



THE CORPORATION OF THE VILLAGE OF BURNS LAKE BYLAW NO. 970

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE VILLAGE OF BURNS LAKE

WHEREAS the Village of Burns Lake has deemed it advisable to adopt an Official Community Plan pursuant to the Local Government Act;

NOW THEREFORE, the Council for the Corporation of the Village of Burns Lake, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited as "Village of Burns Lake Official Community Plan Bylaw No. 970, 2017".
2. Schedules "A," and "B", which are attached to and form an integral part of the Bylaw, are the Official Community Plan for the Village of Burns Lake.
3. If any schedule, section, subsection, sentence, clause, phrase, or map of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.
4. The Village of Burns Lake Official Community Plan Bylaw No. 879, 2007 and all amendments thereto are hereby repealed.

READ A FIRST TIME this 25th day of January, 2017
READ A SECOND TIME this 25th day of January, 2017
SECOND READING RESCINDED this 21st day of February, 2017
READ A SECOND TIME AS AMENDED this 21st day of February, 2017
PUBLIC HEARING HELD this 22nd Day of March, 2017
READ A THIRD TIME this 22nd Day of March, 2017
ADOPTED this 19th Day of April, 2017

C. Beach
MAYOR

[Signature]
CORPORATE OFFICER

Certified to be a true copy of the "Village of Burns Lake Official Community Plan Bylaw No. 970, 2017."

Corporate Officer





**The Corporation of
The Village of Burns Lake**

**Official Community Plan
Bylaw No. 970, 2017
Schedule A**

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CHAPTER 1 - INTRODUCTION

1.1 The Official Community Plan

An official community plan is a document that sets out the community's vision and future goals. This vision is developed into goals, and in turn, objectives and policies are developed to provide a basis for rational decision making on matters related to present and anticipated future requirements and needs of the citizens of Burns Lake.

This document has been guided by the objectives in the community's Integrated Community Sustainability Plan which was developed in 2013.

1.2 Enabling Legislation

The legal effect of the official community plan is outlined in Part 14, Section 478 of the *Local Government Act*. An official community plan is adopted by bylaw. The plan becomes effective when the bylaw is enacted in accordance with the *Local Government Act* and is given final reading by Village Council. Subsequent bylaws passed or works undertaken by the Village Council must be consistent with the plan.

The contents of an official community plan are governed by Part 14, Division 4 of the *Local Government Act*.

The Village of Burns Lake Official Community Plan must include statements and map designations related to the following:

- 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 that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems; and
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites.

*Legislative Authority
for an OCP*

Mandatory Content

The Village of Burns Lake Official Community Plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

The Village of Burns Lake Official Community Plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions proposed by the local government with respect to achieving those targets.

The Village of Burns 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 of the Village relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

If the Village proposes to include matters in the official community plan which are not within the jurisdictions of the Village, then they may only be stated as broad objectives.

1.3 Application

The Village of Burns Lake Official Community Plan applies to the entire area within the boundaries of the Corporation of the Village of Burns Lake as illustrated on Map 1 - Plan Area.

1.4 Interpretation

The meaning of any term or general intent of the Village of Burns Lake Official Community Plan, in the case where a misapplication and/or a dispute of interpretation has occurred, must be resolved in accordance with the provisions of the *Local Government Act*.

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.

CHAPTER 2 - BACKGROUND

2.1 Burns Lake in the Regional Context

The official community plan recognizes Burns Lake as an important service centre and “the heart” of the Lakes District with corresponding urban and community services. The Lakes District is situated at the western edge of the interior plateau in north central British Columbia and is home to hundreds of freshwater lakes including some of BC’s largest natural lakes - Babine Lake, Francois Lake and Ootsa Lake. The Village of Burns Lake is also the gateway to Tweedsmuir Provincial Park, the second largest of British Columbia’s Provincial Parks. Within the regional context this plan suggests that Burns Lake should continue to grow and provide a range of housing opportunities sustained by community infrastructure and services. The Regional Context Map 2 illustrates the plan area location within the Regional District’s Electoral Area ‘B’ and ‘E’.



Map 2 - Regional Context - Burns Lake and Lakes District

2.2 Historical Overview

*Links to our past provide
direction to our future
community development*

Burns Lake began as a railway construction camp in 1911, supplying hand-hewn ties to the Grand Trunk Pacific Railway. Over the following years Burns Lake became a service centre and settlement area for prospectors, miners, loggers and farmers. The first surveyed lots in the town were made available in 1917 and in 1918 Barney Mulvaney built the first hotel - named the Cheslatta Hotel. This hotel was renamed the Omineca Hotel by a subsequent owner in 1921. In the early 1940’s the

Department of Colonization and Agriculture arranged for Mennonites from Saskatchewan to settle in the Burns Lake area.

Figure 2.2 depicts Burns Lake in the 1920's



Six First Nations have traditional territories in the Lakes District area, having settled the area for centuries prior to European settlement. The two First Nations with Reserve Lands within the Plan area are the Ts'il Kaz Koh First Nation (Burns Lake Band) and Lake Babine Nation.

2.3 Burns Lake Today - Community Characteristics and Trends

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.

2.3.1 Population and Age Distribution

The population growth rate of Burns Lake has fluctuated during the past 15 years ranging from a high of 5.6% in 1993 and a low of -1.2% in 1995. In the past fifteen years the population has remained fairly stable.

According to the Statistics Canada Census for 2016 the population of Burns Lake decreased by 12.3% from 2,029 to 1,779 persons between the years 2011 to 2016. It is thought that this population estimate is incorrect and it is generally accepted by

Burns Lake and region has a stable population base.

the Village of Burns Lake that the Burns Lake population has remained stable, and largely unchanged from the 2011 census.

According to the Statistics Canada Census for 2016 the Burns Lake Band has 43 members living on IR 18. According to the Statistics Canada Census for 2016 the Lake Babine Nation has 243 members living on the Woyenne 27 Reserve. This is in notable contrast to the Lake Babine Nation’s self-reported 2015 population of between 900 to 1000 persons.

POPULATION GROWTH	2 001	2006	2011	2016
Burns Lake	1,942	2,107	2,029	1,779
Electoral Area B	2,277	2,154	2,102	1,938
Electoral Area E	1,750	1,771	1,507	1593
Regional District Bulkley-Nechako	40,856	38,243	39,208	37,896

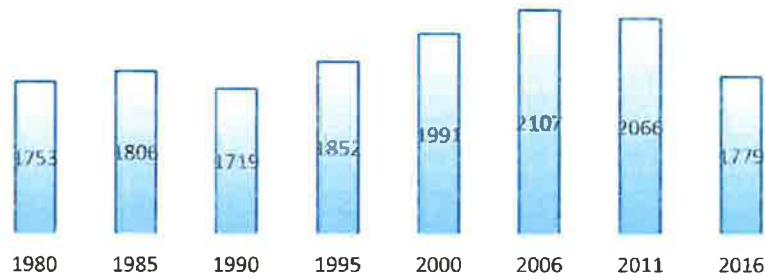
Sources: Statistics Canada. Census Profile from 2001-2016

Detailed statistics for the plan area are provided in the document titled Burns Lake and Surrounding Area Community Profile, prepared by the Regional District of Bulkley-Nechako and the Village of Burns Lake.

Burns Lake and Surrounding Area Community Profile

The historic population of the Village of Burns Lake is shown below in Figure 2.3.1a.

Figure 2.3.1a Historic Population



For planning purposes it is anticipated that the population of Burns 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 219 persons by 2017. Based on the average household size of 2.6 persons this translated into an increased housing demand of 84 new dwelling units by 2027.

On average, the residents of Burns Lake are younger than those in Electoral Area B and Northern BC. The median age in Burns Lake is 34 while in the Electoral Area and Northern BC the median is 41 and 39 respectively. The age structure reveals that Burns 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 and Northern BC.

The number of seniors is increasing as a percentage of the overall population

In Burns Lake in 2001, 11.6% of the population was 65 years and older. This number grew to 13.2% by 2011. For comparison, 11.8% of the Northern BC region was 65 years and older in 2011. It is noted that the senior's population has been increasing throughout the northern interior in the last few years.

2.3.2 Household Characteristics

In Burns Lake the average family size is approximately 2.6 persons per household. The majority of families (78%) consist of married or common law couples. Of that 78%, 51.1% have one or more children at home. Lone parent families with one or more children make up approximately 22% of families.

The majority of households (65%) reside in single detached homes. Multiple dwelling units such as apartments and townhouses comprise 28% of all household dwellings.

The median household income in Burns Lake has generally been lower than the Electoral Area and Northern BC; however, it is increasing. Between 2006 and 2011 the median household income grew by 35% in Burns Lake from \$39,621 to \$53,615, while the growth rate in the Electoral Area and Northern BC was -3% and 13% respectively.

2.3.3 Employment and Income

In 2011 Burns Lake had a total labour force of 920 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. Retail trade and public administration are other major employment sectors as they employ around 11% and 10% of the local labour force respectively.

Burns Lake had a higher unemployment rate than Northern BC in 2006 and 2011. The unemployment rate in Burns Lake increased by 1% from 11.4% to 12.1% from 2006-2011 which is comparable to the rate of increase in Northern BC.

2.4 Official Community Plan Review Process

The Regional District of Bulkley Nechako Planning Department and the Village of Burns Lake have cooperated in undertaking their respective OCP review processes at the same time. This coordinated planning process was efficient and result 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.

Public input is a critical part of the process to develop an effective OCP

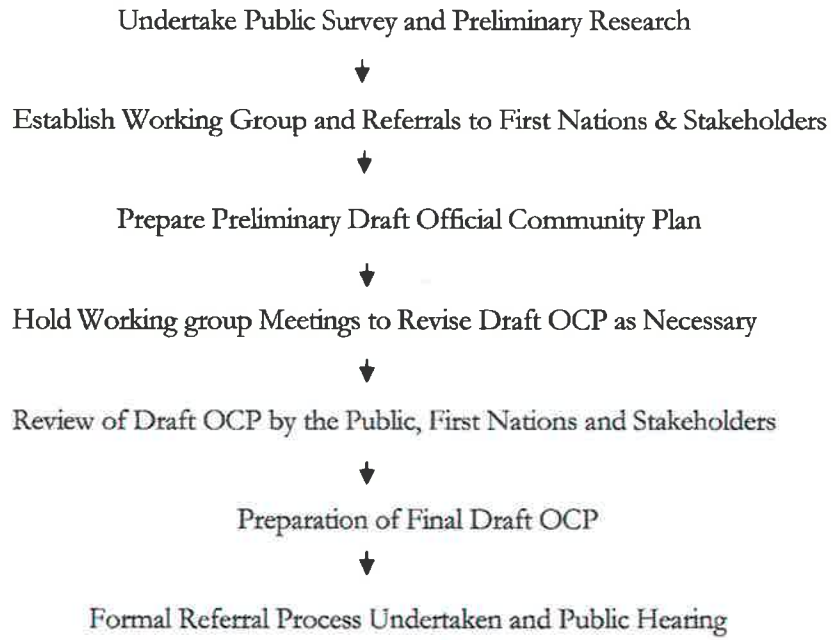
The Burns Lake plan review process began with the creation and distribution of a public survey regarding land use and development issues, and the holding of an open house at the Village office on January 27th, 2016 to introduce the review process to the public. On February 9th, 2016 the Council of the Village of Burns Lake 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 Plan. This was followed by preliminary referrals being sent to local First Nations, community groups, the Regional District, the School Board, and various Provincial Ministries.

Staff created a preliminary draft of the OCP based on preliminary input from the public, Council, First Nations, and stakeholders. This draft was reviewed by the working group during a series of meetings held on March 14th, April 25th, June 7th, and July 11th, 2016. 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.

The draft plan that resulted from the working group and staff review process was presented to the Village Council in August 2016, and staff were directed to take the document to the public for comment at an open house. A second round of referrals were sent to First Nations and stakeholders in September. The open house was held on Thursday, October 6th, 2016 at the Village office.

Staff amended the draft OCP based on comments received from Council, Village staff, and feedback received from the public at the open house. The Council directed that the draft plan proceed through the formal approval process in ____.

Official Community Plan Review Process



CHAPTER 3 – COMMUNITY VISION

A healthy, growing and resilient community.

It was apparent in the development of the Village's Integrated Community Sustainability Plan that residents of the Village of Burns Lake value a community which is resilient, diverse, and sustainable. There is a clear desire to diversify the economic base and continue to improve quality of life for residents. This plan focusses on the land use planning and land use and development decisions that implement this community vision.

It is recognized that an attractive and highly functional built environment are key factors in achieving quality of life and facilitating further economic diversification beyond reliance on mining, the forest products industries and agriculture.

It is apparent that community character and amenities are critical to ensure future growth and redevelopment as the community must be able to attract skilled trades workers and entrepreneurs that have a high degree of mobility and choice regarding their home community. It is also a goal that existing residents, including seniors, be provided with the services and amenities necessary to maintain a healthy and fulfilling lifestyle in the community. Recent initiatives to improve recreation options within the community, and to improve the function and appearance of the downtown are appreciated as important investments in the future.

There is a strong desire to maintain a cooperative, constructive, respectful, and supportive relationship with local First Nations. Moving forward together as neighbours and a single community is understood to be a key component of our mutual success.

Community Vision - Values and expectations of the community

Quality of life issues are critical to Economic Sustainability

1. Create a sustainable community where all existing and future residents can work, live, and play.
2. Diversify the local economy by reducing the reliance on the forestry industry.
3. Support tourism as a key opportunity to diversify the local economy
4. Recognize the forest products industry as the historic backbone of the local economy, and support increased value added industry.
5. Support agriculture as a key opportunity to diversify the local economy.
6. Continue with efforts to improve community character and amenities as a strategy to attract new and retain existing residents.
7. Capitalize on opportunities to strengthen Burns Lake's role as a regional goods and service centre.

Community Character and Diversity

8. Recognize the importance of the strong sense of community, the spirit and friendliness of the people and the small town character found in Burns Lake, and retain these qualities as the community grows.
9. Continue to facilitate a cooperative, constructive, respectful, and supportive relationship with local First Nations.
10. Celebrate and respect the diversity of the community and welcome newcomers.
11. Value our heritage and be respectful of the past.
12. Maintain the social well-being of all residents by providing a safe community with opportunities for a healthy lifestyle.
13. Provide the facilities and amenities necessary for residents of all ages to remain in the community.
14. Develop the support structure and services necessary to deal with social issues such as alcohol abuse, drug addictions and domestic violence.
15. Support community groups that provide local amenities and services that are reliant on volunteers.
16. Recognize the value of our unique natural setting and the recreation and tourism opportunities related to this.
17. Protect the natural environment and the clean air for future generations.
18. Protect the water quality and riparian areas of Burns Lake and watercourses.
19. Provide adequate infrastructure to ensure appropriate levels of service to existing and future residents and business.
20. Ensure community safety by working with Ministry of Transportation and Infrastructure to improve the efficiency of Highway 16 through the community.
21. Improve the physical appearance and function of the commercial areas.
22. Create a safe, vibrant and pedestrian friendly commercial district attracting tourists and residents.
23. Improve recreational opportunities available to all residents of Burns Lake.
24. Integrate and improve park and trails development in the community.

Social Responsibility

Environmental Stewardship

Invest in infrastructure

Vibrant Downtown

Parks, Recreation

CHAPTER 4 – FACILITATING GROWTH AND REDEVELOPMENT

Facilitating the type of development we want and need

The Village of Burns Lake has proven to be a resilient community which has maintained a stable population base and a stable local economy despite being presented with notable challenges in recent years. In addition the Village has worked hard to capitalize on grant funding opportunities to improve public recreation options and improve public space in the downtown. The challenge for the future is to facilitate private sector investment in redeveloping and growing the community.

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.

Have the information that developers need

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 to determine the preferred location and land area necessary for the next phase of residential development within the community. This study should include the development of a preliminary neighbourhood plan and identify any desired access and extended services to be provided at the time of subdivision. The strategy should also address the manner in which excess development costs are to be recovered. If the development lands are owned by the Village the strategy should also consider the necessary terms to be included in sales agreements for the lands.

Objectives

The Village of Burns Lake's growth and redevelopment objectives are to:

1. maintain up to date, practical, and effective development bylaws and strategies;
2. ensure that new development occurs according to an appropriate standard established by bylaw;
3. facilitate development in areas already serviced with the necessary municipal infrastructure; and
4. ensure that services and infrastructure are extended in a logical and efficient manner that minimizes the cost of development on the general taxpayer and the business community.

Efficient use of infrastructure and services

Policies

The Village will:

1. develop a residential development strategy to facilitate the Village's next phase of residential subdivision;
2. review and update the zoning bylaw, subdivision servicing bylaw, and development procedures bylaw in accordance with a coordinated strategy for future development;
3. encourage infill of vacant or underutilized parcels of land within existing subdivisions in order to efficiently utilize existing servicing capacity;
4. ensure community services and infrastructure are managed as necessary, and are not extended unless necessary;
5. ensure that the Regional District of Bulkley-Nechako is aware of the Village's long term boundary expansion plans, and protects those areas from development that would preclude or discourage the future urban development of those areas;
6. avoid development in environmentally sensitive areas;
7. undertake a boundary expansion study to evaluate the long term benefit of incorporating existing small lot subdivisions adjacent to the municipal boundary where the servicing of those areas with sewer or water services would facilitate redevelopment; and
8. undertake a boundary expansion study to evaluate the long term benefit of extending the boundary of the municipality to the east to include the road connecting 9th and 5th Avenues and the surrounding lands. This would facilitate the logical development of looped services, would rationalize road maintenance responsibilities, and would improve future residential development opportunity.

In what direction does the community grow?



CHAPTER 5- NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS

A healthy natural environment is recognized as an important component of residents' quality of life and the local economy. Residents rely on the natural environment for many recreation activities and the natural environment has significant aesthetic value. Also, the natural environment has an inherent value that requires protection regardless of its benefits to residents.

The plan focuses on protecting the most important environmentally sensitive areas within the Village. These areas include watercourses, lakes, and steeply sloped lands. The development approval process is expected to adequately consider and protect these lands.

Protect sensitive areas

Avoid development on hazard lands

Objectives

The Village of Burns Lake's Natural Environment objectives are to:

1. protect Environmentally Sensitive Areas (ESAs);
2. maintain high quality surface water, ground water and aquifers;
3. support the Community Wildfire Protection planning process; and
4. prevent the loss of life and damage to property from erosion, soil instability, and land slide and moderate or higher fire hazard.

Policies

The Village will:

1. protect the natural environment through the issuance of development permits;
2. require, where appropriate, the provision of assessment reports prepared by a registered professional regarding storm water management, environmental protection or geotechnical hazard assessment as part of the development permit, rezoning, subdivision or building permit process. These assessments should reference guidelines contained in *Land Development Guidelines for the Protection of Aquatic Habitat* published by Fisheries and Oceans Canada and the Ministry of Environment and to the 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*;
3. encourage the protection of Burns Lake, Saul Creek and Wardrop Creek by dedication or registration of a conservation restrictive covenant in the name of

the Corporation of the Village of Burns Lake to ensure non-disturbance or no-building in their riparian areas;

4. investigate the hazards associated with lands having a slope of 30% or greater prior to development of those lands;
5. direct development away from those lands which may contain hazardous conditions;
6. support density averaging, or bonusing, for the promotion of clustering development away from environmentally sensitive areas;
8. encourage new development to meet or exceed FireSmart principles that are available through the provincial Office of the Fire Commissioner;
9. require, where appropriate, the provision of a fire hazard risk assessment reports prepared by a registered professional as part of the rezoning, or subdivision process;
10. consider the need for the development of a floodplain management bylaw;
11. consider the need for regulations controlling landscaping and building materials through the Community Wildfire Protection planning process.

*FireSmart your home and
your property*



CHAPTER 6 – COMMUNITY PLANNING AND DEVELOPMENT ISSUES

This section discusses the Village’s future land use needs, and provides direction regarding the manner in which those needs should be met. The manner in which future use and development of land within the Village of Burns Lake is envisioned to occur is outlined in Section 12 of this Plan and shown on the Present and Proposed Land Use Map 7.

It is the intention that as the community evolves over time the Present and Proposed Land Use Map 7 will be revised during the course of regular Plan reviews, and through the Official Community Plan amendment process, taking into consideration the appropriate level of public consultation.

6.1 Housing

6.1.1 Current Housing Stock

The housing stock is aging and needs to be replaced over time

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 Burns Lake:

Figure 6.1.1a Housing Type 2011

Housing Type	Village	% of total
Single – detached houses	500	65
Movable Dwellings	45	6
Semi- detached or Duplex	50	7
Row House/ Apartment	170	22
Total Occupied Private Dwellings (not including dwellings on IRs)	765	100

New development is needed

The total number of private households does not include private dwellings on Indian Reserves located within Burns Lake’s corporate limits. With the dwellings on the Reserves, the total number of dwelling units is approximately 960.

During the 1990s the annual number of residential building permits for the Village ranged from 6 to 18 dwellings per year. Since 2000 the number has dropped to a maximum of 3 per year. On average, since 2001, there has been one new dwelling built per year in Burns Lake.

6.1.2 Residential Parcel Inventory

An inventory of existing residential parcels within the Village was undertaken in June 2016. This 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.

Figure 6.1.2a Residential Parcel Inventory 2016

	Vacant Parcel	Under-developed Parcel	Vacant and Unusable Parcel	Double Parcel	Subdivision Potential
TOTAL	66	8	10	25	21

6.1.3 Future Housing Requirements

It is very difficult to identify, with any certainty, the future housing demand for Burns Lake. Statistics Canada has identified a population decline over the last few years. However, as noted, the local view is that the population has been relatively stable and has not declined.

It is important to be prepared to take advantage of growth and redevelopment opportunities

Over the last few years in Burns Lake real estate sales have been relatively steady, property values are increasing, and vacancy rates have remained consistently low. There is uncertainty surrounding the long term state of the forest products industry, and the impact of anticipated LNG investment in the north. However, there is no reason to believe that the population of Burns Lake has declined, and there is no reason to believe that the population will decline in the near future.

Burns 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. This is seen as key to ensuring future growth and redevelopment. Therefore, it is prudent to be prepared to facilitate growth and redevelopment.

For future planning purposes this plan is preparing for a population increase of 1% per year over the next 10 years. Utilizing the projected future population growth rates, the proportional share of housing type, and persons per household (identified in Sections 2.3 and 6.1) it is estimated that Burns Lake should be prepared to accommodate the following housing demand.

Figure 6.1.3a Projected Residential Dwelling Demand

	Units by 2025	19% safety margin	Total Units	% of total
Single - detached houses	55	10	65	65
Movable home	5	1	6	6
Detached dwelling / duplex	6	1	7	7
Row House / Apartment	18	4	22	22
Total additional units	84	16	100	100

Note: The potential demand does not include the future requirement for the Reserve lands within Burns Lake’s corporate limits.

6.1.4 Meeting the Demand for Housing

Should housing demand and property values increase, it is estimated that 50% of the vacant residential parcels in Burns Lake would be made available for development. This would provide approximately 33 new dwelling units. It is expected that the higher the demand and land values the more parcels will be sold for development.

Should housing demand and property values increase, it is estimated that 25% of the sub-dividable residential parcels in Burns Lake would be subdivided and developed. This would result in an additional 5 new dwelling units.

Present and Proposed Land Use Map 7 shows the areas where future housing can be located to meet the potential needs. The official community plan generally identifies areas adjacent to the downtown and along 5th Avenue as accommodating higher densities for apartment units. The lands adjacent to the existing BC Housing townhouses are designated to accommodate row housing or townhouses. Single detached and semi-detached housing is designated as residential low density, and identified adjacent to Burns Lake and to the north and east of downtown.

The projection assumes development for low density residential will occur at the current average of 4 units/gross acre (or 10 units/gross ha). Projected growth, even if all future development consists of single family dwellings, can be accommodated within approximately 15 acres or 6 ha. Land in excess of this area is designated for residential use on Present and Proposed Land Use Map 7.

This plan identifies a possible shortage of land over the next 20 years only if the Village owned land is not available for any residential development. This is not

The Village has adequate land available for future development

perceived to be an immediate concern, given other vacant residential development sites, potential for infill residential and higher density development.

It is noted that the rental vacancy rate in the Village of Burns Lake is consistently low. The most immediate need in the community is for rental housing and seniors housing options. It is anticipated that sustained low vacancy rates and an increase in property values will eventually result in private sector investment in new residential development.

Objectives

The Village of Burns Lake's housing objectives are to:

*Accommodating
future growth and
housing*

1. facilitate the provision of a wide range of housing options that meets the needs of all residents of the Village of Burns Lake;
2. accommodate housing in a manner that protects the character of existing residential areas and residents' quality of life, and minimizes the negative impacts on the natural environment; and
3. provide housing in areas that are serviced with municipal infrastructure and do not unnecessarily extend services.

Policies

The Village will:

Increase housing choice

*Provide housing for
seniors*

1. review and consider strata conversion applications, taking into account rental housing stock and condition of buildings;
2. make efficient use of existing parcels of land and the existing housing stock, thereby optimizing the benefits that can be derived from existing servicing and infrastructure;
3. encourage infill of larger vacant or underutilized residential parcels to accommodate the need for more low density housing and to make more efficient use of land and optimize the benefit of existing servicing;
4. direct low density development (single detached, semi-detached and duplex dwellings) to those areas designated Low Density Residential on the Present and Proposed Land Use Map;
5. encourage increased housing densities and uses such as apartment, fourplex, and rowhouse in areas designated Medium and High Density Residential as identified on the Present and Proposed Land Use Map;

6. use housing agreements pursuant to the *Local Government Act* to ensure that affordable, seniors and special needs units are maintained where a developer agrees to provide such units into the development;
7. direct development away from environmentally sensitive areas as defined in this plan;
8. require new residential developments to provide and pay for infrastructure and servicing improvements and the extension of services to facilitate the development;
9. incorporate provisions in the zoning bylaw for encouraging residential units above commercial business in the downtown area to encourage residing closer to the work place;
10. incorporate provisions for secondary suites in low density residential areas as a means of accommodating the need and public desire for affordable and rental housing;
11. encourage manufactured homes as a type of affordable housing that is appropriately directed to existing manufactured home parks; and
12. complete the boundary expansion studies and residential development strategy discussed in section 4 of this plan.

6.2 Commercial

*Improve the appearance
and function of commercial
areas*

*Maintain the downtown as
the heart of the community*

Commercial development in Burns Lake exists in three primary locations. The highway commercial area along the Highway 16 corridor outside of the downtown typically consists of larger parcels containing uses oriented towards Highway traffic. The two shopping malls consist of an anchor tenant and smaller retail and service related businesses. The village centre or downtown commercial area typically consists of small parcels containing locally owned and operated small businesses. The downtown is more pedestrian oriented than the highway commercial or shopping malls.

It is recognized that healthy and vibrant commercial areas are a significant factor in the quality of life of residents. The ability to shop local 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. Also, the community's commercial areas are all oriented towards Highway 16; therefore, these areas are highly visible and are the face of the community to the travelling public, future residents, and potential investors in the community.

6.2.1 Downtown

The downtown is recognized as being uniquely important as the social, cultural, and commercial heart of the community. There is a strong desire to build upon the recent improvements to the function, appearance, and vitality of the downtown. The Village of Burns Lake has invested in improvements to vehicle and pedestrian movement and landscaping in the public areas of the downtown. It is equally important that the community grow and develop to facilitate reinvestment into the downtown and other commercial areas.

There are challenges associated with applying existing parking regulations to many buildings in the downtown where those buildings take up the majority of the parcel and there is little or no space available for on-site parking. If these buildings were to be rebuilt in accordance with parking regulations contained in the Village's Zoning Bylaw the replacement building size would be much smaller. This is a disincentive to downtown redevelopment.

It is also noted that a downtown consisting of small buildings on sites with on-site parking is not desired. Redevelopment of the downtown in accordance with existing regulations would result in a downtown that was less interesting and vital, less dense, and not pedestrian friendly.

*Develop a downtown
parking strategy*

Given the above situation there is a need to undertake a downtown parking study to identify how parking should be provided in the downtown core.

Objectives

The Village of Burns Lake's commercial objectives are to:

1. ensure that the existing commercial areas can accommodate the wide range of commercial uses necessary to facilitate the Village's function as the commercial centre for the Lakes District;
2. ensure that the downtown area remains vital and vibrant, as the heart of the community, and is the preferred location for future retail, commerce, civic and cultural services.

Policies

The Village will:

1. permit a wide range of mixed uses to create a vibrant downtown for people to shop, work, live or visit;
2. allow for mobile vendors and farmers markets in the downtown area in a manner and at a scale that doesn't allow for unfair competition with other business;

3. limit highway commercial development to those commercial uses that require larger parcels not available in the downtown;
4. require small tenancy commercial development to locate in the shopping malls or downtown, and avoid the Highway 16 corridor outside of the downtown;
5. apply the appropriate development permit guidelines in a practical manner which improves the general function, form and appearance of the commercial areas;
6. encourage the redevelopment of the downtown as the focus of Burns Lake by supporting the integration of land uses, allowing greater densities, and creating a more pedestrian friendly environment;
7. encourage office and non-retail uses to locate on upper floors, allowing retail stores, restaurants, and more active uses to locate at the street level;
8. encourage the beautification and enhancement of all existing commercial areas;
9. tourist commercial uses may be considered where there is a specific tourist amenity at that location; and
10. complete a downtown parking study to identify how parking should be provided in the downtown core.



6.3 Industrial

Industrial development in Burns Lake is categorized into two types: light industrial and heavy industrial. The light industrial areas are generally dispersed along Highway 16 and the Canadian National Railway tracks. These locations are relatively visible; therefore, it is important that appropriate regulations are in place to ensure that industrial uses are appropriately screened. The heavy industrial area is located along the northern half of the Roumieu Drive subdivision. It is noted that there is a very limited amount of industrial land serviced by a municipal sewer and water system in the Village.

An industrial land use inventory

The amount of undeveloped industrial land within the Village is limited; however, the current supply is expected to be adequate for the life of the plan. There is a need to undertake an industrial land use inventory to identify the Village's long term industrial land use needs and ensure that adequate lands are identified in the future. If this land is not made available in the Village it is expected that industrial development will disperse throughout the rural area resulting in land use conflict and the loss of the benefits associated with agglomeration of industrial uses.

At present, there is no land available for large scale heavy industrial development within the Village. This type of development is accommodated in the rural area in accordance with the rural official community plan for Electoral Area B.

The *Local Government Act* requires that municipalities identify known gravel resource areas within their official community plan. This plan acknowledges the *Local Government Act* requirements and identifies no known gravel reserves within the Village of Burns Lake.

Objectives

The Village of Burns Lake's industrial objectives are to:

1. ensure the long term availability and range of industrial opportunities in Burns Lake;
2. improve the screening and storage provisions for industrial areas along Highways 16 and 35; and
3. minimize potential land use conflict between industrial and non-industrial uses.

Policies

The Village will:

1. implement a strategy to provide industrial subdivisions with community water and sewer services as funds become available for existing areas and as part of the development process for new subdivisions;

2. direct Light Industrial development to those areas designated Light Industrial on the Future Land Use Map;
3. limit the use of residential dwellings in industrial subdivisions unless the residence is an accessory use to the principal industrial use;
4. direct Heavy Industrial development to Heavy Industrial areas as designated on the Future Land Use Map;
5. continue to rely on gravel resources in the rural areas, as no known reserves are located in the corporate limits of Burns Lake; and
6. undertake an industrial land use inventory to identify the Village's long term industrial land use needs and ensure that adequate lands are identified in the future.



6.4 Parks, Recreation and Open Space

Parks, recreation, and open space are critical components to a healthy and happy community

The key parks and open space areas in Burns Lake are identified on the Future Land Use Map. Village wide park areas include Radley Beach and Spirit Square, located adjacent to Burns Lake and Highway 35; the Eveneshen Nature Trail which follows Saul Creek and the Rod Reid Nature Trail extending outside the Village boundary. Neighbourhood parks include Kinette Park and the playground area adjacent to the Muriel Mould Learning Centre.

Recreation facilities, such as playgrounds, ice rinks, tennis courts and sports fields are presently provided by the municipality, private organizations and the school district. This plan continues to support the principle that recreation facilities be developed in Burns Lake as identified in the capital improvements budgets of the Village, through partnerships with community organizations and companies, and through the park land dedication process at the time of subdivision.

Open space areas are generally those natural areas owned by the Village which are not formally utilized as active or passive recreation areas. The Future Land Use Map identifies one such parcel adjacent the Village sewage lagoon facilities.

Objectives

The Village of Burns Lakes' parks, recreation and open space objectives are to:

1. support a well-integrated and linked system of parks, trails and associated recreational facilities that serve a range of purposes, from active recreation, to passive enjoyment, to conservation, to tourism development along Burns Lake; and
2. provide a level of parks, recreation and open spaces that can meet local community needs within the community's ability to pay.



Policies

The Village will:

1. establish long-term priorities and a capital plan for the acquisition of Village parks and recreational facilities;
2. acquire future parkland by purchasing the land or acquiring it upon subdivision over the long term;
3. the following policies and designations respecting the location and type of future parks 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.
4. 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.
5. promote joint use of sites for both schools and parkland;
6. acquire and develop parkland corridors along Burns Lake, Saul Creek and Wardrop Creek through purchase as funds become available or by dedication during the development process;

Subdivision facilitates the provision of parkland to the community

A park land acquisition and development strategy

7. develop a parks and recreation plan which includes a park land acquisition and development strategy for:
 - a. the establishment of neighbourhood parks. and
 - b. linear parks, trails and pedestrian linkages.
8. ensure that linear parks, trails and pedestrian linkages connect existing and future parks, schools and open space areas, and allow for easy pedestrian access through residential areas;
9. support efforts to build a Burns Lake waterfront boardwalk which links with existing trails and new waterfront attractions; and
10. strengthen the role of the Sprit Square area as a central hub of waterfront and recreational activities consistent with community recreational, cultural and educational interests.



6.5 Institutional and Public Uses

The institutional and public utility land use category incorporates such uses as schools, government buildings, public utility facilities and complexes, places of worship, hospitals, emergency services and heritage sites. This section establishes objectives and policies as they relate to this land use category.

6.5.1 Education

The public school system is operated by School District No. 91, under the mandate of the Ministry of Education. The Village will continue to cooperate with the School District and the college to foster growth of educational opportunities in the community. The Village recognizes and supports the important role of the School District in providing space and programs for community use.

*Joint school/park
development agreements*

Objectives

The Village of Burns Lake's education objectives are to:

1. support the establishment of joint use agreements with School District No. 91 for a variety of community use and land acquisition purposes; and
2. support the retention and expansion of programs at the college.

Policies

The Village will:

*The College is an
important part of our
community*

1. encourage the establishment of community school facilities with School District No. 91, for such programs as after school care, recreation, youth/family activities and continuing adult education;
2. coordinate efforts to establish joint use fields and community facilities for existing and future schools where the community need is identified;
3. explore opportunities for joint use agreements with local First Nations
4. periodically review with School District No. 91 opportunities to establish joint use facilities and play fields, based on community needs and population growth;
5. work with the college to continue to review and expand post-secondary training programs to meet the needs of residents in the Lakes District, as part of the community's economic development strategy; and
6. work with local First Nations to enhance educational opportunities.

6.5.2 Protective Services

Municipal paid staff and volunteer staff provide fire protection services within the municipality, and a portion of Electoral Area B through contract with the Regional District of Bulkley-Nechako. Police services are provided to the Village through the Royal Canadian Mounted Police. Assessment of community needs in terms of policing is done through ongoing consultation with the RCMP. The municipality and the Regional District meet with the RCMP at least once a year to establish priorities.

Objectives

The Village of Burns Lake's Protective Services objectives are to:

1. support additional levels of fire protection services as needs and population growth require;
2. work with the Regional District, First Nations and local industry to support the Community Wildfire Protection planning process and ongoing review;
3. continue to assess community policing needs and priorities through meetings with the Regional District and local First Nations; and,
4. support volunteer efforts of the community in fire protection services and community based policing and crime prevention programs.

Policies

The Village will:

1. review development and growth needs, and annually review the overall response times and level of protective services to new residential areas;
2. work with the Regional District to complete required fuel hazard mitigation projects; and
3. review with the RCMP community based policing and crime prevention programs.



6.5.3 Health Services

Objective

The Village of Burns Lake's health services objectives are to:

1. maximize accessibility to health care services by maintaining a hospital facility in Burns Lake; and
2. support initiatives to identify social and health related issues such as homelessness, substance abuse and addictions.

Policy

The Village will:

1. continue to support and promote the Lakes District Hospital and Health Centre providing a full range of medical services in the community and Lakes District;
2. encourage the continued provision of transportation by air and ambulance to tertiary health facilities in larger centres;
3. continue to support local agencies and the health authority to develop programs and facilities to address social and health related issues such as substance abuse and addictions.

The hospital is a community asset that should be used to its full potential



6.5.4 Government Services

Objective

The Village of Burns Lake's government services objective is to:

1. provide local government facilities and services to serve the needs of the community.

Policy

The Village will:

1. continue to monitor the level of growth and service needs in the community as part of the annual budget process, and manage the community's desires for increased service with the desire to pay for that service.

6.5.5 Community Institutional Services

Objective

The Village of Burns Lake's objective is to:

1. facilitate the provision of community institutional uses (e.g. churches, places of worship, childcare facilities and group homes) to serve the needs of the community.

Policies

The Village will:

1. encourage public uses, such as churches, to participate in an expanded role in providing community meeting spaces, daycare, senior and teen programs, and other community needs; and
2. consider which institutional uses should be permitted in all zones and amend the zoning bylaw accordingly.

6.5.6 Community Arts and Culture

Objective

The Village of Burns Lake's objective is to:

1. support the efforts of community arts and cultural organizations in enriching the lives of residents.

Volunteer groups provide great service providing arts and culture to the community

Policies

The Village will:

1. encourage community arts and cultural facilities to locate in the village centre adjacent to commercial and higher density residential uses;
2. promote local artisans through use of local art in municipal facilities where possible; and
3. promote the creation of unique murals that celebrate local art and history.

**6.5.7 Heritage Buildings**

Burns Lake has a number of designated heritage buildings which have been restored. These buildings include:

- Old BC Forest Service Ranger Station (now the Lakes District's museum);
- The old hospital;
- Provincial police station;
- St. John's Anglican Church; and
- Old Anglican Church Rectory.

Objectives

The Village of Burns Lake's heritage objectives are to:

1. continue to promote the heritage resources in the community; and
2. continue to restore and preserve the heritage resources in the community.

Policies

The Village will:

1. continue to promote the heritage resources in the community as part of its economic and tourism development efforts; and
2. continue to support the restoration and preservation of known heritage resources.

Celebrate heritage



6.5.8 Public Utilities**Objective**

The Village of Burns Lake's public utilities objective is to:

1. locate public utility facilities where required to service the needs of the community.

Policy

The Village will:

1. permit small scale public utilities and facilities in all zones, as a means of efficiently locating such services where required.

6.6 Agriculture and Food Security

Food Security means that residents have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences.

Food security and increased food self-sufficiency issues are important to the community. The growing interest in local food security issues, and the awareness of the social, health, and environmental benefits of local food production and consumption represents a very positive social change that should be encouraged and capitalized upon.

Objectives

The Village of Burns Lake's agriculture and food security objectives are to:

1. facilitate access to nutritious, safe, and culturally acceptable food for all community members; and
2. encourage the growth and distribution of locally produced agricultural products.

Policies

The Village will:

1. support the continued operation of community gardens, as appropriate;
2. support the continued operation of the farmers market, and other opportunities for the distribution of locally grown foods, as appropriate;
3. consider the use of edible plants in landscaping on public lands;

4. work with and support the Regional District of Bulkley-Nechako in their activities relating to the promotion of growing, processing, marketing, and distribution of local foods and agricultural products; and
5. ensure that land use and development regulations do not unnecessarily restrict the growing, processing, marketing, and distribution of local foods and agricultural product.



6.7 Accommodating Seniors and Elders

An Age-Friendly community is a community which provides support to residents in order to live in security, enjoy good health and continue to fully participate in society.

There are notable social and economic benefits associated with retaining and attracting seniors in Burns Lake. Also, there is an obligation to our seniors to make the effort necessary for them to remain in the community that they built. The Village of Burns Lake recognizes the key role it must play to ensure that the Village provides an environment that allows seniors to thrive. In this effort the Village formed a committee to assist in the development of an Age Friendly Assessment that was completed in 2013 and 2014. This assessment has informed the following goals and policies.

Objectives

The Village of Burns Lakes' objectives for seniors are to:

1. ensure that community facilities, outdoor recreation areas, and public buildings are accessible and safe;

2. facilitate the development of a diverse housing stock that meets the needs of seniors; and
3. develop recreation opportunities that offer exercise, and social opportunities that are appropriate for seniors.

Policies

The Village will:

1. work towards developing a network of inter-connected sidewalks in the downtown core, and along key pedestrian routes;
2. ensure the provision of adequate parking in the downtown and at public facilities that is accessible and functional for seniors;
3. work with transit providers to provide shelters at bus stops and via rail stops;
4. work with the business community to improve their accessibility, parking, and awareness of seniors issues;
5. implement development permit guidelines relating to seniors safety and accessibility;
6. work with the Province and the Lakes Outdoor Recreation Society to remove barriers for seniors using recreation sites in the region;
7. explore opportunities for local transit / shuttle service for seniors; and
8. encourage development of senior appropriate housing in the accessible areas along the highway corridor.



6.8 Concept Development Plan Area

The Future Land Use Map identifies lands owned by the Village and the adjacent parcel north of Highway 16 as a Concept Development Plan Area. The lands are anticipated to be used to accommodate the Village's long-term land use needs.

The Concept Development Plan Area is the Village's long term land bank.

The Village needs to undertake a comprehensive study to identify the preferred long term use of this area in close consultation with the community. The intent is that this plan, or a future plan, shall be amended to designate the land as appropriate once the preferred land use has been identified.

Objective

The Village of Burns Lake's Concept Development Plan Area objective is to:

1. evaluate the area in context of the community's long-term needs and apply the appropriate land use designation.

Policy

The Village will:

1. work closely with adjacent land owners, government agencies, the general public and other interested groups to identify the most appropriate land use for the area; and
2. consider applying the appropriate zoning to the land at the time the official community plan land use designation is amended.

CHAPTER 7 – UTILITY SERVICES

7.1 Water

The Village of Burns Lake is supplied water from three wells located on Gerow Island. Water is then distributed to three pressure zones (A, B and C) to service residential, commercial, industrial and institutional uses in the Village. The water system also extends to include IR No. 27 and IR No. 18. The Village presently has in place servicing agreements with Lake Babine Nation (IR No. 27) and the Burns Lake Band (I.R. No. 18). The water service areas are generally illustrated on Map 4.

Objectives

The Village of Burns Lake's water service objectives are to:

1. continue to expand and upgrade the Village's water system as required by demand; and
2. maintain water quality and quantity for domestic use and fire flows.

Policies

The Village will:

1. evaluate and update the present and future water system requirements;
2. continue to monitor and inspect water quality and quantities;
3. explore options to improve the water quality in the water system; and
4. establish a water system upgrade and replacement program through an infrastructure strategy to guide long-term capital planning.

7.2 Sanitary Sewer

The sanitary sewer system is illustrated on Map 5. The Village currently has in place service agreements with Lake Babine Nation and Burns Lake Band. The present system does not service the heavy industrial and light industrial lands north and east of the wastewater treatment lagoons.

Objectives

The Village of Burns Lake's sanitary sewer objectives are to:

1. maintain and monitor the sanitary sewer infrastructure system and carry out upgrading as demand and finances permit;

2. promote and encourage the extensions of sanitary sewer service to all existing areas within Burns Lake; and
3. ensure that all new development is required to be connected to the Village's community sewer system.

Policies

The Village will:

1. consider extending sanitary sewer service (by means of a Specified Area Bylaw) to include the industrial area presently not on the community sanitary sewer as funds become available;
2. require new development to provide community sanitary service to their development; and
3. establish a sanitary sewer upgrade and replacement program through an infrastructure strategy to guide long-term capital planning.

7.3 Storm Water Management

Stormwater drainage in Burns Lake is comprised of both urban collection systems and open ditches into natural drainage courses. Currently the destination of much of the Village's storm run-off is ultimately into Burns Lake. Given that Burns Lake is the source of both an important ecosystem and potential tourism, it is important to manage the quality and quantity of the stormwater run-off.

Objectives

The Village of Burns Lake's stormwater management objectives are to:

1. continue to review and prepare strategies for overall stormwater management; and
2. control drainage, sediment and erosion for new and existing development.

Policies

The Village will:

1. require new developments to prepare a drainage, sediment and erosion control plan that will be used during the subdivision or development of the parcel;
2. require developers of land to control construction silts, gravel and debris to ensure there is no discharge into natural drainage courses, Saul Creek, Wardrop Creek or Burns Lake; and
3. require developers of land to prevent the discharge of any deleterious materials such as heavy metals, detergents and oils into the municipal drainage system, natural drainage courses, Saul Creek, Wardrop Creek or Burns Lake.

7.4 Solid Waste Management

The Regional District of Bulkley-Nechako is reviewing its Solid Waste Management Plan. The Village of Burns Lake will take an active role participating in that review process.

Objectives

The Village of Burns Lake's solid waste management objectives are to:

1. reduce the volume of waste requiring disposal into the Regional Land Fill site; and
2. encourage recycling facilities as a method of reducing waste volumes and preserving the environment.

Policies

The Village will:

1. continue to work in association with the Regional District of Bulkley-Nechako to develop and implement a new Solid Waste Management Plan; and
2. encourage recycling and the development of facilities.

*The RDBN is updating
the Solid Waste
Management Plan*

CHAPTER 8 - TRANSPORTATION

Given that the Village of Burns Lake is situated on an increasingly busy provincial highway, safe movement of people and traffic is of significant importance. It must also be recognized that the highway functions as a local arterial road, and is used heavily by residents.

The passing of a major highway through the heart of the community is both a blessing and a curse. There is the negative impact associated with large truck traffic and general congestion issues. The Province will view the movement of highway traffic through the community as a priority over the accommodation of local needs. And, business will be drawn to the highway corridor resulting in a tendency towards strip development.

It is important that public transportation services, facilitating the movement of Village residents between communities, are available. These services are currently provided by CN rail and the Greyhound Bus service. The Village of Burns Lake Airport is located approximately 20 km west of the Village. This airport is owned by the Village and supported by the Village and the Regional District of Bulkley-Nechako.

BC Transit is planning a passenger service between Prince Rupert and Prince George. This service is supported if it can be demonstrated that the service can be provided in a cost effective and sustainable manner.

It is recognized that the ability to safely and conveniently walk or ride a bicycle in the Village is important to residents' quality of life, and efforts to reduce greenhouse gas emissions in the community.

Objectives

The Village of Burns Lake's objectives are to:

1. ensure that Burns Lake maintains an efficient and effective road system;
2. maintain a hierarchical road system to service users and to provide a high degree of safe mobility; and
3. facilitate transit service, pedestrian movement, and the safe use of bicycles, throughout the community.

Balancing the operational needs of the Provincial Highway with the needs of local community

Policies

The Village will:

1. encourage and support the Ministry of Transportation and Infrastructure to improve safety, mobility and access along Highways 16 and 35, within existing and future rights-of-way to ensure that Burns Lake maintains an efficient and effective road system;
2. encourage the Ministry of Transportation and Infrastructure to require traffic impact studies as part of large development proposals which the Ministry feels may impact the safety and mobility of Highways 16 or 35;
3. develop a pedestrian and bicycling master plan which identifies how best to facilitate pedestrian and bicycle movement throughout the community, and establishes design standards and routes for bike lanes and sidewalks;
4. encourage CN to maintain the lands which they use for operations, maintenance and storage purposes in a clean and tidy state, and encourage the screening of these properties within the village boundary; and
5. work with BC Transit and the Regional District to facilitate the establishment of a viable regional transit system which is cost effective for local tax payers.



CHAPTER 9 – SOCIAL ENVIRONMENT

Burns Lake’s social environment encompasses those elements which make up the “social fabric” of the community; providing for essential social needs; providing for a sense of safety and security; and a commitment to community unity. All these elements contribute to creating a more livable community, one which strives towards completeness, quality of life and sustainability.

Community Unity

Objectives

The Village of Burns Lake’s social objectives are to:

Support for youth

Support for seniors

1. promote opportunities for increased services for youth and seniors;
2. support the efforts of recreational groups and organizations, recognizing that a healthy lifestyle is important to a healthy community;
3. promote opportunities for multicultural unity and thereby increased awareness and tolerance in the community; and
4. identify community social needs and support a means of coordinating to meet these needs.

Policies

The Village will:

1. promote opportunities for increased activities for youth, seniors, and families through joint use agreements with other agencies and facilities, and through partnerships with First Nations Band Councils;
2. promote and encourage **ongoing** community dialogue and learning with respect to First Nations values and experience;
3. provide forums for community leaders to collaborate, explore and initiate activities aimed at building unity and respect in the community;
4. initiate community development projects which draw together all cultural groups to work towards shared goals; and
5. work with community groups and provincial agencies to identify and address where possible, community social needs.

CHAPTER 10 – ECONOMIC DEVELOPMENT

Major elements of a “healthy community” are the business and employment opportunities available to existing and future residents of the community. Redevelopment and growth are also critical to allowing a community to maintain and replace its buildings and physical infrastructure, and obtain improvements to the physical environment.

As noted in Chapter 3 there is a clear desire to diversify the economic base, and the development of an attractive and highly functional built environment are key factors in achieving quality of life and facilitating further economic diversification beyond reliance on agriculture, mining, and the forest products industries. It is also recognized that community character and amenities are critical to ensuring future growth and redevelopment as the community must be able to attract skilled trades workers and entrepreneurs that have a high degree of mobility and choice regarding their home community.

Objectives

The Village of Burns Lake’s economic objectives are to:

1. make certain that the community continues to develop a healthy, stable and diverse economy; and
2. ensure that the community invests in its future by creating a community character that facilitates and encourages small business development, providing a high quality of life to its residents and visitors, and preparing to accommodate economic development opportunity.

A community that is attractive to residents with an entrepreneurial spirit

Policies

1. ensure that the Village has land available for development for the variety of uses identified in Chapter 4 of this plan;
2. ensure that the community continues to develop a positive community character and high quality of life for residents as a critical factor in facilitating redevelopment and growth; and
3. regularly review development regulations to ensure they are efficient and effective, and are consistently applied and enforced.

A community that is attractive to all residents

A community that is attractive to residents with employment mobility entrepreneurial spirit.

CHAPTER 11 – DEVELOPMENT PERMIT AREAS

This section identifies the areas of the Village of Burns 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.

11.1 Environmentally Sensitive Development Permit Area

A healthy natural environment is a critical factor in providing a community that is attractive, safe and functional. A critical component in providing a healthy urban environment is protecting the water features, their riparian areas, and the animals and fish that rely on these features, from the negative impacts of development. The following development permit area guidelines are intended to ensure that the natural environment is protected and contributes to the development of a functional, safe, and attractive community for the benefit of all residents.

11.1.1 Area

The lands highlighted on Development Permit Areas Map 3 that are within 15 metres from the natural boundary of a watercourse or a lake are designated as Environmentally Sensitive Development Permit Area. This development permit area is created under the authority of Sections 488 (1) (a) of the *Local Government Act* (protection of the natural environment, its ecosystems and biological diversity).

Pursuant to section 489 of the *Local Government Act*, a development permit is required prior to certain development occurring in areas designated as an Environmentally Sensitive Development Permit Area.

11.1.2 Objectives

The objectives of the Environmentally Sensitive Development Permit Area are to:

1. minimize the visual and environmental impact of development on Burns Lake, watercourses, and their riparian areas;
2. facilitate the continued and improved function of Burns Lake, watercourses, and their riparian areas as fish and wildlife habitat; and
3. rehabilitate sites where natural vegetation has been removed.

To minimize the visual and environmental impact of development on Burns Lake and watercourses

11.1.3 Exemptions

An Environmentally Sensitive Development Permit is not required for the following development:

1. subdivision;
2. renovations and repairs to existing buildings;
3. gardening and yard maintenance activities within a landscaped area existing at the time of the adoption of this bylaw, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land;
4. the construction of a fence if the disturbance of native vegetation is restricted to 0.5 m on either side of the fence;
5. the construction of a small accessory building such as a pump house, gazebo, garden shed or playhouse; and the total area of small accessory buildings is less than 10 m²;
6. the construction of a private trail less than 1 meter wide; and the trail is designed to prevent soil erosion;
7. ecological restoration and enhancement projects;
8. construction, maintenance or operation of municipal works and services undertaken or authorized by the Village of Burns Lake;
9. emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property; and
10. removal or modification of hazardous trees that pose an imminent threat.

11.1.4 Guidelines

An Environmentally Sensitive Development Permit shall only be issued to allow development that is in accordance with the following guidelines.

1. Natural vegetation should be retained and soils should be undisturbed as much as possible to ensure minimal disruption to the natural environment. The goal is to provide, on average, a 15 metre wide riparian area as shown in figures 11.1 below.
2. Wetlands, and areas below the natural boundary of a watercourse or lake may not be filled in or be subject to the removal or deposit of soil or other material unless that removal or deposit is specifically authorized by the Province of BC.

3. Erosion protection structures should be designed and placed in a manner which minimizes the disruption to the natural environment.
4. Disturbed areas should be revegetated using plant materials indigenous to the area.
5. Building and development must be located outside of the development permit area where possible.
6. Building and development that cannot be located outside of the development permit area must be located in a manner which will have the least impact on the natural environment.

11.1.5 Security and Application Information

1. An application for an Environmentally Sensitive Development Permit shall include a site plan showing all areas of existing vegetation and soil disturbance, vegetation proposed to be removed, vegetation illegally removed, proposed revegetation, building, and trail development adequate to evaluate compliance to applicable guidelines.
2. Without limiting the authority under Section 502 of the *Local Government Act*, where the introduction of vegetation and 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.

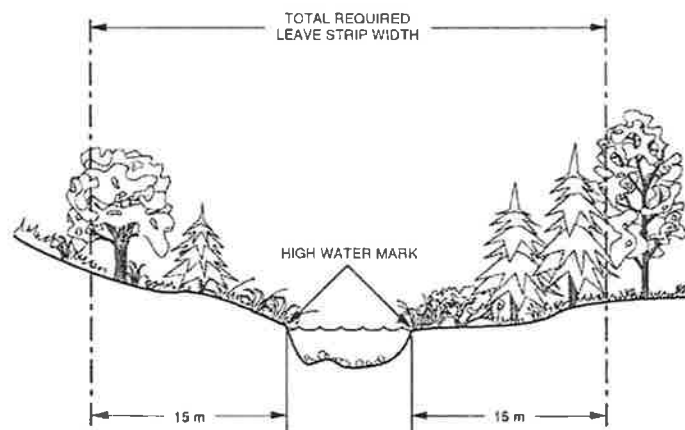


Figure 11.1 a Minimum Leave Strip for a Well-defined High Water Mark in a Residential/Low Density Area

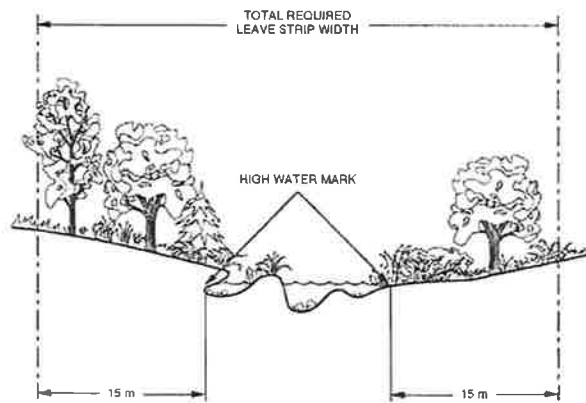


Figure 11.1 b Minimum Leave Strip Width for a Poorly-defined High Water Mark in a Residential/Low Density Area

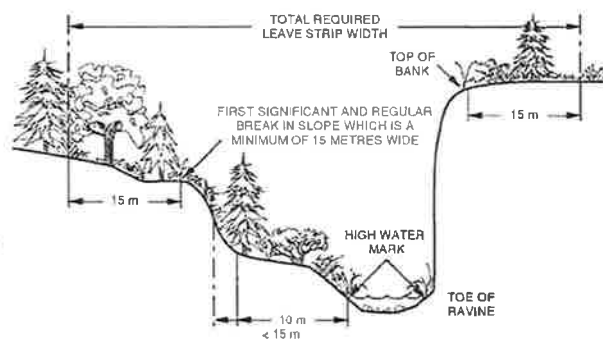


Figure 11.1 c Minimum Leave Strip for a Ravine or Steep-sloped Banks in a Residential/Low Density Area

11.2 Hazardous Conditions Development Permit Area

It is important that development in and around areas that may be subject to hazards is approached with caution. Given the topography and watercourses within the community there is the potential for erosion and landslides in certain areas. It is important that residents be protected from the physical harm and economic loss that can be associated with erosion and landslides.

11.2.1 Area

The lands highlighted on Development Permit Areas Map 3 including all lands with an average slope of 30% or more, and a 15 metres setback from the top of a slope of 30% or more are designated as Hazardous Conditions Development Permit Area, under the authority of Section 488 (1) (b) of the *Local Government Act* (protection of development from hazardous conditions).

*To protect development
from erosion or
landslide*

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

11.2.2 Objectives

The objectives of the Hazardous Conditions Development Permit Area are to:

1. protect development from erosion and landslide;
2. facilitate the stabilization of steeply sloped lands; and,
3. rehabilitate lands that may be unstable and have erosion potential.

11.2.3 Exemptions

A Hazardous Conditions Development Permit is not required for the following development:

1. renovations and repairs to existing buildings;
2. gardening and yard maintenance activities within a landscaped area existing at the time of the adoption of this bylaw, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land;
3. the construction of a fence if the disturbance of native vegetation is restricted to 0.5 m on either side of the fence;
4. the construction of a small accessory building such as a pump house, gazebo, garden shed or playhouse; and the total area of small accessory buildings is less than 10 m²;
5. the construction of a private trail less than 1 m wide; and the trail is designed to prevent soil erosion;
6. ecological restoration and enhancement projects;
7. construction, maintenance or operation of municipal works and services undertaken or authorized by the Village of Burns Lake;
8. emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property; and
9. removal or modification of hazardous trees that pose an imminent threat.

11.2.4 Guidelines

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

1. The alteration of land, removal of vegetation, or disturbance of soils should not occur unless a qualified Professional Engineer has determined that the development is safe and will not negatively impact slope stability.
2. Disturbed areas should be revegetated using plant materials indigenous to the area.
3. Building and development must be located outside of the development permit area where possible.
4. Subdivision should not occur in a manner which will facilitate the alteration of land, removal of vegetation, or disturbance of soils.
5. All new lots created by subdivision shall have a building and development site that is appropriate for the uses permitted on that land.
6. Stormwater drainage including runoff from roofs should be directed away from steeply sloped lands or lands otherwise subject to erosion or landslip.

11.2.5 Security and Application Information

1. An application for a Hazardous Conditions Development Permit shall include a site plan showing all areas of existing vegetation and soil disturbance, vegetation proposed to be removed, vegetation illegally removed, proposed revegetation, buildings and structures and trail development adequate to evaluate compliance to applicable guidelines.
2. Without limiting the authority under section 502 of the *Local Government Act*, where the introduction of vegetation and 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.
3. Reports provided by a Professional Engineer in support of development proposed for approval must be in accordance with the document titled "Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia, March 2006" produced by the Association of Professional Engineers and Geoscientists of British Columbia.

11.3 Commercial Development Permit Area

The downtown is the social, cultural, and commercial heart of the community, and the character of the downtown is a significant factor in the quality of life of residents. The commercial corridor along Highway 16 is also the window through which the travelling public, future residents and potential investors perceive the community.

There is a strong desire to build upon the recent improvements to the function, appearance, and vitality of the downtown. The Village of Burns Lake has invested

in improvements to vehicle and pedestrian movement and landscaping in the public areas of the downtown. The following development permit area guidelines are intended to ensure that new development on private lands contributes to the vision for a downtown that is functional, safe, and attractive for the benefit of all residents.

11.3.1 Area

The lands highlighted on Development Permit Area Map 3 are designated as Commercial 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).

To ensure the downtown adequately functions as a vibrant, safe, and attractive commercial and cultural centre for the community

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

11.3.2 Objectives

The objectives of the Commercial Development Permit Area are to:

1. ensure that the downtown 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 downtown to improve its overall aesthetics and appeal to residents and the travelling public.

11.3.3 Exemptions

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

1. temporary buildings or structures that are built in accordance with the Village of Burns 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.

11.3.4 Guidelines

A 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.
5. Landscaping design and materials, and building materials, should be selected to reduce the risk associated with the spread of wildfire.

Landscaping, Screening and Parking

6. On-site parking should be provided at the side or rear of buildings.
7. On-site parking and maneuvering aisles should be paved.
8. 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.
9. A snow management plan should be provided showing how the parking areas can accommodate the efficient and effective storage and removal of snow.
10. There should be a clearly delineated walkway system connecting parking areas to public roads and sidewalks and to the building entrance.
11. Areas between a building and its front property line should be landscaped where not used for parking or loading.

12. 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

13. Building facades should incorporate vertical and sloping elements and avoid a focus on horizontal lines.
14. Public building entrances should be the dominant feature of the façade, and be easily recognizable as the entrance.
15. 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.
16. 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.
17. Signage shall be proportional to the scale of the building, and be compatible with the building design.
18. Buildings should be sited and designed to be compatible with adjacent buildings. This includes creating consistent setbacks, and the use of roofs and parapets to ease the transition between buildings and downplay changes in building height.
19. Garbage containers shall be located to the side or rear of a building and screened from view by fencing, landscaping or in another manner.
20. The dominant paint colour shall consist of warm and soft colours. Pastel hues and bright colours should be reserved for use as accents.
21. Window space should be maximized at street level, and blank wall space should be avoided.
22. Development fronting on Highway 16 between 1st and 5th Avenue should be built to the front and side property lines to create a consistent and continuous streetscape, except for an access leading to a loading or parking area, or a landscaped public amenity space.

11.3.5 Security and Application Information

1. An application for an 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.

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.

11.4 Multi-Family Development Permit Area

The Village of Burns 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.

11.4.1 Area

The lands highlighted on Development Permit Areas Map 3 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.

11.4.2 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.

To ensure that multi-family residential development fits within the character of the surrounding residential area

11.4.3 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 Burns 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.

11.4.4 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.

11.4.5 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.

CHAPTER 12 - IMPLEMENTATION

12.1 Implementing the Plan

To ensure the Burns Lake Official Community Plan remains as a relevant document to guide land use decisions throughout the community, there should be a comprehensive review of the plan every 5 to 7 years.

12.2 Present and Proposed Land Use Plan Designations

Applications from the public to rezone land or amend a bylaw may only be supported if the proposed use and development of the land is consistent with the land use designations depicted on the Present and Proposed Land Use Map 7. The following provides a description of the land use designations.

Rural Residential

Rural Residential means large parcels of land generally used for rural residential, agriculture home industry uses and other uses that fit with the character of the area. Rural Residential areas are located outside of the Agricultural Land Reserve. The maximum density in this designation is one dwelling per 2 hectares.

Residential - Low Density

The Residential - Low Density designation generally includes single detached dwelling, semi-detached dwelling and duplex housing zones and those complementary secondary uses such as daycares, preschools and small parks which are integral parts of a low density residential neighbourhood. This designation does not include manufactured home parks or subdivisions. The maximum density in this designation is 17.5 units per gross developable hectare.

Residential - Manufactured Home Park

The Residential - Manufactured Home Park designation includes manufactured home subdivision, parks or developments, and those complementary secondary uses such as daycares, preschools and small parks, which are integral parts of the development. The maximum density in this designation is 17.5 units per gross developable hectare.

Residential - Medium Density

The Residential - Medium Density designations generally includes townhouses, duplexes, triplexes, fourplexes and those complementary secondary uses such as daycares, preschools and small parks, which are integral parts of a medium density area. The maximum density in this designation is 35 units per gross developable hectare.

Residential - High Density

The Residential - High Density designations generally include apartments, townhouses, and those complementary secondary uses such as daycares, preschools, amenity and park areas, which are integral parts of a high density area. The maximum density in this designation is 65 units per gross developable hectare.

Commercial - Village

The Commercial - Village designation includes retail, eating establishments, hotels and motels, office and personal service commercial uses, medical offices, institutional/public utility uses, medium and high density residential uses in conjunction with a commercial use, parks and other uses which reinforce the commercial village areas as the heart of the community.

Commercial - Highway

The Commercial - Highway designation includes large scale retail, personal service uses, eating establishments, hotel and motels, resorts, campgrounds, tourist recreation areas and to other vehicle oriented uses or uses oriented to travelers along Highways 16 and 35. Low, medium, and high density residential use can be accommodated in conjunction with a commercial use. High density residential use can be accommodated without a commercial use. Small scale retail and personal service uses should not be accommodated in this designation.

Institutional/Public Utility

The Institutional/Public Utility designation includes public, non-profit or utility uses such as schools, churches, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, heritage buildings and government uses.

Park

The Park designation accommodates lands to be used as parks, open space, or lands to be retained in a natural state.

Light Industrial

The Light Industrial designation includes industrial activity that has a limited visual, noise, odour, or other impact on adjacent lands and includes manufacturing, assembly, processing, machining, fabrication, sales, service and repair, trucking and wholesaling, storage and limited retail sales associated with industrial uses and public utilities.

Heavy Industrial

The Heavy Industrial designation includes manufacturing, assembly, processing, machining, fabricating, repair, trucking, storage and public utilities.

Open Space

The Open Space designation includes protected natural open spaces, areas including steeply sloped lands, natural hazard lands and water bodies and creeks. These lands may also be parks.

Concept Development Plan Area

Land designated as Concept Development Plan area shall not be rezoned for use until this plan is amended to apply the appropriate land use designation to the land.

12.3 Financing the Plan Objectives and Development Costs

During the annual budgetary process Council will review its capital and expenditure plans to ensure continued coordination between the financial requirements and objectives of the official community plan.

The growth management direction established in the official community plan confirms that new development and growth areas will be primarily responsible for financing infrastructure improvements beyond the existing servicing levels. Improvements to the infrastructure will be required in advance or concurrent with development to ensure adequate capacity is in place to service development needs.

Depending on the timing of major development in relation to servicing requirements, the Village may not have the necessary funds to “front-end” the required services. Any decision to borrow funds to provide infrastructure to finance new growth would only be contemplated if there was a clear general village wide benefit associated with the infrastructure to be provided.

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 residential development strategy discussed in Chapter 4 of this plan.

Service improvements (sanitary sewer, sidewalks, curb and gutter, storm drainage) to existing developed areas will continue to be provided through the creation of Specified Areas and Local Improvement initiatives, based on the current policy for sharing of costs between benefiting property owners and general taxation.

12.4 Temporary Use Permits

Temporary use permits may be issued for temporary uses, pursuant to the *Local Government Act*, under the following circumstances.

1. The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or the character of the area;
2. The environment would not be negatively affected by the proposed temporary use.
3. The proposed temporary use will not have adverse effects on neighbouring land uses or property owners.
4. 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.
5. 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.

CHAPTER 13 – GREENHOUSE GAS REDUCTION

13.1 Community Generated Greenhouse Gas Reduction

The Village of Burns 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 2012 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.

1. Being carbon neutral in respect of operations.
2. 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).
3. And, creating complete, compact, more energy efficient communities.

In 2016 the Province established the goal of reducing net annual greenhouse gas emissions by up to 25 million tonnes below current forecasts by 2050.

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 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 Burns Lake accepts the following provincial GHG reduction target as the Village's visionary target.

- Reducing net annual greenhouse gas emissions by up to 25 million tonnes below current forecasts by 2050.

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.

Objectives

The Village of Burns 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 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.

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 goals and policies:
 - a. Policy 4 in Chapter 4 encourages infill of vacant or underutilized parcels of land within existing subdivisions in order to efficiently utilize existing servicing capacity.
 - b. Policy 2 in Chapter 6 requires the efficient use of existing parcels of land and existing housing stock, thereby optimizing the benefits that can be derived from existing servicing and infrastructure.
 - c. Policy 3 in Chapter 6 encourages infill of larger vacant or underutilized residential parcels to accommodate the need for more low density housing and to make more efficient use of land and optimize the benefit of existing servicing.
 - d. Policy 9, Chapter 6 directs that provisions should be incorporated in the zoning bylaw for encouraging residential units above

- commercial businesses in the downtown area to encourage residing closer to the work place.
- e. Policy 10, Chapter 6 directs that provisions for secondary suites should be incorporated as a means of accommodating the need and public desire for affordable and rental housing.
 - f. Policy 4, Chapter 6.2.1 requires small tenancy commercial development to locate in the shopping malls or downtown to avoid the Highway 16 corridor outside of downtown.
 - g. Policy 6, Chapter 6.2.1 encourages the redevelopment of the downtown as the focus of Burns Lake by supporting the integration of land uses, allowing greater densities and creating a more pedestrian friendly environment.
 - h. Policy 8, Chapter 6.4 ensures that linear parks, trails and pedestrian linkages connect existing and future parks, schools and open space areas, and allow for easy pedestrian access through residential areas.
 - i. Policy 4, Chapter 8 to develop a pedestrian and bicycling master plan which identifies how best to facilitate pedestrian and bicycle movement throughout the community, and establishes design standards and routes for bike lanes and sidewalks.



OCP Boundary Map - Map 1

Official Community Plan

Official Community Plan
Bylaw #970, 2017
Schedule B, Map 1

- Railways
- Ownership Info Jun 2016
- Village Boundaries
- Parks
- First Nations Reserve

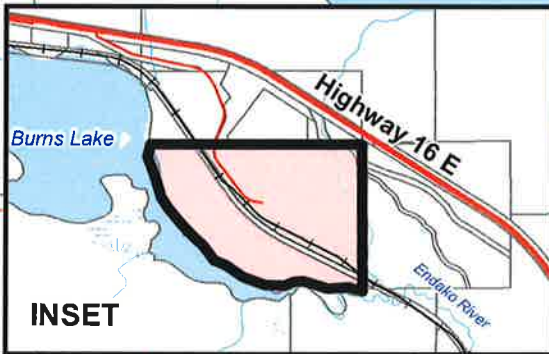
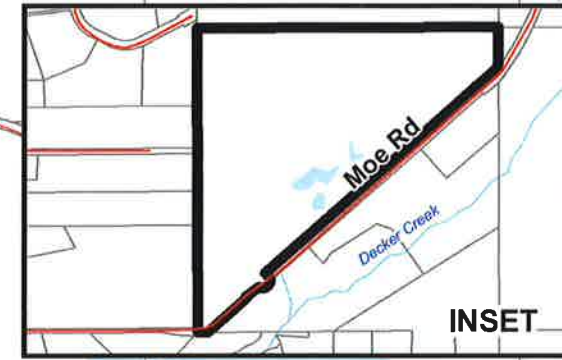
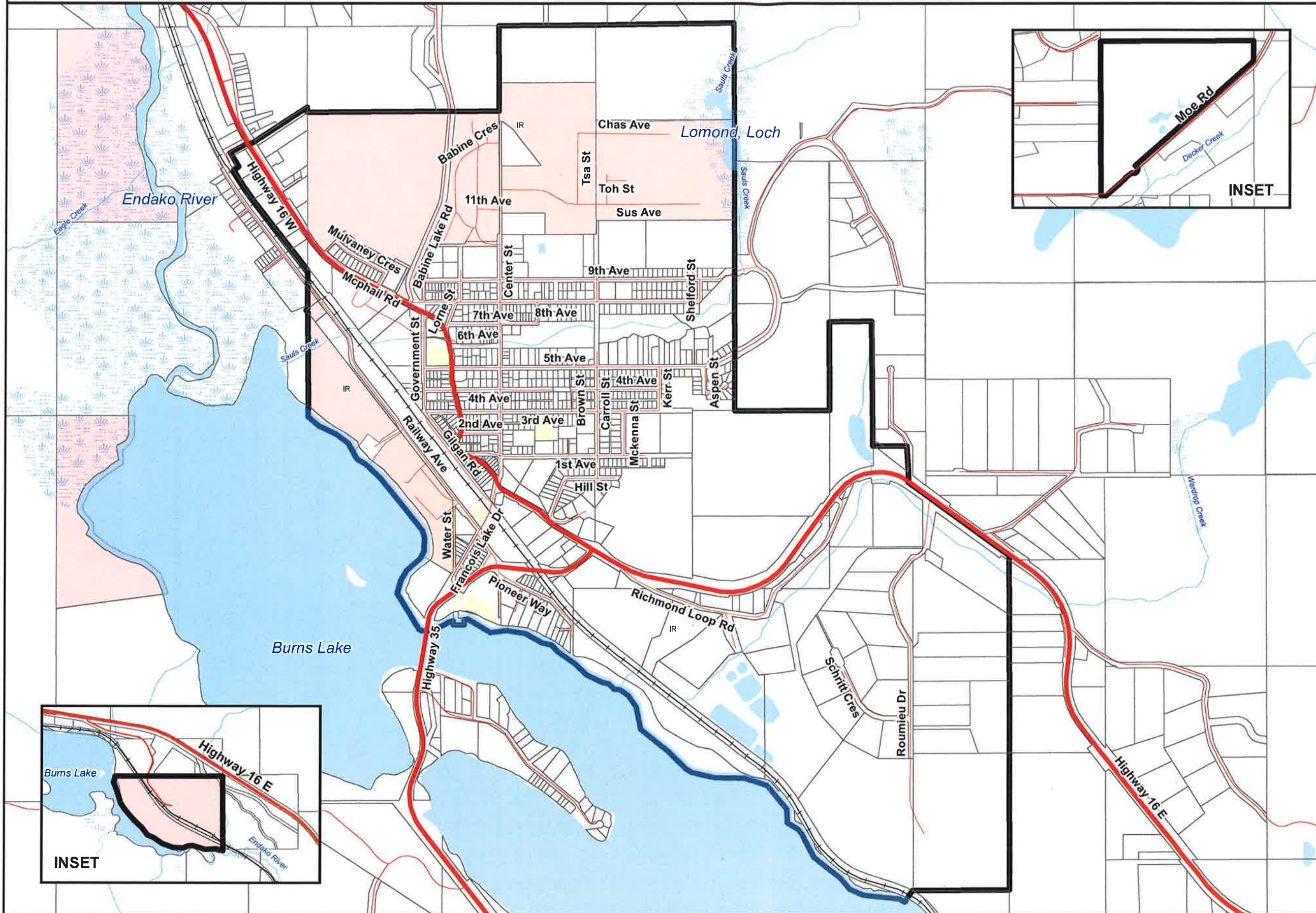


I hereby certify this map
as Schedule B, Map 1
Bylaw #970, 2017

Corporate Officer,
Village of Burns Lake

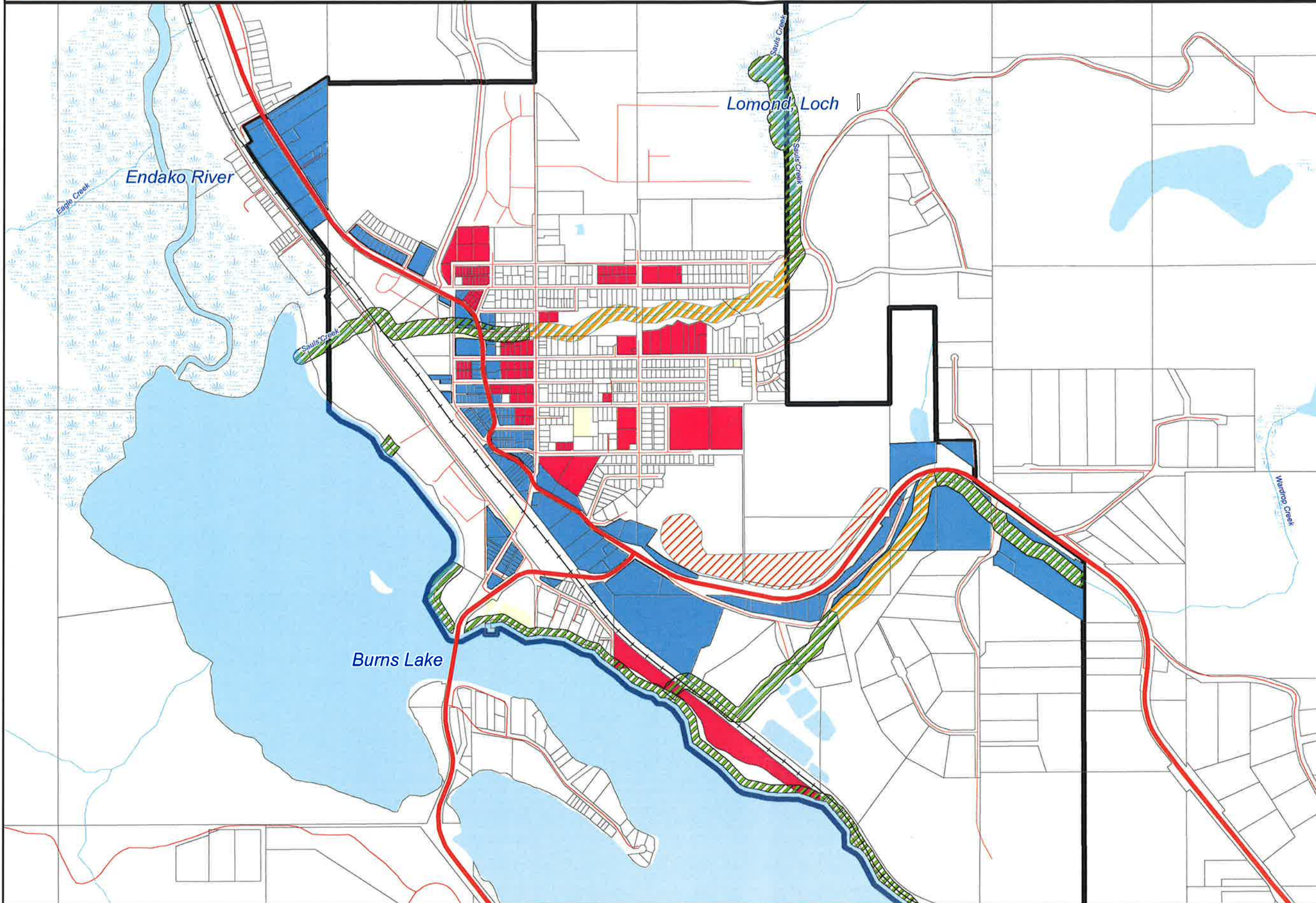
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Official Community Plan

Official Community Plan
Bylaw #970, 2017
Schedule B, Map 3



- Commercial DPA
- Multi-Family DPA
- Environmentally Sensitive DPA
- Hazardous Conditions DPA
- Hazardous Conditions and Environmentally Sensitive DPA
- Railways
- Cadastre - Legal
- Village Boundaries
- Parks



I hereby certify this map as Schedule B, Map 3 Bylaw #970, 2017

Corporate Officer,
Village of Burns Lake

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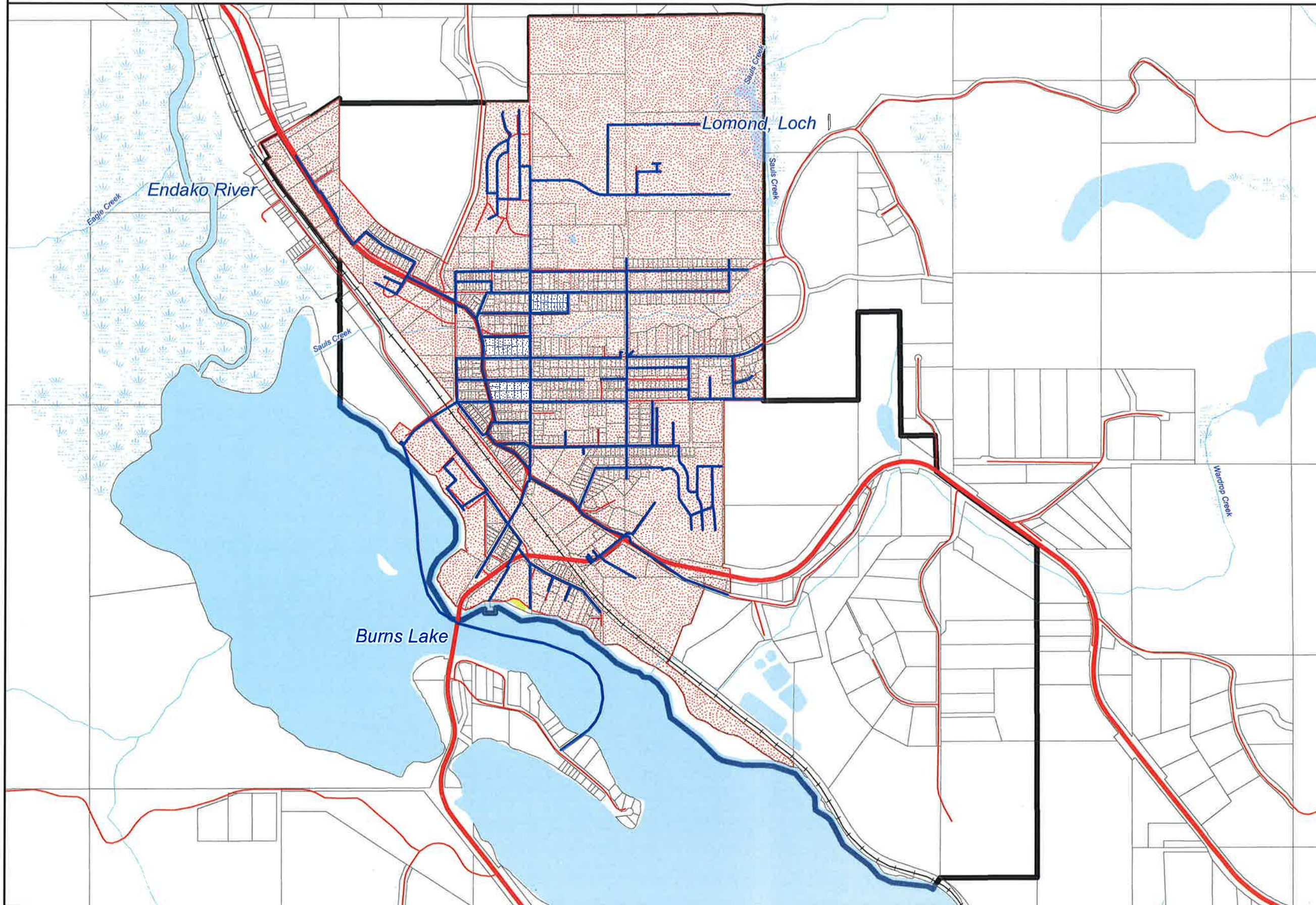
Date: 16/02/2017



Present and Proposed Water System Service Area - Map 4

Official Community Plan

Official Community Plan
Bylaw #970, 2017
Schedule B, Map 4



- Water System
- Water System Service Area
- Railways
- Cadastre - Legal
- Village Boundaries
- Parks



I hereby certify this map
as Schedule B, Map 4
Bylaw #970, 2017

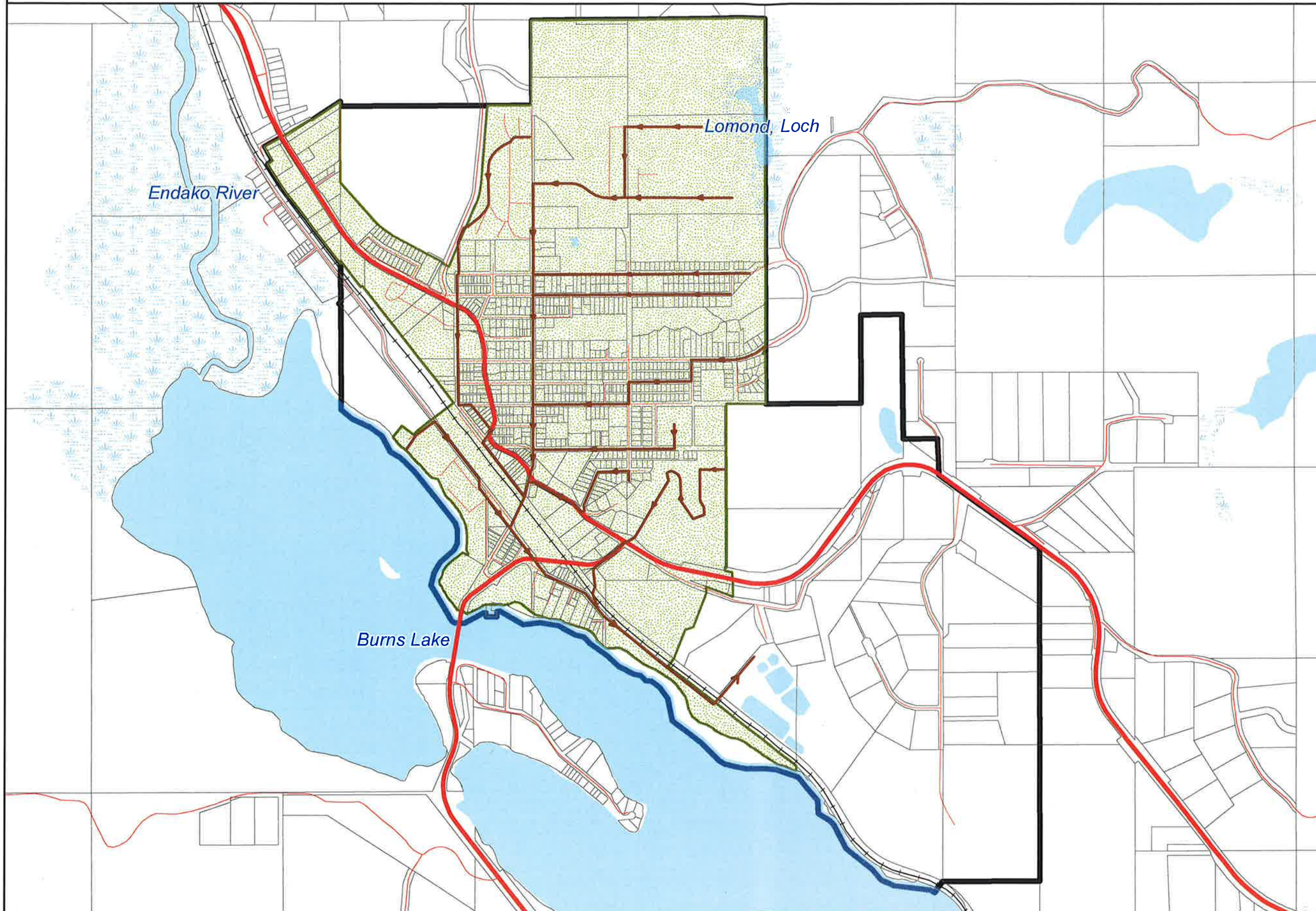
Corporate Officer,
Village of Burns Lake

Scale: 0 0.25 0.5 km

Date: 16/02/2017

Present and Proposed Sanitary Sewer System Service Area - Map 5

97



Official Community Plan

Official Community Plan
Bylaw #970, 2017
Schedule B, Map 5

- Sewer System
- - - Sewer System Service Area
- + + + Railways
- Cadastre - Legal
- Village Boundaries
- Parks



I hereby certify this map
as Schedule B, Map 5
Bylaw #970, 2017

Corporate Officer,
Village of Burns Lake

Scale: 0 0.25 0.5 km


Date: 16/02/2017



Major Road Network - Map 6

Official Community Plan

Official Community Plan
Bylaw #970, 2017
Schedule B, Map 6

-  Highway
-  Major Road
-  Road
-  Railways
-  Cadastre - Legal
-  Village Boundaries
-  Parks

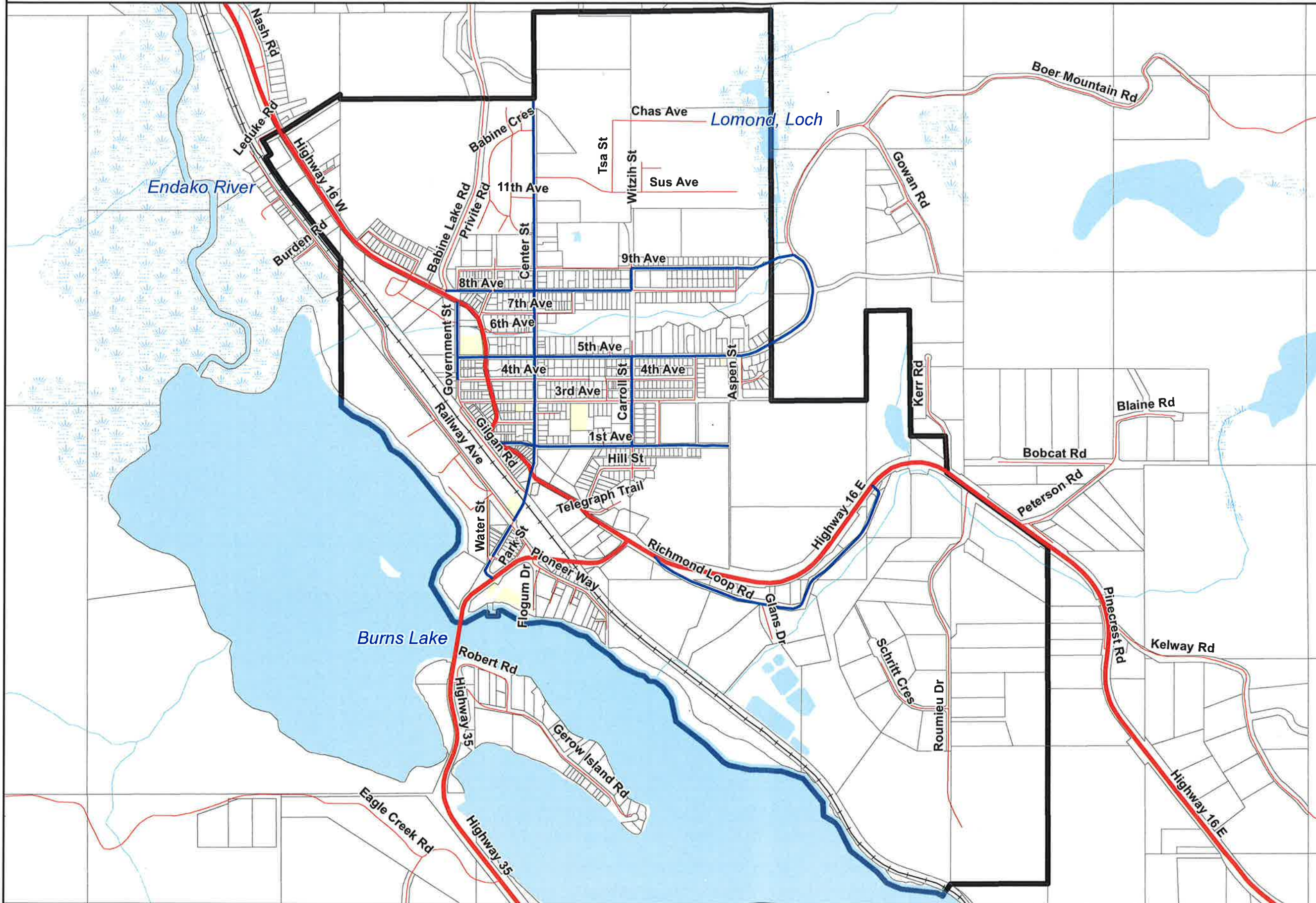


I hereby certify this map
as Schedule B, Map 6
Bylaw #970, 2017

Corporate Officer,
Village of Burns Lake

Scale:  km

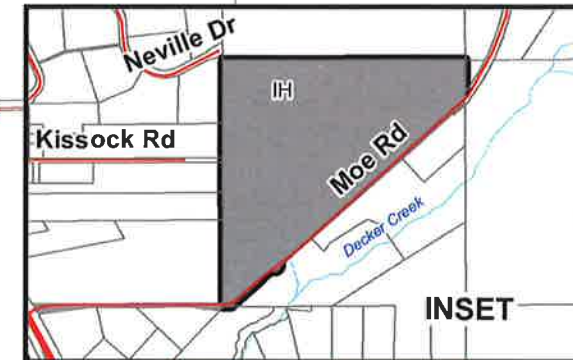
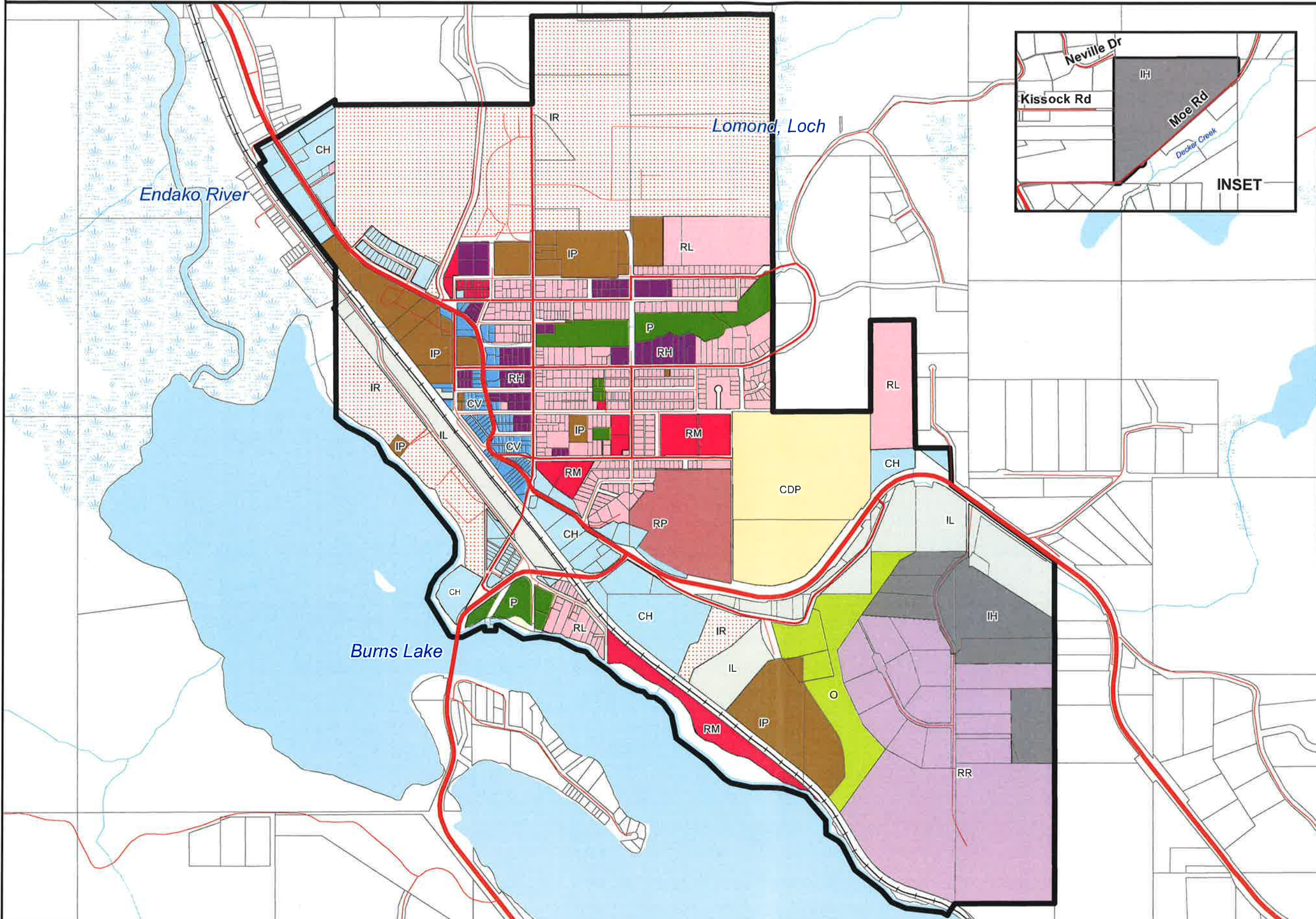
Date: 20/01/2017





Present and Proposed Land Use Designations - Map 7

99



Official Community Plan

Official Community Plan Bylaw #970, 2017 Schedule B, Map 7

- CDP - Concept Development Plan Area
- CH - Commercial Highway
- CV - Commercial Village
- IH - Industrial Heavy
- IL - Industrial Light
- IP - Institutional/Public Utility
- IR - First Nations Reserve
- O - Open Space
- P - Park
- RH - Residential High Density
- RM - Residential Medium Density
- RL - Residential Low Density
- RP - Residential Mobile Home Park
- RR - Rural Residential
- Cadastre - Legal
- Railways
- Village Boundaries
- Parks



I hereby certify this map as Schedule B, Map 7 Bylaw #970, 2017

Corporate Officer, Village of Burns Lake

Scale: 0 0.25 0.5 km

Date: 16/02/2017