the building and be compatible with the building design.
20. Garbage containers shall be located to the side or rear of a building and screened from view by fencing, landscaping or in another manner.
21. The dominant paint colour shall consist of warm and soft colours. Pastel hues and bright colours should be reserved for use as accents.
22. Window space should be maximized at street level, and blank wall space should be avoided.

McMillan Avenue Commercial Development Permit Area Security and Application Information

1. An application for a McMillan Avenue Commercial Development Permit shall include:

- a. a site plan showing all proposed landscaping including surface treatments, plant species, planting locations, and curbs; parking spaces, walkways, lighting, and maneuvering aisles with dimensions; and building locations with dimensions;
- b. elevation drawings showing building design and features.

Without limiting the authority under section 502 of the *Local Government Act*, where the introduction of landscaping is required the Village may require the applicant to submit a landscaping and security deposit. The amount of the deposit may be equal to the total estimated costs of all materials and labour as determined by a landscape architect or other qualified person to the satisfaction of the Village.



15.3 HIGHWAY CORRIDOR DEVELOPMENT PERMIT AREA

The Highway Corridor Development Permit area includes commercial, institutional, and industrial uses in areas adjacent to Highway 16. These areas are highly visible and contain uses that are important to the function of the community. Therefore, it is important that these areas are functional, safe, and attractive for the benefit of all residents.

Highway Corridor Development Permit Area Map

The lands highlighted on the Schedule B Map 2 Development Permit Areas Map are designated as Highway Corridor Development Permit Area under the authority of Sections 488 (1) (d and f) of the *Local Government Act* (revitalization of an area in which a commercial use is permitted and establishment of objectives for the form and character of commercial, industrial, or multi-family residential development).

Pursuant to Section 489 of the *Local Government Act*, a development permit is required prior to development occurring in areas designated as a Highway Corridor Development Permit Area.

Highway Corridor Development Permit Area Objectives

The objectives of the Highway Commercial Development Permit Area are to:

1. ensure that the area is vibrant, safe, attractive and organized;
2. appropriately integrate the mix of residential, commercial, industrial, and recreational uses into their surroundings to minimize land use conflict and impact on adjacent lands; and
3. facilitate an appropriate level of design and landscaping into the areas to improve the overall aesthetics and appeal to residents and the travelling public.

Highway Commercial Development Permit Area Exemptions

A Highway Commercial Development Permit is not required for the following development:

1. temporary buildings or structures that are built in accordance with the Village Fraser Lake Bylaws;
2. the construction of, addition to, or alteration of a building where that work does not involve a visual change to the outside of a building or structure;
3. the repair or maintenance of a building, landscaping, or parking area where the design of the building façade, landscaping, or parking area is not being changed;
4. the replacement, change or improvement of a façade where that work changes the design of less than 20% of the façade;
5. the construction of a wood frame accessory building that is less than 100 m² in size; and
6. landscape and paving maintenance or redevelopment where the design of the landscaping or parking area is not being changed.

Highway Commercial Development Permit Area Guidelines

A Highway Commercial Development Permit shall only be issued to allow development that is in accordance with the following guidelines.

Safety

1. Safety and security of residents should be considered in design and site layout, considering Crime Prevention Through Environmental Design principles. These principles include improving visibility and lighting, clearly delineating the separation between public and private space and removing opportunities for vandalism.
2. Structures such as roofs, awnings, and canopies shall be designed to carry water away from pedestrian areas, avoid drip lines along walkways and pathways, avoid ice accumulation and shed snow in a controlled manner.
3. Public areas, including parking areas and walkways should be well lit at pedestrian level and should not create glare for pedestrians or vehicle traffic.
4. Directional lighting should be provided along building facades with a focus on the building's entrances.

Landscaping, Screening and Parking

5. On-site parking should be provided at the side or rear of buildings.
6. On-site parking and maneuvering aisles should be paved.
7. Landscaped areas should be separated from parking spaces by a raised concrete curb or other raised structure that cannot be damaged by snow removal operations, to retain landscape materials.
8. A snow management plan should be provided showing how the parking areas can accommodate the efficient and effective storage and removal of snow.
9. There should be a clearly delineated walkway system connecting parking areas to public roads and sidewalks and to the building entrance.
10. Areas between a building and its front property line should be landscaped where not used for parking or loading.
11. Loading areas, storage areas, and utility and mechanical equipment should be located to the side or rear of buildings or screened from view from the street.

Building Design

12. Building facades should incorporate vertical and sloping elements and avoid a focus on horizontal lines.
13. Public building entrances should be the dominant feature of the façade, and be easily recognizable as the entrance.
14. Structures constructed for use as metal storage or shipping containers shall have non-metal siding and sloped roofs, and not be recognizable as shipping containers.
15. Signage shall be proportional to the scale of the building, and be compatible with the building design.

16. Garbage containers shall be located to the side or rear of a building and screened from view by fencing, landscaping or in another manner.
17. The dominant paint colour shall consist of warm and soft colours. Pastel hues and bright colours should be reserved for use as accents.
18. Window space should be maximized at street level, and blank wall space should be avoided.

Highway Corridor Development Permit Area Security and Application Information

19. An application for an Highway Corridor Development Permit shall include:
 - a. a site plan showing all proposed landscaping including surface treatments, plant species, planting locations, and curbs; parking spaces, walkways, lighting, and maneuvering aisles with dimensions; and building locations with dimensions;
 - b. elevation drawings showing building design and features.
20. Without limiting the authority under section 502 of the *Local Government Act*, where the introduction of landscaping is required the Village may require the applicant to submit a landscaping and security deposit. The amount of the deposit may be equal to the total estimated costs of all materials and labour as determined by a landscape architect or other qualified person to the satisfaction of the Village.

15.4 MULTI-FAMILY DEVELOPMENT PERMIT AREA

The Village of Fraser Lake needs to accommodate affordable housing and a healthy mix of housing options within the community for the diverse range of community members. Therefore, it is important that multi-family development is appropriately incorporated throughout the community.

The following development permit area guidelines are intended to ensure that multi-family development does not have a negative impact on the residential areas in which they are located. The guidelines are also designed to ensure that the developments function well for their residents.

Multi-Family Development Permit Area Map

The lands highlighted on the Schedule B Map 2 Development Permit Areas Map are designated as Multi-Family Development Permit Area. This development permit area is created under the authority of sections 488 (1) (e and f) of the *Local Government Act*. (establishment of objectives for the form and character of intensive residential development, and the establishment of objectives for the form and character of commercial, industrial, or multi-family residential development).

Pursuant to Section 489 of the *Local Government Act*, a development permit is required prior to development occurring in areas designated as a Multi-Family Development Permit Area.

Multi-Family Development Permit Area Objectives

The objectives of the Multi-Family Development Permit Area are to:

1. ensure that multi-family residential development fits with the character of the surrounding residential area;
2. ensure that multi-family residential development functions in a manner which is compatible with the surrounding residential area; and;
3. promote the development of multi-family residential development that meets the functional needs of its residents.

Multi-Family Development Permit Area Exemptions

A Multi-Family Development Permit is not required for the following development:

1. temporary buildings or structures that are built in accordance with the Village of Fraser Lake Building Bylaw;
2. single family dwellings, duplexes, or two family dwellings;
3. the construction of, addition to, or alteration of a building where that work does not involve a visual change to the outside of a building or structure;
4. the repair or maintenance of a building, landscaping, or parking area where the design of the façade of a building, landscaping, or parking area is not being changed;
5. the replacement, change or improvement of a façade where that work changes less than 20% of the façade;
6. the construction of a wood frame accessory building that is less than 100 m²; and,
7. landscape and paving maintenance or redevelopment where the design of the landscaping or parking area is not being changed.

Multi-Family Development Permit Area Guidelines

A Multi-Family Development Permit shall only be issued to allow development that is in accordance with the following guidelines.

Landscaping, Screening and Parking

1. Parking areas should be well lit at pedestrian level and should not create glare.
2. Directional lighting should be provided along building façades with a focus on the building's entrances to maximize safety and accessibility.
3. On-site parking should be provided at the side or rear of buildings.
4. On-site parking and maneuvering aisles should be paved.
5. A snow management plan should be provided showing how the parking areas can accommodate the efficient and effective storage and removal of snow.

6. All areas between a building and its front property line should be landscaped where not used for parking or loading.
7. Landscaping design and materials, and building materials, should be selected to reduce the risk associated with the spread of wildfire.

Building Design

8. Buildings should be sited and designed to downplay differences in building height with adjacent buildings. This includes the use of roofs and parapets, and the stepping of changes in building height to ease the transition between buildings.
9. Buildings should be sited and designed to be compatible with adjacent residential buildings and the character of the streetscape. This includes creating consistent setbacks, stepping back changes in building height, and designing buildings to appear as residential buildings fronting onto the street.
10. The use of sub-roofs, dormers, balconies, and bay windows to break up the mass of a large building is encouraged.
11. Garbage containers shall be located to the side or rear of a building and screened from view by fencing, landscaping or in another manner.
12. The dominant building colour shall consist of warm and soft colours. Pastel hues and bright colours should be avoided.

Multi-Family Development Permit Area Security and Application Information

1. An application for a Multi-family Development Permit shall include:
 - a. a site plan showing all proposed landscaping including surface treatments, plant species, planting locations, and curbs; parking spaces, walkways, lighting, and maneuvering aisles with dimensions; and building locations with dimensions.
 - b. elevation drawings showing building design and features.
2. Without limiting the authority under section 502 of the *Local Government Act*, where the introduction of landscaping is required the Village may require the applicant to submit a landscaping and security deposit. The amount of the deposit may be equal to the total estimated costs of all materials and labour as determined by a landscape architect or other qualified person to the satisfaction of the Village.

SECTION 16 - IMPLEMENTATION

16.1 BACKGROUND

The purpose of this section is to outline the manner in which the Village Council intends to implement the OCP as well as to provide some criteria in evaluating applications to amend the Official Community Plan and Zoning Bylaw.

16.2 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.

16.3 REZONING

The designated land use on the Schedule B Map 1 Land Use Designations may be different from the existing zoning for the same area. This difference is acceptable as the intent is that the OCP illustrate the preferred pattern of land use as redevelopment and rezoning occurs. Zoning amendments that are contrary to the OCP will not be supported.

Applications to rezone land or amend a bylaw may only be supported if the proposed use is consistent with the land use designations depicted on the Schedule B Map 1 Land Use Designations, and the applicable OCP policies, in the opinion of Council. Applications to amend the OCP shall be given close consideration to ensure that the proposed change is in the best interest of the community.

16.4 SERVICING AND DEVELOPMENT COSTS

Improvements to the infrastructure will be required in advance or concurrent with development to ensure adequate capacity is in place to service development needs. The Village has a number of options available to deal with the servicing of new development and growth. Latecomer agreements, development cost charges, comprehensive development agreements, and phased development agreements are potential tools that should be evaluated. This evaluation and the development of a strategy should be considered during the preparation of the detailed land use plan for the Village Reserve lands discussed in Section 10 of this OCP.