



# Village of Fraser Lake Bylaw 868, 2025

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A bylaw to adopt the 2025 Official Community Plan

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The Council of the Village of Fraser Lake in an open meeting enacts as follows:

1. REPEAL

Village of Fraser Lake Official Community Plan Bylaw No. 809, 2019 and all amendments thereto are repealed.

2. CITATION

This Bylaw may be cited as "Bylaw 868, 2025 Official Community Plan"

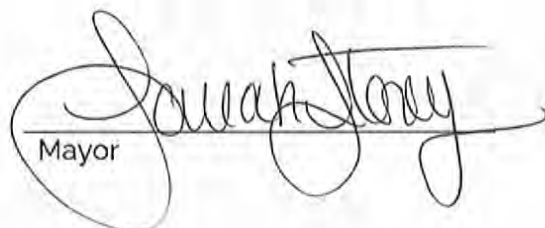
3. SEVERABILITY

If any provision of this bylaw is held to be invalid by a court of competent jurisdiction, that provision shall be severed, and its severance shall not affect the remainder of this bylaw.

4. SCHEDULES

Schedule A attached to this bylaw is the Official Community Plan and forms an integral part of this bylaw.

READ A FIRST TIME THIS	11	DAY OF JUNE	2025
READ A SECOND TIME THIS	3	DAY OF SEPTEMBER	2025
READ A THIRD TIME THIS	8	DAY OF OCTOBER	2025
ADOPTED THIS	22	DAY OF OCTOBER	2025

  
Mayor

  
Corporate Officer

An aerial photograph of Fraser Lake, showing a winding road along the shoreline, a dense forest of evergreen trees on the hills, and a small island in the distance. The sky is clear and blue.

# Village of Fraser Lake Official Community Plan

Bylaw No. 868, 2025

**Sustainable Growth for a Sustainable Community**

This text document represents Schedule "A" to Bylaw No. 868, 2025

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# Schedules

**Schedule 1:** Municipal Boundary

**Schedule 2:** Future Land Use

**Schedule 3:** Public Facilities

**Schedule 4:** Development Permit Areas

**Schedule 5:** Future Road & Service Connections

## Land Acknowledgement

We respectfully acknowledge that the Village of Fraser Lake lies within the unceded ancestral territories of the Nadleh Whut'en and Stelat'en First Nations.





# Part 1: Our Village, Our Future



## 1.1 Introduction

The Village of Fraser Lake is located on the southwest shore of Nadleh Bun, the Dakelh name for Fraser Lake. The municipality is in the traditional territories of the Nadleh Whut'en and Stelat'en First Nations.

Along with its First Nations neighbours, Fraser Lake is also the service centre for many people who live in the unincorporated communities of Endako and Fort Fraser, as well as those in the rural areas like the North Shore and eastern François Lake.

Fraser Lake is known as an incredibly friendly community within a beautiful region. The vistas are amazing from every vantage point throughout the year. The people are warm and welcoming and are quick to make newcomers feel right at home. It embodies the word community in all its definitions.

Fraser Lake has also seen its share of challenges, undergoing extreme and rapid shifts in its employment and demographic landscape. The closure of the Endako Mine in 2015 and of the West Fraser and Canfor Plateau sawmills in 2024 has resulted in significant mobility both to and from Fraser Lake.

While some people have left the community for other opportunities, there are also many new faces taking advantage of everything Fraser Lake has to offer. Their vision for their new community is equally as important as those who have lived here their whole lives, and the timing of this document is fortunate to reflect that.

### **The Fraser Lake Official Community Plan addresses the following key priorities:**

- Achieve Fraser Lake's housing requirements established in the 2025 Housing Needs Report
- Provide more housing opportunities and options for everyone in Fraser Lake
- Provide the jobs, services, transportation networks, infrastructure improvements and recreation opportunities to grow sustainably; and,
- Create an inclusive, safe and vibrant community.

## 1.2 Purpose and Background

This Official Community Plan (OCP) consolidates and updates previous policies and land use designations, providing a refreshed growth framework that responds to Fraser Lake's housing needs and new provincial legislation, including:

- Fraser Lake's housing target of 7 new net units over five years and 64 additional net new units over the next twenty (20) years; and
- Requirements to allow for small-scale multi-unit housing throughout Fraser Lake on lots previously designated single-family.

Policies and land use designations in the OCP guide development over the long term and help the Village of Fraser Lake to make decisions regarding housing, development, services, amenities and infrastructure. Based on provincial legislation, Fraser Lake's OCP will need to be updated every five years to reflect the Village's housing needs over a 20-year horizon. The OCP may also change from time to time to reflect other land use needs that emerge.

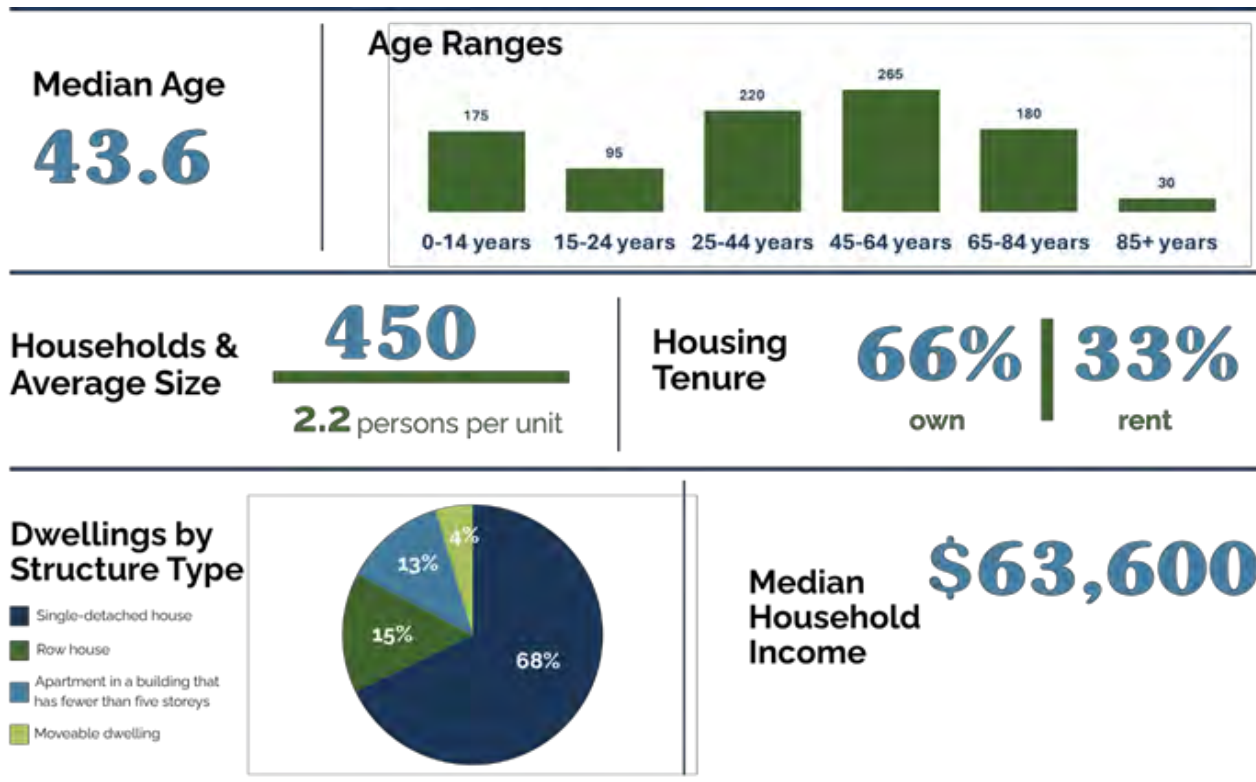
The Village of Fraser Lake OCP is intended to function as a living document that is updated and adjusted over time to respond to the needs of the community.

It should be noted that although the 2025 Housing Needs Report identifies that 7 additional units are needed in a 5-year timeframe and 64 additional units are needed in a 20-year timeframe, these projections are skewed based on Fraser Lake's temporary population decline following to closure of the Endako Mine.

### 1.3 Fraser Lake Today and Tomorrow

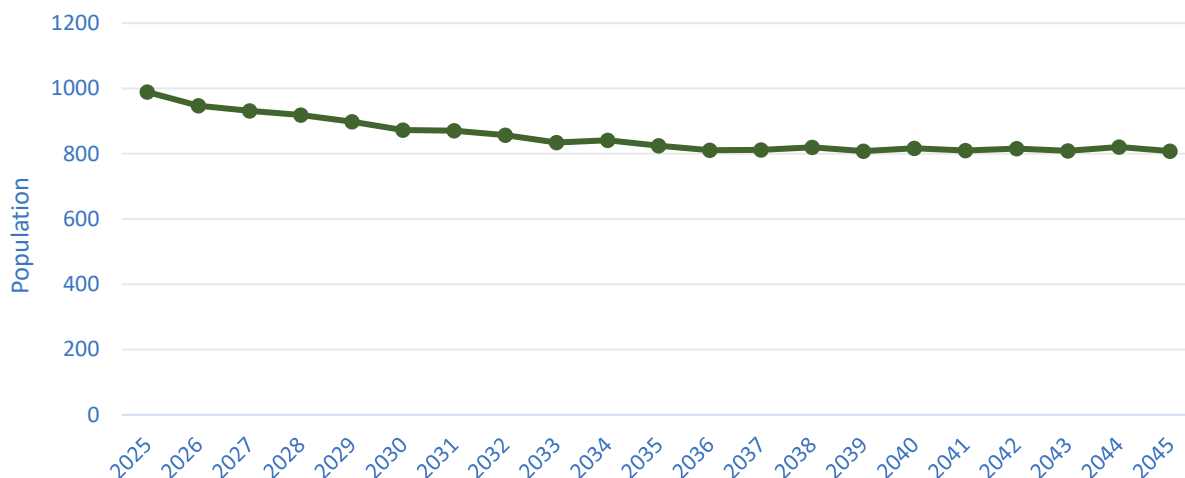
Identifying the characteristics and trends occurring in a community helps us to better understand how a community can be expected to change and develop in the future.

Figure 1: Fraser Lake Community Profile as per 2021 Census Canada data



According to the 2021 Statistics Canada Census the population of Fraser Lake was 965. BC Stats projects that the population of the community will continue to decrease based on more recent population declines since the mine closure. It is important to note that there are variables such as economic activity that the projections are unable to account for, therefore the future population will vary from the BC Stats estimates over time.

Figure 2: Projected Population as per BC Stats Component/Cohort Survival Method



## 1.4 Housing Needs Projections

The vast majority of data in the Interim Housing Needs Report is from the 2021 Census. Anecdotally, many people question the accuracy of the 2021 census as they have seen more occupied homes than in previous years, in spite of a reported population decline.

Fraser Lake has also seen significant shifts since the 2021 census with the COVID-19 pandemic, inflationary pressures, and now the closure of the Fraser Lake and Canfor Plateau sawmills impacting local employment, population, demographics, etc.

The *Housing Units Required* projections are calculated based off a continuation of reported trends locally, regionally, and province wide. A dramatic local decrease in population between the 2011 and 2016 census is the reason for anticipated negative supply needed to meet household growth.

Should one or more large infrastructure or industrial projects go ahead as anticipated, these projections will likely prove inaccurate and result in the Village unable to meet housing demands for locals and businesses being unable to find employees.

The Village will benefit from planning for multiple growth scenarios over the next 5 years including the status quo, 20% growth, and 50% growth.

The Housing Assessment Resource Tools provide automated calculations for the 5 and 20-year Housing Needs Reports numbers. These use data from Statistics Canada's Census, the Canada Mortgage and Housing Corporation (CMHC), and BC Housing.

All units have been rounded up as partial housing units cannot meet housing needs.

### 5-Year Housing Needs

Housing Type	Number of units (rounded up)
Supply of units to reduce extreme core housing need	1
Supply of units to reduce homelessness	2
Supply of units to address suppressed household formation	11
Supply of units to meet household growth	-19
Supply of units to meet at least 3% vacancy rate	1
Supply of units to meet local demand	11
TOTAL	7

### 20-year Housing Needs

Housing Type	Number of units (rounded up)
Supply of units to reduce extreme core housing need	3
Supply of units to reduce homelessness	4
Supply of units to address suppressed household formation	43
Supply of units to meet household growth	-31
Supply of units to meet at least 3% vacancy rate	3
Supply of units to meet local demand	42
TOTAL	64

### Households in core housing need

There are currently no households in core housing need or extreme core housing need within the Village, though with potential growth and/or increases in housing costs, this could change quickly.

Required units in the 5 and 20-year projections are based off provincial and regional anticipated needs, but these needs can be met through many different kinds of housing development.

### Key areas of local need

#### Affordable housing

As per the CMHC National Housing Strategy, affordable housing is defined as housing that costs 30% or less of gross household income. In 2021, median household incomes were \$71,000, meaning affordable housing would be anything up to \$1,775 per month.

There was a healthy gap between the cost of housing and median incomes in 2021, but since then, home prices have risen 149%. There is no updated data on median incomes, but it is extremely unlikely to have increased commensurate to the cost of housing and thus the affordability will have narrowed significantly.

## **Rental housing**

The Village's Rental Vacancy Rate is 1.4%, half of the recommended 3%.

Rents in 2021 averaged \$900, though this has since increased by an estimated 33% to \$1,200 with many workers from the Coastal Gaslink project in the Village from 2021-2024. Rents do not appear to have come down with the completion of the project.

Increasing rental vacancy rates and maintaining rental affordability will be accomplished through the gentle densification of existing residential zones through secondary suites or accessory dwelling units, which the Village approved through Bylaw changes in 2024, redevelopment of aging housing stock, and the addition of rental housing in multi-family and mixed-use zones.

Forthcoming major projects and newer, modernized rental stock will likely increase the cost of rent further but increasing supply will help maintain affordability in the long term by avoiding bidding wars.

## **Special needs housing**

There is no supply of dedicated special needs housing in the Village. Demand for this type of housing is currently unknown.

## **Housing for seniors**

Current seniors' housing is comprised of one building with 23 independent living units, and land has already been acquired for expansion.

Expansion into supportive housing, long-term care, and palliative care would likely require partnerships with organizations like Northern Health and BC Housing, and an increase in the number of trained health workers within the Village. These service expansion options are already being discussed between the Village and not-for-profit service providers.

## **Housing for families**

The supply of units with 3+ bedrooms is sufficient to meet current needs, but along with smaller units, more will be required to accommodate new growth.

Smaller single-family lots may not be large enough to accommodate the addition of a suite or accessory dwelling unit with 3+ units. A minimum number of 3+ bedroom units in new multi-family developments should be established to ensure a stable supply of family housing into the future.

## **Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness**

There is currently no identified, visible homelessness within Fraser Lake, though homelessness can be invisible, and that does not mean visible homelessness may not occur in the future.

The supply of dedicated housing for individuals experiencing homelessness or at risk of homelessness is unnecessary in the near term, and anyone who finds themselves in that situation within Fraser Lake will likely be better served with alternatives such as BC Housing's Private Market Rent Assistance programs.

Maintaining housing supply and affordability is the best way for Fraser Lake to prepare for homelessness.

### **Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation**

Aside from regional Northern bus services (BC Bus North, Northern Health Connections), there are no fixed transit stops within the Village where transit-oriented development is recommended.

Dedicated active transportation infrastructure is available the length of the community along the highway, but the streets are also largely considered walkable and bikeable, and the Village is compact enough to make active transportation throughout feasible for many people.

To improve pedestrian connectivity, redevelopment and new development along blocks longer than 400m or from cul-de-sacs will include connecting pedestrian pathways, where another road or pedestrian amenity exists.

The Village will continue to expand its sidewalk network as it replaces roads and underground services.

### **Looking back**

The Village's last Housing Needs Report was produced in 2023. Since then, amendments have been made to the Zoning Bylaw to allow for secondary suites and accessory dwelling units in residential zones, along with changes to setback and coverage limits to allow for more housing on existing lots.

No changes in housing needs have been noted since the 2023 report, though significant changes have taken place in the community and surrounding area pertaining to employment. Anecdotal shifts in housing, particularly the number of people moving both to and from Fraser Lake, have been noted but to date no data has been gathered on the overall impacts.

## **1.5 Relationships with Indigenous Neighbours**

The Village of Fraser Lake recognizes that Fraser Lake is located on the shared, traditional, ancestral and unceded territories of the Nadleh Whut'en and Stelat'en First Nation Peoples.

The content provided in this section is preliminary, recognizing that this specific content in the OCP will be developed further through collaboration. As a start, these are the policies that the Village intends to carry forward as more collaborative policies are developed.

- 1.5.1 Continue to nurture and grow relationships with neighbouring Indigenous communities, including the Nadleh Whut'en and Stelat'en First Nation Peoples.
- 1.5.2 Continue to use and expand the use of territorial acknowledgement across municipal processes, policies, plans, programs and services. Wherever possible, invite Indigenous representatives to provide acknowledgements.
- 1.5.3 Offer cultural awareness training for Village staff and other opportunities for expanding knowledge and growth.

- 1.5.4 Collaborate with Indigenous neighbours to highlight important dates such as the National Day for Truth and Reconciliation, Indigenous Veterans' Day, Indigenous Peoples' Day and other events hosted by or with our Indigenous Neighbours.

## 1.6 Legislative Requirements

In British Columbia, the legal authority for local governments to adopt an OCP is derived from the *Local Government Act* (LGA). The LGA outlines required content for community plans, primarily focused on the location, type, and form of land uses. The LGA further specifies that an OCP must include policies respecting affordable, rental and special needs housing and targets, policies and actions to reduce Greenhouse Gas emissions. It also allows for the inclusion of policies relating to social needs and community wellbeing, as well as the preservation, restoration and enhancement of the natural environment. The Village of Fraser Lake OCP applies to all lands within the boundaries and jurisdiction of Fraser Lake.

Provincial legislation establishes adoption procedures. This OCP has been prepared in compliance with relevant provincial legislation. To become an "official" community plan, the OCP must be adopted by Village Council as a bylaw. While Council is not obligated to undertake specific actions or projects in the OCP, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

## 1.7 Overall Village Structure & Growth

The municipality of Fraser Lake, in terms of area, is relatively small compared to other communities with similar populations in B.C. While this footprint does limit growth outward, there is sufficient land to accommodate most if not all the planned growth on the existing footprint.

Increased density makes far better use of existing infrastructure, as the cost of replacing or repairing infrastructure is borne by more people within the same footprint, limiting the per capita impact and maintaining affordability.

Attracting and retaining residents requires not only building housing but building the right kind of homes for their needs. Young families need space to grow, while many seniors or people with mobility challenges benefit more from homes that require limited or no maintenance. New housing also needs to match people's individual and family incomes.

### **Sustainable Growth**

To become a sustainable community and meet the needs and desires of current and prospective community members, Fraser Lake needs to start with sustainable growth. To attract and sustain all the services that people desire, Fraser Lake is planning for a population of 2,000 in twenty years. While this is double the 2021 census population; growing by 1,000 people is both feasible and, with good planning, can be done in a way that benefits everyone.

Most of the anticipated growth for Fraser Lake is planned to take place within the existing

boundaries. To meet the aforementioned housing needs of current and future residents, a new subdivision outside of the existing boundary may be in demand. Boundary expansions will be considered, but the additional infrastructure requirements and costs will be part of the consideration and should not be borne by residents within the existing boundary.

For commercial and industrial businesses wishing to access municipal services outside of the current boundary, a boundary expansion may be appropriate if the proponent owns the land in question and covers all costs of service delivery.

# Part 2: Foundations

## 2.1 Official Community Plan Goals

The following five Village goals represent the five areas of focus for our community's future. Together, they are meant to guide a balanced approach to achieve our goal of sustainable growth for a sustainable community.

**1. Foster Economic Sustainability and Local Resilience**

Support year-round employment opportunities, tourism and small businesses while ensuring economic development aligns with environmental stewardship and community values.

**2. Protect & Enhance the Natural Environment**

Preserve Fraser Lake's forests, banks, beaches and shores through sustainable land use, conservation efforts, and climate resilient policies that safeguard ecological health for future generations.

**3. Promote Community Well-Being and Inclusivity**

Strengthen social connections, health services and recreational opportunities to foster a vibrant, resilient and inclusive community that recognizes and honours cultural heritage and traditions.

**4. Expand Housing Choice and Affordability**

Encourage diverse and attainable housing options that meet the needs of residents while balancing growth with infrastructure capacity and the community's unique small town character.

**5. Invest in Infrastructure and Accessibility**

Improve roads, sidewalks, water, wastewater and stormwater infrastructure, public spaces and essential services to enhance mobility, safety and overall quality of life while ensuring infrastructure keeps pace with community needs.

## Part 3: Land Use

Schedule 2 is the Future Land Use Plan for Fraser Lake. On this map, land use designations identify permitted uses, such as types of housing, industry, or parks and open spaces. They set the general direction and pattern for land use and development in the Village, while the Zoning Bylaw provides more specific uses and standards.

### 3.1 Land Use Designations Summary Table

Table 3 provides a summary of the range of land uses that are included within the Future Land Use Designations, depicted in Schedule 2: Future Land Use Designations. The Future Land Use Designation Summary Table is intended to be read and interpreted in conjunction with all goals, policies and objectives of the OCP. Desired outcomes and policies for each land use in the table can be found through Section 3.1 to Section 3.10.



Table 1: Future Land Use Designations Summary Table

**NOTE: Summary table is provided for reference only. Refer to each policy section for official policies and objectives.**

Land Use Designation	Description & Intent	Typical Building Forms/Density	Typical Uses
<b>RESIDENTIAL</b>			
<b>Small Scale Residential</b>	<ul style="list-style-type: none"> <li>▪ Primarily low-density ground-oriented housing forms</li> <li>▪ Encourages residential infill that offers a broad mix of housing forms and types to meet varied housing needs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single detached housing with secondary suites and/or accessory dwelling unit</li> <li>▪ Duplexes</li> <li>▪ Ground-oriented multi-unit dwellings including tri/fourplex, townhomes</li> <li>▪ Low-rise apartment</li> <li>▪ Small scale standalone commercial/mixed-use</li> <li>▪ Up to 3 storeys</li> <li>▪ Lots below 280m<sup>2</sup> will be a maximum of 2 units</li> <li>▪ Lots up to 1200m<sup>2</sup> will have a max of 4 units</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Home based business</li> <li>▪ Local-serving commercial</li> <li>▪ Parks, plazas and open spaces</li> </ul>
<b>Medium Residential</b>	<ul style="list-style-type: none"> <li>▪ Areas for medium density, "missing middle" forms of housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Multi-unit developments such as fourplexes</li> <li>▪ Townhomes, stacked townhomes and row housing</li> <li>▪ Low to mid-rise apartments</li> <li>▪ Mixed use with ground floor commercial</li> <li>▪ Up to 4 storeys</li> <li>▪ Additional height can be considered</li> <li>▪ All lots will have a minimum of 4 units.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Home based business</li> <li>▪ Limited retail and service uses such as local neighbourhood stores, cafes, barbershops, etc.</li> </ul>
<b>Mouse Mountain Residential</b>	<ul style="list-style-type: none"> <li>▪ Specific area for a combination of all typical uses found in the Small Scale Residential and Medium Residential land uses</li> </ul>	<ul style="list-style-type: none"> <li>▪ As permitted in the Small Scale Residential and Medium Residential land uses</li> <li>▪ All lands designated as Mouse Mountain Residential will require a Mouse Mountain Development Permit as per the guidelines in Section 6.2 of this OCP.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential as permitted in Small Scale Residential and Medium Residential</li> <li>▪ Mixed-use buildings</li> <li>▪ Home based business</li> <li>▪ Parks, plazas, open space and recreation amenities</li> </ul>

Land Use Designation	Description & Intent	Typical Building Forms	Typical Uses
<b>COMMERCIAL</b>			
<b>Downtown Mixed-Use</b>	<ul style="list-style-type: none"> <li>▪ Establishing a downtown area where higher density commercial retail and mixed-use development is allowed that creates active street frontage and promotes downtown as a vibrant and key destination within the community</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mix of low-rise, mid-rise mixed-use, residential or live/work</li> </ul>	<ul style="list-style-type: none"> <li>▪ Commercial, retail, office, hotels and mixed-use buildings where active uses are on the ground level with office and residential uses above ground level</li> <li>▪ Standalone commercial and residential buildings may be developed in accordance with applicable OCP policies</li> <li>▪ Civic/Institutional uses</li> <li>▪ Parks, plazas and open spaces</li> </ul>
<b>Highway Commercial</b>	<ul style="list-style-type: none"> <li>▪ Commercial uses that are intended for traveling public-oriented commercial uses in highly accessible locations along Highway 16.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Based on use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tourist-oriented uses and retailers that are accessed primarily by vehicle.</li> <li>▪ Larger retail and service uses.</li> </ul>

Land Use Designation	Description & Intent	Typical Building Forms	Typical Uses
<b>INDUSTRIAL</b>			
<b>Light Industrial</b>	<ul style="list-style-type: none"> <li>Areas that accommodate a mix of service commercial, light industrial and agri-industrial uses, including storage, goods distribution, warehousing and light manufacturing and processing.</li> </ul>	<ul style="list-style-type: none"> <li>Industrial type buildings and structures, based on use</li> </ul>	<ul style="list-style-type: none"> <li>Service commercial uses that are undesirable for highway commercial areas, such as outdoor storage, warehousing, trade contractor offices with outdoor storage</li> <li>Light industrial uses including manufacturing, aggregate processing, agri-industrial uses, and other industrial uses with limited noise, odour and water usage</li> </ul>
<b>Heavy Industrial</b>	<ul style="list-style-type: none"> <li>Industry that requires larger land areas and may generate noise, vibration or odours</li> </ul>	<ul style="list-style-type: none"> <li>Industrial type buildings and structures, based on use</li> </ul>	<ul style="list-style-type: none"> <li>Warehousing, manufacturing and distribution</li> <li>Assembly operations</li> <li>Sawmills</li> <li>Junk Yards</li> <li>Wrecking Yards</li> <li>Agriculture Food Processing and Storage</li> <li>Mines</li> </ul>
<b>CIVIC &amp; INSTITUTIONAL</b>			
<b>Community Use</b>	<ul style="list-style-type: none"> <li>Areas that offer a diverse array of services and amenities to cater to the community's needs</li> </ul>	<ul style="list-style-type: none"> <li>Based on use</li> </ul>	<ul style="list-style-type: none"> <li>Health and wellness facilities</li> <li>Supportive Housing</li> <li>Public Safety and Emergency</li> <li>Seniors housing</li> <li>Schools and school services</li> </ul>
<b>Municipal Use</b>	<ul style="list-style-type: none"> <li>Lands required for the operation of Village Services</li> </ul>	<ul style="list-style-type: none"> <li>Based on use</li> </ul>	<ul style="list-style-type: none"> <li>Civic buildings and civic infrastructure</li> </ul>
<b>Utility</b>	<ul style="list-style-type: none"> <li>Areas that contain utility infrastructure such as hydro, natural gas and telephone installations</li> </ul>	<ul style="list-style-type: none"> <li>Based on use</li> </ul>	

Land Use Designation	Description & Intent	Typical Building Forms	Typical Uses
<b>WATERFRONT</b>			
<b>Waterfront</b>	<ul style="list-style-type: none"> <li>▪ Lake and foreshore areas and adjacent lands with important connections to the waterfront</li> </ul>	<ul style="list-style-type: none"> <li>▪ Based on use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public access facilities, trails, recreation</li> <li>▪ Small scale local commercial services and accommodations</li> <li>▪ Small scale eco-tourism operations</li> </ul>
<b>GREEN SPACES</b>			
<b>Parks and Open Spaces</b>	<ul style="list-style-type: none"> <li>▪ Lands for respite, recreation, wellness, cultural use and enjoyment of residents</li> <li>▪ Environmental Protection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Park buildings</li> <li>▪ Community service buildings</li> <li>▪ Others vary by land use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Natural areas</li> <li>▪ Active parks</li> <li>▪ Plazas</li> <li>▪ Community wellness, recreation and service facilities</li> <li>▪ ALR lands</li> <li>▪ Crown Lands</li> </ul>
<b>LAND USE OVERLAY</b>			
<b>Village</b>	<ul style="list-style-type: none"> <li>▪ The land use overlay provides special conditional policies in addition to the underlying land use designation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Based on use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Mixed-use</li> <li>▪ Commercial</li> <li>▪ Tourism Accommodation</li> <li>▪ Municipal Use</li> </ul>

## 3.2 Residential

Residential areas make up the majority of the Village's land base. As Fraser Lake grows, it is important to provide a variety of housing options for existing, new and future residents, grounded in the needs identified in the Housing Needs Reports. New housing development will come in a variety of housing types and densities, with a focus on infill housing to account for the limited greenfield land base within the municipal boundary. Achieving necessary residential development will focus on enabling small-scale multi-unit housing in traditionally single-family residential areas and direct medium residential uses to key areas with appropriate access and servicing, including Fraser Lake's downtown core.

It is the intent of the Residential land use designations to provide direction regarding residential growth and development in Fraser Lake and support new housing that contributes to a vibrant, affordable and beautiful community. The policies outlined in this section generally apply to areas designated as Residential on the Future Land Use Designation Map (Schedule 2) and as specified for each of the three Residential Land Use Designations in Fraser Lake including:

- Small Scale Residential
- Medium Residential
- Mouse Mountain Residential

### Residential Policies

#### General:

The following policies apply to the Small Scale Residential and Medium Residential designations.

- 3.2.1 Encourage the infill of residential lots, with infill designed to complement existing neighbourhood character.
- 3.2.2 Support the development and redevelopment of lands with residential infill to enhance the livability of residential areas.
- 3.2.3 Support home based businesses as a secondary use to the principal residence, where compatible with adjacent uses and the environment.
- 3.2.4 Support small scale commercial and community services for residents to meet their daily needs closer to home.
- 3.2.5 Strengthen social connectedness and encourage amenities and spaces that provide opportunities for residents of all ages, abilities and backgrounds to connect with their neighbours.
- 3.2.6 Protect existing mature trees where possible and encourage the installation of street trees in all residential areas.
- 3.2.7 Small places of worship and childcare centres/daycares/preschools are supported within all residential designations without an OCP amendment.

### **Small Scale Residential**

Residential areas that are intended to accommodate the Village's lower density forms of housing and small scale multi-unit homes to support and encourage the infill development of all residential neighbourhoods in Fraser Lake.

#### **Small Scale Residential Policies:**

- 3.2.8 Support the following typical uses: residential; home based business; local-serving commercial; parks, plazas and open spaces.
- 3.2.9 Support the following typical building forms; single detached housing with secondary suites or accessory dwelling units; duplexes; ground oriented multi-unit dwellings including triplex, fourplex and townhomes; low-rise apartments and small scale commercial/mixed use.
- 3.2.10 Typical building height will be up to three storeys.

### **Medium Residential**

Medium Residential areas aim to create complete, compact and well-connected areas through medium density level missing middle housing forms and complementary commercial uses.

#### **Medium Residential Policies:**

- 3.2.11 Support the following typical uses: residential, local-serving small scale commercial, mixed-use buildings, parks, plazas and open spaces.
- 3.2.12 Support the following typical building forms: low to mid-rise residential townhomes apartments, and fourplexes.
- 3.2.13 Ensure development within this designation addresses the interface with adjacent Small Scale Residential designations by carefully considering design elements such as building siting, height, and massing to ensure a stepped transition in form and scale. These design elements can include upper floors that form a step-like wall; effective screening and buffering of parking and refuse areas and site lighting.
- 3.2.14 Typical building heights will be up to four storeys.

### **Mouse Mountain Residential**

A specific mixed use residential area that provides the flexibility for housing forms to align with uses permitted in the Small Scale Residential or Medium Residential as long as they are built in accordance with Section 6.2 Mouse Mountain Development Permit Area.

## 3.3 Commercial

Living within urban boundaries means reinvesting into existing places. To realize this vision, vacant lots become sites for infill, underutilized lands are repurposed for higher and better uses and missing services are added to improve our quality of life. Adding housing, jobs and services in places where some of these uses already exist is a cost effective way for our community to grow and better use existing infrastructure without expanding our footprint. By focusing commercial growth along the Highway and within a new downtown core, we can positively impact our entire community and better serve our region and beyond.

### **Downtown Mixed-Use**

Establishing a downtown area where higher density commercial, retail, residential and mixed-use development is permitted allows the area to become a destination for all residents and a special destination for those visiting. Downtown is envisioned to become the community's gathering space for events and festivals and is home to strong urban design that builds on active street frontages and pedestrian oriented buildings.

### **Downtown Mixed-Use Policies:**

- 3.3.1 All development in the Downtown Mixed-Use designation will require a Downtown Mixed Use Development Permit.
- 3.3.2 Support the following typical uses; mixed-use, commercial, office and residential; residential in apartment and condominium formats; civic/institutional uses; cultural facilities; and parks, plazas and open space.
- 3.3.3 Support the following typical building forms; mix of low-rise and mid-rise buildings, typically in mixed-use forms with ground floor commercial and residential/office above and stand alone commercial buildings.
- 3.3.4 Develop the downtown mixed use area as the Village's primary hub of activity with the highest intensity of land uses and increased mix of uses and building forms.
- 3.3.5 Develop a Downtown Vision Plan to provide more detailed land use and policy guidance for future development to remove constraints, coordinate infrastructure and identify amenity needs. This Plan should further take into account the transition of the downtown mixed use area to surrounding areas and encourage revitalization by the private market through the use of incentives.
- 3.3.6 Direct office uses and small tenancy commercial development to the downtown mixed use area and emphasize Downtown as the preferred destination for these uses.
- 3.3.7 Prioritize walking, rolling and cycling on roads in the downtown mixed use area and set road speeds to support safe and comfortable mobility within these areas.
- 3.3.8 Support year round seasonal markets in the downtown area.
- 3.3.9 Street vendors, buskers, pop-up markets and other temporary uses and forms of

entertainment are supported in this designation provided that their scale does not allow for unreasonable competition with businesses operating from within a building.

- 3.3.10 Encourage the downtown mixed use area to be a hub for post-secondary institutional and satellite campuses.

### **Highway Commercial**

Highway Commercial designated lands are intended to accommodate traveling public oriented commercial uses in highly accessible locations. These uses include tourist-oriented uses and retailers that are accessed primarily by vehicle.

#### **Highway Commercial Policies:**

- 3.3.11 Create a range of business and employment opportunities that serve local and regional residents and contribute to a strong and diverse economy.
- 3.3.12 Permit auto-oriented development including hotels, large format retail uses, service centers and drive-thru businesses.
- 3.3.13 Collaborate with the Ministry of Transportation and Transit to advance beautification efforts along Highway 16, with consideration for the timing of other infrastructure improvements along the highway corridor.
- 3.3.14 Collaborate with the Ministry of Transportation and Transit to ensure that areas designated Highway Commercial can be safely and efficiently accessed.
- 3.3.15 Encourage pedestrian-oriented, accessible design, including delineating pedestrian priority routes through parking lots.
- 3.3.16 Consider updating the Village's Building Bylaw to ensure that proper parking plans are submitted with future Building Permits in Highway Commercial designations.
- 3.3.17 Encourage improved design of commercial buildings given the high visibility of Highway Commercial areas and their exposure to major traffic routes.

## 3.4 Industrial Lands

Maintaining viable Industrial Lands is essential to supporting local employment and minimizing vehicle trips outside the community for people accessing jobs. This means that Industrial Lands should be protected so that we can strategically activate economic opportunities and sustain Fraser Lake over the long term. Industrial use should evolve in Fraser Lake grow from the traditionally exclusively resource based economy to more diversified service and manufacturing based industries. With this shift comes the opportunity to encourage innovative and sustainable forms of industrial land design.

### Industrial Policies

#### General:

The following policies apply to the Light Industrial and Heavy Industrial designations.

- 3.4.1 Plan Industrial Lands to support jobs and a strong economy and protect these areas for industrial purposes only, minimizing encroachment by uses that could fit into other land use designations.
- 3.4.2 Encourage a regional approach to managing Industrial Lands, recognizing that industrial business needs are connected across the region, with different local contexts, Indigenous neighbours and the Regional District of Bulkley-Nechako playing unique and important roles.
- 3.4.3 To ensure their use for industrial purposes and to protect future employment opportunities, do not support the re-designation or rezoning of Industrial Lands to other uses. This includes limiting land speculation for residential and commercial uses in Industrial Lands.
- 3.4.4 Encourage the use of circular economy principles in industrial areas.
- 3.4.5 Require that the development of new or existing Industrial Lands that are adjacent to or visible from Highway 16 be designed to provide an attractive façade or natural buffer facing the highway, regardless of the orientation of the building entrance. Approaches may include greater façade articulation, colour variation, windows, landscaping or vegetative screening that adds visual interest along the highway corridor.
- 3.4.6 Recognize that clean, sustainable industrial uses are important for our future, and support and encourage industrial businesses to use available technology to reduce water and energy use, reduce greenhouse gas emissions, eliminate noise, odours, and other emissions and incorporate appropriate vegetation and natural features on site.

#### Light Industrial

Light Industrial lands are intended to accommodate light industrial uses which have low noise, odour and air emissions. This designation supports business and employment in locations that are in close proximity to the more urban areas in Fraser Lake, providing jobs and services closer to home.

### **Light Industrial Policies:**

- 3.4.7 Lands designated as Light Industrial should accommodate less land-intensive industries with high employee/customer numbers and goods and services that are accessed on a regular basis, generating more activity.
- 3.4.8 Support the following typical uses: processing, manufacturing, assembly operations, warehousing, distribution, equipment sales and repairs, printing and reproduction, wholesale, transportation, communications related businesses, auto parts retailers, building and garden supply, household repair and similar uses.
- 3.4.9 Support the following typical building forms: industrial buildings and structures.
- 3.4.10 Identify opportunities to expand Light Industrial lands over the long-term, such as acquiring lands along Highway 16 from the Province of British Columbia.
- 3.4.11 Require that uses in the Light Industrial designation must not:
  - Create excessive noise or emissions;
  - operate at hours incompatible with nearby residential uses;
  - have visual impacts from public sightlines due to outdoor storage; and
  - use, generate or store hazardous materials.

### **Heavy Industrial**

Fraser Lake has two large Heavy Industrial sites that are located within the municipal boundary, but they are physically separated from the main townsite. The two sites used to house the Endako Mine and the Fraser Lake Sawmill, respectively. Unfortunately, the Endako Mine ceased operations in 2015 and the Fraser Lake Sawmill ceased operations in 2024.

The future land use for these Heavy Industrial lands should continue to be land uses that are large scale and have a high impact with a significant level of noise and air emissions.

### **Heavy Industrial Policies:**

- 3.4.12 New Heavy Industrial uses are directed to occur only in the areas designated as Heavy Industrial away from the main townsite in order to avoid any land use conflicts.
- 3.4.13 Support the following typical uses: warehousing, manufacturing and distribution, assembly operations, sawmills, mines, junk yards, wrecking yards, agriculture food processing and storage and similar uses.
- 3.4.14 Support the following typical building forms: industrial buildings and structures.
- 3.4.15 Encourage the future subdivision of the Fraser Lake Sawmill site into various larger Heavy Industrial lots in order to expand and diversify the industrial economy.
- 3.4.16 Collaborate with the Regional District of Bulkley-Nechako in order to ensure that all future land use planning accommodates the potential need for heavy industrial development in the region.

## 3.5 Community Services

The OCP recognizes the important contribution of community service development to the socio-economic health of the community. Health, education and safety are some of the key contributors to economic diversification and expansion, as well as to the health, safety and quality of life of residents.

Future community service needs may increase in relation to population changes and adapt to demographic changes. However, more efficient use of existing institutional lands should be required prior to consideration of additional facilities. As the population ages, demand for varying levels of health care, seniors' housing and other seniors' facilities will increase. Primary, middle/secondary schools as well as School District bus yards will be accommodated in accordance with the Nechako Lakes School District. Proper planning should be in place to ensure that adequate sites and infrastructure are available to assist Nechako Lakes School District with any future capital investments into the existing schools.

Further, the Village of Fraser Lake can aid in the sustainable growth of the community by assisting local community groups through community grants or fees for service. Where necessary, it can also advocate to other levels of government that have primary responsibility for delivery of health and social services. With the anticipated growing population base, Fraser Lake will continue to maintain and enhance high standard of service.

### **Community Services Policies:**

- 3.5.1 Support the following typical uses: schools, post-secondary and satellite campuses, health care centres, seniors centres, seniors' housing, housing for people with disabilities, Indigenous Provincial, and Federal Government offices and supportive, transitional or emergency housing as well as other related uses.
- 3.5.2 Collaborate with Nechako Lakes School District to ensure that there are adequate sites and infrastructure available for any future capital investments into the existing schools, future schools and the bus yard.
- 3.5.3 Work cooperatively with the Nechako Lakes School District to share facilities and outdoor space for community uses.
- 3.5.4 Continue to advocate to the Province and Northern Health for improvements to health care services and infrastructure in Fraser Lake, including an expansion to both service hours and physical space at the Fraser Lake Health Centre.
- 3.5.5 Support the development of housing with a care component (e.g. long-term care for seniors, assisted living for seniors or people with accessibility considerations) through expedited development application processes and additional staff support through the development application process.
- 3.5.6 Collaborate with post-secondary institutions for the consideration of those institutions to have a physical or satellite presence in the community once the overall population of Fraser Lake reaches 1500 people.
- 3.5.7 Collaborate with BC Emergency Health Services in order to explore the development

of a joint municipal fire hall and ambulance station in order to provide improved working conditions for paramedics and more space in the Fraser Lake Health Centre for expansion.

3.5.8 Support the community development activities of non-profit and community groups.

3.5.9 Provide staff assistance, where possible, to non-profit organizations and community groups in coordinating, facilitating and integrating community services and monitoring community needs.

## 3.6 Municipal Use

Municipal Use lands are areas that provide a diverse array of public services to cater to the community's needs, including lands required for the operation of Village services and utilities. These areas also include municipal recreation assets that play a vital role in supporting sustainable growth and serve as key components of social infrastructure, fostering community connections and contributing to the retention and attraction of both new and long-term residents in Fraser Lake. Some municipal land uses of importance are as follows:

- The Fraser Lake Community Centre includes the arena, curling rink/community hall, rental space, changerooms and commercial kitchen space. Phase II of the development of the Recreation Complex has recently been completed and planning for Phase III has begun. The Village's approach to recreation will prioritize the enhancement of existing amenities, expansion of recreation services, improve accessibility for all user groups and explore new, cost-effective opportunities. Given that recreation is enjoyed by a broad range of users, growth in this specific area will rely heavily on strong partnerships with neighbouring jurisdictions, local organizations and key community collaborators.
- The current library has both an upstairs and a downstairs which are not accessible to those with limited mobility. It is acknowledged that discussions are ongoing regarding the future of the library space and how the library could be renovated or relocated.
- The Village of Fraser Lake Airport has a 4,000 foot long runway and is located approximately 5.5 kilometres (km) southeast of the Village boundaries. The airport is owned by the Village, but outside of Village boundaries.

For Fraser Lake to sustainably grow with limited amounts of greenfield sites, most of the growth will need to be accommodated by increased density with taller buildings. The Village's current fire protection capacity limits buildings to 10 meters (m) tall, however this will be adjusted to 11 m to meet provincial standards. In order to achieve the housing policies found within **Section 3.2**, the Village will be required to have a ladder truck that goes beyond 11 m. Further, it should be noted that one of the current fire engines will need replacement within the next five years and the current fire hall is also projected to reach its end of life sometime in the next 20 years.

### **Municipal Use Policies:**

- 3.6.1 The Village of Fraser Lake will continue to expand recreation services and infrastructure based on community needs and desires.
- 3.6.2 Support for the following typical land uses: the Village office, the cemetery, the RCMP detachment, public utility uses such as the sewage treatment ponds, public works buildings, municipal owned recreation facilities, the fire hall, the library, and other related municipal uses.
- 3.6.3 The Village of Fraser Lake will finalize plans for Phase III of the Recreation Complex.
- 3.6.4 Continue to advocate BC Hydro in order to bring three-phase power to the airport so that the Village can expand airport services with runway lighting.
- 3.6.5 Continue to explore the development of recreational assets at the airport property that compliment the current cross-country ski track such as the expansion of the cross-country ski track and trails for mountain biking and hiking.
- 3.6.6 Continue to advocate to the Ministry of Transportation and Transit to pave the road leading to the airport.
- 3.6.7 Plan for the development of a new joint firehall and ambulance station.
- 3.6.8 Continue to collaborate with the Regional District of Bulkley-Nechako planning regarding fire service needs.

## **3.7 Parks and Open Spaces**

The provision and maintenance of open spaces in Fraser Lake is seen as a critical component in maintaining and improving the quality of life for residents. Further, the provision of parks and open spaces is recognized as a key factor in community growth and economic development as sustainable growth depends on the community's ability to attract and retain residents.

The Parks and Open Spaces designation applies to lands in Fraser Lake that are titled as parkland or otherwise serve as parks, plazas, open spaces or recreation lands other than the Recreation Complex. Crown lands and Agricultural Reserve Lands are included in this designation.

### **Parks and Open Spaces Policies:**

- 3.7.1 Use parkland dedication through subdivision and development to acquire lands that complement the community's parks and trail network and to fulfill park needs.
- 3.7.2 Encourage subdivision applicants to dedicate more than 5% of a parcel where portions of the parcel are largely undeveloped, and the proposed dedicated area can serve some park or open space functions.

- 3.7.3 Consider the option to accept cash-in-lieu of the 5% dedication under one or more of the following circumstances:
- 5% of the total parcel size would be too small for a park or trail component
  - No part of the parcel would complement the park or trail systems
- 3.7.4 Collaborate with Nadleh Whut'en and Stelat'en First Nations and the Regional District of Bulkley-Nechako in order to develop a Trails Master Plan that creates a connected trail system that will link the waterfront, Mouse Mountain, and the western end of the municipality with the lands in the Regional District of Bulkley-Nechako and with reserve lands.
- 3.7.5 Improve Mouse Mountain Park in terms of signage, trail development and interpretive information.
- 3.7.6 Encourage the development of small pocket parks or sitting areas in the downtown mixed use area as it develops.
- 3.7.7 Plan green spaces to support the protection of environmentally sensitive areas.
- 3.7.8 Support balanced provision of maintained and natural parks and linkages between open spaces.
- 3.7.9 Include in the Parks and Open Space designation Agricultural Land Reserve (ALR) lands. Uses within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act (ALCA) and Regulations.

## 3.8 Waterfront

The waterfront is a cherished resource in Fraser Lake and development along this area will be planned thoughtfully and strategically through the Village's 2025 Waterfront Development Plan.

### **Waterfront Policies:**

- 3.8.1 All development in the Waterfront designation will require a Waterfront Development Permit Application and a Lakeshore Development Permit Application.

## 3.9 Village Land Use Overlay

The Village Land Use Overlay provides additional land use support for specific areas within the community. The overall intent for this designation is to provide additional support for residential, mixed-use and commercial development, support goods, services and community uses that meet the needs of residents and visitors and further creates incentives for developers to meet community objectives and provide community amenities.

Finally, the Village Land Use Overlay responds to community goals of expanding housing choices and affordability, fostering economic sustainability and local resilience and sustainable community development.

### **3.10 Utilities**

The Utility designation is intended to accommodate existing and future facilities that provide services to the community that directly attribute to the quality of life of residents. This includes having safe and reliable hydro, natural gas and telecommunication systems.

# Part 4: General Policies



## 4.1 Infrastructure

The Village of Fraser Lake builds, maintains and is responsible for a broad range of assets, including water treatment, stormwater retention and detention facilities and outfalls, sanitary sewer collection and treatment, roads, street lights, traffic signals, sidewalks, trails, public amenities, vehicle fleets and recreational infrastructure. Extending, upgrading and renewing the Village's assets is a complex task but it is critical in creating the foundation of the community and enabling future growth to meet the long-term needs and objectives.

Like most communities in British Columbia, a significant portion of the Village's underground infrastructure is aging and is in the latter years of service. Ensuring new growth and development does not contribute to widening this gap will be essential in ensuring the Village is able to maintain required and sustainable levels of service to the community.

### Infrastructure Priorities

#### Complete Transportation Networks

A multi-modal and complete transportation network will provide safe and efficient options to walk, bicycle, access transit and drive in Fraser Lake. Providing a complete transportation network will make it easier and more efficient to move around the community, reduce greenhouse gas emissions and enhance community health and vitality.

#### Growth Aligned Infrastructure

Integrating how we plan, develop and deliver infrastructure and services to the community with desired growth and development patterns will allow Fraser Lake to grow and develop sustainability and strategically. It will also ensure that existing levels of service are maintained for residents and ratepayers. Long-term infrastructure planning will supplement decision making and opportunities to retrofit and develop more sustainable infrastructure will need to be explored.

#### Smart Asset Management

Proactive and strategic investment into the renewal and replacement of our infrastructure will ensure sustainable long-term service provision and financial stability of the municipality. This will be coupled with the implementation of cost-recovery systems that ensure growth pays for its associated share of infrastructure costs instead of existing ratepayers. Integrating land use and growth related considerations into asset management will support renewal of infrastructure that results in the most positive impact to the community.

#### Growth Aligned Infrastructure

The OCP supports maintaining and enhancing community infrastructure to ensure that residents and businesses have access to reliable services, while positioning the community strategically for new growth and development.

#### Water

The Village's current potable water storage capacity is 2,200m<sup>3</sup>, and storage is the largest bottleneck in Fraser Lake's water supply.

Population growth puts added demand on average water uses with an increased population

on the existing footprint, but densification limits summertime excess water demands with less area being used for landscaping and overall improvements in water use education.

At the estimated 2025 peak water use of 500 litres per person per day or 500m<sup>3</sup>/day overall, estimated commercial and bulk water use of 200m<sup>3</sup>/day, and a reserve is necessary of 1,000m<sup>3</sup> for firefighting activities, there is sufficient potable water for a population of just over 2,000 with accompanying commercial growth, allowing for significant growth prior to any major infrastructure investments.

Large non-residential water users include accommodations, food processing, and large industrial camps. Industrial camps should only be supplied with potable water when there is a surplus in the system after local residential, commercial, and industrial users as well as fire service needs are met.

For commercial users within Village limits, the municipality will assess viability based on their water needs and limit the size of the development to available water with appropriate buffers.

#### **Water Policies:**

4.1.1 Fraser Lake will develop an Industrial Water User Policy.

4.1.2 Fraser Lake will expand the potable water system capacity when the population is projected to exceed 1,800 residents.

#### **Wastewater**

The Village's current wastewater capacity is 1,180m<sup>3</sup>/day, and the current average use is 380m<sup>3</sup>/day. It is important to maintain a healthy buffer in the wastewater system of 25-33% for particularly heavy-use periods.

The Village could accommodate a population of 2,000 people within the current system with the buffer. To allow time for planning and capital acquisition, Fraser Lake will plan to increase system capacity once the Village reaches a population of 1,700 people. Given capacity constraints and the cost to increase capacity, the focus should be on wastewater treatment over the expansion of the sewage network, and this can be accomplished by increasing density on the existing footprint.

It should be noted that Fraser Lake has already adopted Bylaw 817, Trucked Liquid Waste Rates and Regulations to regulate industrial users for the wastewater system.

#### **Wastewater Policies:**

4.1.3 Fraser lake will expand or redevelop the wastewater treatment facility when the population is projected to exceed 1,700 people.

#### **Stormwater**

Fraser Lake has a very limited dedicated stormwater network, with the vast majority of runoff mixing with the wastewater system. A mixed network limits the capacity of the

wastewater system, particularly during spring freshet and periods of heavy rain.

Growing the stormwater network will require additional permitting from the province to direct runoff towards Fraser Lake.

Future greenfield developments and any complete road redevelopment should include stormwater management separate from the wastewater system. Stormwater management standards will follow the road hierarchy with ditching only allowed where sidewalks are not required.

#### **Stormwater Policies:**

- 4.1.4 Fraser Lake will develop a Subdivision Servicing Bylaw, including provisions on stormwater management.
- 4.1.5 Fraser Lake will seek permit amendments with the Province to ensure continued stormwater outflows and the replacement of culverts.
- 4.1.6 Fraser Lake will add dedicated stormwater capacity anytime it is feasible when the wastewater network is being replaced.
- 4.1.7 Fraser Lake will develop a Stormwater Assessment by a qualified professional.
- 4.1.8 Fraser Lake will develop a Stormwater Management Plan for permitting, additional outfalls, and replacements of the existing network.

#### **Solid Waste Management**

The Village collects residential solid waste two days/week and commercial waste more frequently. Growth in our community can be accommodated by adding more days of solid waste collection until a second truck becomes necessary.

The Village has also launched a countertop composter program. This program should reduce how much solid waste residences are disposing of. Expansion of this program can help limit the need for a second solid waste collection truck.

Introduction of curbside recycling or reintroduction of in-town recycling can also significantly reduce the pressures on garbage, though these options also require an expanded fleet.

#### **Solid Waste Management Policies:**

- 4.1.9 Fraser Lake will evaluate options for recycling services, including curbside recycling and a recycling station within municipal boundaries.

#### **Complete Transportation Network**

Our vision is for a multi-modal mobility system that connects residents and businesses to each other. It provides inclusive transportation choices that are safe, comfortable and

accessible for people of all ages and abilities, as well as supports the efficient movement of commercial goods and activity.

### **Roads**

Roads in Fraser Lake will be classified as arterial, collector, local and laneway through a future Road Hierarchy Policy. These classifications will be based on priorities for emergency vehicles, health facilities and schools as well as pedestrian and vehicle safety. These classifications will further impact both road maintenance (snow clearing, sweeping, etc.) and capital expenditure planning, with the priority going from arterial, collector, local to laneway.

#### **Roads Policies:**

- 4.1.10 Adopt a Road Hierarchy Policy, identifying maintenance routes and planned investments for traffic management, active transportation networks, subsurface stormwater management, road resurfacing and other activities.
- 4.1.11 Continue to make maintenance and rehabilitation of the existing road network a priority.
- 4.1.12 Develop a Subdivision Servicing Bylaw including roadway standards for different types of roads.

### **Active Transportation**

The Village will continue to develop its sidewalk network as roads and the infrastructure beneath the roads is replaced. Our goal is to have arterial roads with wide paths or active transportation on both sides, and for collector roads with active transportation infrastructure on one side of the road.

Future cul-de-sacs will have pedestrian connectivity through them in order to ensure we develop a connected active transportation network.

Where possible, the Village will prioritize the interconnectedness of the active transportation network with connections between sidewalks, trails, and other uses.

#### **Active Transportation Policies:**

- 4.1.13 Develop an Active Transportation Plan.
- 4.1.14 Develop a Subdivision and Servicing Bylaw that includes sidewalk standards and requirements for pedestrian connectivity through cul-de-sacs and along any block longer than 400 m.

### **Transit**

Currently, Fraser Lake provides free, fixed schedule and on-demand transit services two days per week. Our anticipated population growth will increase the demand for this service.

### **Transit Policies:**

- 4.1.15 Fraser Lake will work to expand service days for transit by one day for each additional 200 people over 1,000, until service is provided seven days per week. Transit fees will be considered when there is demand of a second full-time driver or additional bus.

### **Highway 16 and Municipal Road Interfaces**

Highway 16 through Fraser Lake often has people travelling at extreme speeds or people pass other vehicles in areas they are not permitted to do so. In order to mitigate these impacts, a roundabout has been proposed at Highway 16 and Chowsunket Street in order to slow traffic, provide space for public art and landscaping, and redirect traffic toward local businesses.

### **Highway 16 and Municipal Road Interfaces Policies:**

- 4.1.16 Continue to advocate and seek funding for a roundabout at Highway 16 and Chowsunket Street.
- 4.1.17 Ensure all levels of government and major traffic generators contribute financially to mitigation measures and infrastructure improvements along Highway 16.

### **Smart Asset Management**

The OCP supports the continued implementation of asset management practices and the development of cost-recovery and decision-making mechanisms to enable the Village to effectively maintain and renew its existing and future assets.

### **Smart Asset Management Policies:**

- 4.1.18 Ensure the sound management and maintenance of the Village's assets through continued asset management and financial planning.
- 4.1.19 Integrate natural assets into the Village's asset management system.
- 4.1.20 Ensure that costs of development are not borne by the general taxpayer by prioritizing infrastructure upgrades that unlock infill and densification.
- 4.1.21 Develop a Development Cost Charge (DCC) bylaw and Amenity Cost Charge (ACC) bylaw.
- 4.1.22 Consider operations and maintenance costs and financial cost-recovery when making decisions regarding Village infrastructure and facilities.

### **New Road and Watermain Connections**

New road and watermain connections will be established as the community grows. These connections are depicted in Schedule 5 Future Road & Service Connections.

### **Park Drive Policy:**

4.1.23 Fraser Lake will work with CN Rail to establish a second, permanent crossing across the rail line over the existing sewer connection to improve access and emergency egress routes to and from the waterfront.

**Tunasa Crescent to Langley Avenue Policy:**

4.1.24 Fraser Lake will work with the Ministry of Transportation and Transit to establish a connection across Highway 16 From Tunasa Crescent to Langley Avenue. Fraser Lake will connect the watermain under the same crossing to provide network redundancy in the event of a watermain break and improved flows in the event of a fire.

**Mouse Mountain Subdivision Highway Connection Policy:**

4.1.25 Fraser Lake will work with future developer(s) and the Ministry of Transportation and Transit to explore the development of a new access along Highway 16 for the new subdivision.

## 4.2 Environment & Sustainability

A resilient and thriving environment in Fraser Lake requires consistent dedication and collaboration among the Village, community partners, non-profits and for-profit entities. This section of the OCP reflects the importance of the natural environment and how it contributes to the long-term sustainability, resilience and livability of Fraser Lake.

### Urban Tree Canopy

Tree canopy plays a vital role in enhancing our community's urban environments and contributing to the overall wellbeing of our residents. They serve as a critical link between the natural and built environments, reduce urban heat island effects and climate resiliency and provide ecological services including stormwater management and air quality improvements. Expanding and maintaining a connected urban tree canopy is essential to our ongoing community health and wellbeing.

**Urban Tree Canopy Policies:**

4.2.1 Protect and expand Fraser Lake's tree canopy wherever possible to enhance its ecological, climate and human health benefits, while meeting the objectives of the Village's land use policies.

4.2.2 Continue to implement the Village's Tree Plan.

4.2.3 Discourage the removal of trees purely for view enhancement.

4.2.4 Provide information and education to raise community awareness on the importance of healthy urban trees.

4.2.5 Promote pollinator friendly, non-invasive plants on public and private lands throughout the community.

## Climate Action and Resiliency

Climate change is one of the most urgent challenges that communities are facing today. Recognizing this, we are committed to proactive measures that address our community's contributions to climate change while ensuring that our community is more resilient to climate impacts. Fraser Lake seeks to implement initiatives aimed at reducing greenhouse gas emissions both in its operations and across the community.

## Greenhouse Gas Emissions

In the 2019 Official Community Plan, the Village committed to the Province's GHG reduction target of 40% by 2030.

Based on the province's [Community Energy and Emissions Inventory Data](#), Fraser Lake as a community produced the following emissions in 2007 and 2022 in tons of carbon dioxide equivalent (TCO<sub>2e</sub>):

Emission Source	2007 Emissions	2022 Emissions	% Change
Buildings	9,111	2,496	-73%
On-road Transportation	5,633	5,533	-2%
Municipal Solid Waste (waste commitment)	1,804	2,354	30%
TOTAL	16,548	9106	-45%

The Village surpassed the original goal of a 40% reduction by 5%, 8 years ahead of schedule.

The reduction came nearly entirely from building emissions. While this represents significant positive progress, more needs to be done to reduce on-road transportation and solid waste emissions, while continuing improvements in building emissions.

The following actions have already begun or been completed since 2022:

- Heat reclaim project at the arena, limiting natural gas use by reusing waste heat from the ammonia chiller to heat the water and air in the building.
- Installation of heat pumps in the municipal office and library
- A countertop composter pilot program.
- New cladding for the public works building.
- Installation of a hydrogen injection unit in the municipal garbage truck

With the growth planned for Fraser Lake, the Village will reassess its emissions goals from net totals to per capita emissions, as it is extremely unlikely that potentially doubling the local population will also make it feasible to reduce emissions.

The per capita emissions goal is set as follows:

	2007	2022	2030	2040	2050
Population	1,113	965	1,500	2,000	3,000
Emissions	16,548	9,106	10,000	12,000	12,000
Per Capita Emissions	14.87	9.44	6.67	6	4

The targets are updated to reflect Fraser Lake successfully reaching its 2030 goal ahead of schedule, allowing for a moderate increase in emissions between 2025 and 2030 to account for population growth, reducing per capita emissions by 2040 while still growing, and maintaining emissions levels between 2040 and 2050 with continued growth.

These targets are realistic, achievable, and ensure that the municipality and its residents are all doing their part to combat climate change.

**Greenhouse Gas Emissions Policy:**

4.2.6 To continue reducing per capita emissions, the Village will undertake the following:

1. Improve pedestrian connectivity as part of any new development.
2. Improve pedestrian safety with landscaping, road planning, and highway improvements.
3. Expand local transit services when there is demand.
4. Continue improving the insulation at municipal buildings.
5. Install heat pumps in remaining municipal buildings.
6. Continually replace or upgrade the Village fleet with lower-emission, more efficient alternatives
7. Pending a successful pilot, continue expanding the countertop composter program
8. Explore means of improving recycling rates, including the introduction of curbside recycling
9. Support the province's implementation of the Zero Carbon Step Code for new building construction.

**Hazardous and Environmentally Sensitive Land**

Growth should not come at the cost of the environment and should be planned to keep the community ready in the event of an emergency. Effective environmental and hazard management is key to ensure that we remain vigilant in safeguarding the lives and property of our residents against potential risks and threats.

**Hazardous and Environmentally Sensitive Land Policy:**

4.2.7 Fraser Lake will develop a Subdivision Servicing Bylaw that limits all development to

slopes of no greater than 30%. Development on lands with 30% or greater slopes will be required to include a hydrogeological and geotechnical assessment conducted by qualified professionals at the earliest development stages to ensure appropriate consideration and integration of appropriate engineering into development design.

- 4.2.8 Fraser Lake will maintain protection of the entire sloped area and summit of Mouse Mountain as designated park land and municipal utility space.
- 4.2.9 Fraser Lake will develop a Subdivision Servicing Bylaw that requires all new developments to provide a FireSmart landscaping plan prior to approval.
- 4.2.10 Continue to encourage existing residents and commercial owners to FireSmart their properties.
- 4.2.11 Protect and enhance environmentally sensitive areas around Fraser Lake by requiring development activities within areas identified to acquire a Lakeshore Development Permit as part of the approvals process.
- 4.2.12 Collaborate with the Regional District of Bulkley-Nechako, the Province of BC and Nadleh Whut'en and Stellat'en First Nations to identify, plan and protect regionally significant ecological corridors that cross municipal and other jurisdictional boundaries.
- 4.2.13 When appropriate, work with Stellat'en and Nadleh Whut'en First Nation in planning processes that reflect Indigenous knowledge, cultural values and Indigenous law, in the stewardship of natural ecosystems and ecological corridors.

## 4.3 Sand & Gravel

The Municipality does not have any sand and gravel pits identified within its limited boundaries. Sand and gravel will be sourced from the private sector or other public bodies when necessary.

## 4.4 Arts & Culture

Supporting the arts community, celebrating evolving diversity and sharing our rich heritage will further position Fraser Lake as a dynamic and vibrant community that is a great place to live, work and visit.

### **Arts & Culture Policies:**

- 4.4.1 Regularly partner with Nadleh Whut'en and Stellat'en First Nations to increase the visibility and recognition of their Traditional Territories and ongoing presence through collaborative projects including art, signage, place-naming and other ideas.
- 4.4.2 Make arts and culture visible and accessible throughout the community, with a special focus on the downtown mixed-use area.

- 4.4.3 Provide spaces for arts and culture programming within Village owned facilities.
- 4.4.4 Work to increase cultural investment through regular capital and operating budget processes.
- 4.4.5 Develop a Public Art Strategy to guide development of art within new developments, parks, municipal facilities and public realm, that may include permanent or temporary installations and exhibits.

## 4.5 Thriving and Resilient Economy

Ensuring a diversified and resilient local economy and tax base is foundational to the long-term sustainability of the community. To truly achieve sustainability, the municipality of Fraser Lake must reach a point where it does not rely on grants to fund a majority of its infrastructure and services. Grants are, and always will be, a portion of the local government's finances, but relying on other levels of government to provide core services is not sustainable due to their own political and financial pressures. To achieve sustainability, land use will need to be maximized to spread costs over more residences and businesses without increasing the infrastructure costs themselves.

### **Economic Capital Policies:**

- 4.5.1 Fraser Lake will update non-tax based service costs to ensure operational costs are recovered, reserves are maintained for major infrastructure repairs and replacements, and tax-base service subsidies are in the best interests of the community at large.
- 4.5.2 Coordinate utility infrastructure upgrades with transportation/or parks improvements to minimize disruption and optimize community investments.
- 4.5.3 Revitalize the downtown mixed use area and the waterfront.
- 4.5.4 Maintain an adequate supply of appropriately zoned land to support existing business expansion and new business operations.

### **Human, Social & Environmental Capital Policies:**

- 4.5.5 Increase retention of existing talent and attract or train new talent to meet various industry sector needs.
- 4.5.6 Nurture strategic partnerships with community, social, sport, recreational, wellness, cultural and environmental organizations and provide support for collaborative initiatives.

### **Business Development Policies:**

- 4.5.7 Continue to work collaboratively with Nadleh Whut'en and Stellat'en First Nations to identify areas of joint action and economic development initiatives that bring shared prosperity.

- 4.5.8 Facilitate communication with and between businesses to help them achieve their goals.
- 4.5.9 Support economic emergency preparedness by assisting businesses with response and recovery.

## 4.6 Inclusive & Vibrant Community

Fraser Lake remains committed to improving equity, diversity, inclusion and reconciliation across all of its municipal processes, policies, plans, programs and services. The Village is committed to creating a community that is welcoming to all, both in the physical environment and through municipal services. When people are able to access the housing and services they need, they are better able to connect with others and be a part of our community's fabric. When residents face challenges finding suitable housing, getting nutritious food, or are on the brink of homelessness, the health of our whole community is compromised.

As our population grows, it will remain important to include historically underserved populations and create a distinct and vibrant community where all residents feel they belong.

### Community Safety & Security

A healthy community is a safe community and feeling safe and secure in your community is essential to having a high quality of life. We are committed to our role in supporting visible, sustained progress towards a safe and secure Fraser Lake for all.

#### Community Safety & Security Policies:

- 4.6.1 Integrate features in public spaces that promote a welcoming sense of comfort, enjoyment and protection for all including marginalized and vulnerable populations.
- 4.6.2 Support multi-sectoral collaboration and coordination of crime prevention programs and initiatives that value diversity and address our community's unique needs.

### Intergenerational Living

Intergenerational living means opportunities for residents to live, work, socialize and enjoy leisure together in their community through all stages of their lives, from childhood and youth, through entry into the workforce, family development and ultimately retirement and old age.

#### Children and Youth Policies:

- 4.6.3 Encourage the provision of quality childcare that is affordable, accessible and supports an integrated service delivery approach across all levels of government and community organizations to meet the needs of children and youth with higher vulnerabilities and special education needs through the development of a Childcare

Service Feasibility Study.

4.6.4 Provide opportunities for youth to contribute and participate in community life, such as municipal and community organizations and events.

4.6.5 Consult with youth in the design of facilities and programs that serve youth.

#### **Intergenerational Connection Policies:**

4.6.6 Promote the development of multi-unit housing which facilitates social interaction and intergenerational living.

4.6.7 Support the location of new childcare facilities, youth centres, recreation, culture and wellness centres, and seniors oriented facilities and services in close proximity to each other and encourage joint programming and volunteer opportunities that build intergenerational understanding and connection.

4.6.8 Continue to support built and natural environments that increase intergenerational interaction, exploration and play.

#### **Age-in-Place Policies:**

4.6.9 Encourage development that meets Accessible BC standards.

4.6.10 Consider higher adaptable unit requirements for senior-oriented developments.

4.6.11 Encourage use of universal design features to create housing options for people of all ages and abilities and support aging-in-place.

4.6.12 Encourage options, programs and services that facilitate active aging and aging-in-place. These can include parks, open spaces, recreation facilities, programs, health services, land uses and housing options.

#### **Food Security**

A food secure Fraser Lake is vital to the communities overall health and wellness. Food security builds resilience to emergencies, creates self and community reliance, supports equity, generates positive economic activities and promotes deeper community connections.

#### **Food Security Policies:**

4.6.13 Support food sovereignty and nutrition security for all residents.

4.6.14 Support efforts and environments to address barriers to accessing safe, affordable and nutritious and culturally appropriate food for all residents, and to educate and promote awareness of the relationship between food systems, health and

community impacts.

- 4.6.15 Foster collaboration with the Regional District of Bulkley-Nechako and Nadleh Whut'en and Stelat'en First Nations to address food security needs at a regional level.
- 4.6.16 Encourage the use of circular economy principles and innovations to both reduce wasted food while increasing food security.
- 4.6.17 Foster partnerships between the Village, Nechako Lakes School District and community groups for programming and education related to food systems and cooking.
- 4.6.18 Acknowledge and recognize Indigenous treaty rights in accessing traditional foods, including protocols and approaches to food gathering and harvesting, and support protection and enhancement of food resources.
- 4.6.19 Continue to support local food infrastructure within the community, including farmers markets, urban farms, greenhouses, and community gardens.

## 4.7 Emergency Management

Emergency management is about building resilience in the community through preparedness and mitigation and continually working at increasing our ability to respond and recover quickly and effectively in the event of an emergency.

### **Emergency Management Policies:**

- 4.7.1 Continue to prepare to deal with known hazards and emerging threats, both natural and human caused, to limit adverse impacts of events and effectively manage emergencies.
- 4.7.2 Continue to use municipal facilities, buildings and spaces as temporary sites for emergency management.
- 4.7.3 Strengthen the Village's capacity for emergency preparedness, response and recovery by improving knowledge of hazards that have potential to impact people, land, buildings and infrastructure.
- 4.7.4 Continue to collaborate with the Regional District of Bulkley-Nechako, Nadleh Whut'en and Stelat'en First Nations, senior levels of government and other local partners to explore and implement opportunities to enhance mitigation, preparedness response and recovery to emergency events, and to coordinate effective emergency management in the region.



## Part 5: Taking Action

There are many legislative or regulatory tools and advisory documents that can be used to implement the policy directions of this Official Community Plan. The following section describes several key implementation tools including Development Permit Areas.

## 5.1 Temporary Use Permits

Fraser Lake Village Council has the authority within the Official Community Plan to designate areas where temporary uses may be allowed through the issuance of a Temporary Use Permit. Temporary Use Permits are a legislative tool used as short term alternatives for proposed land uses that may not warrant a permanent change to the land use designation or zoning of land. They may be issued for new land uses on specific properties which are not otherwise allowed by a land use designation in the OCP or in a land use zone in the Zoning Bylaw.

Pursuant to the *Local Government Act*, a Temporary Use Permit can be issued for up to three years, with the possibility of one renewal for up to an additional three years.

### Temporary Use Permit Policies:

5.1.1 All lands located within the boundaries of the Village of Fraser Lake are designated as a Temporary Use Permit Area.

### Financial Mechanisms & Community Benefits

The infrastructure outlined in Section 4.1 is vital to supporting the economic vitality, community wellbeing and environmental health of Fraser Lake. As our population grows, so too will the demand for delivering high quality services to all current and future residents.

### Development Cost Charges & Amenity Cost Charges

Development Cost Charges (DCCs) are a method to fund infrastructure associated with growth. The *Local Government Act* permits municipalities to collect DCCs on new development to pay for new or expanded infrastructure, such as sewer, water, drainage, parks and roads necessary to adequately service the demands of the new development.

In order to mitigate the financial pressures that new development may have on Fraser Lake, DCCs should be utilized as a cost recovery mechanism for dividing infrastructure project costs amongst the developers of the land.

DCCs are set within a *Development Cost Charges Bylaw* and calculated separately for each of the following infrastructure categories:

- Roads
- Drainage
- Sanitary Sewer
- Water Supply
- Water Distribution
- Parkland

Local governments may choose to waive or reduce DCCs for certain types of development, such as affordable and supportive housing.

Amenity Cost Charges (ACCs) are a development financing tool that allows local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares and public spaces. These amenities support livable and complete

communities. ACCs are designed to cover a portion of the capital costs associated with the increased need for local government services arising from development.

#### **DCC & ACC Policies:**

- 5.1.2 Village of Fraser Lake to create a Development Cost Charges Bylaw & Amenity Cost Charges Bylaw.
- 5.1.3 Village of Fraser Lake to consider reduced DCC costs for non-for-profit rental, affordable and supportive housing projects.

#### **Tax Revitalization Exemption Bylaw**

The cost to build is higher in the North due to transportation distances and a smaller local workforce. This impacts residential and commercial development primarily, as the industrial sector is still developing in and around Fraser Lake, and projects are often so large that transportation distances are irrelevant.

Fraser Lake's housing stock is also aging, with many of the homes likely needing redevelopment in the next twenty years. Residential and commercial redevelopment should be encouraged over renovation to support the goals of densification and provide modernized housing and commercial spaces that will last decades into the future and increase the average value of properties throughout the community.

Rental housing is one of Fraser Lake's largest housing gaps and more will be needed to maintain affordability in the community. Multi-level infill housing (duplexes-sixplexes) will support some of this need, but for people with disabilities, on lower incomes, or those who otherwise cannot or choose not to maintain the exterior of buildings and landscaping, developing dedicated condominiums and/or rental apartments is necessary.

Offsetting some of the costs of building residential and commercial developments through the Tax Revitalization Exemption Bylaw encourages homeowners and developers to invest in Fraser Lake and help grow the community.

#### **Tax Revitalization Exemption Bylaw Policies:**

- 5.1.4 Fraser Lake will adopt a Tax Revitalization Exemption Bylaw to provide a property tax exemption for the number of years equal to the total number of new housing units redeveloped or newly developed on a property, minus one, up to six units.
- 5.1.5 Fraser Lake will adopt a Tax Revitalization Exemption Bylaw to provide a three-year annual property tax exemption in residential developments of more than six units where at least 66% of the development is affordable rental housing.
- 5.1.6 Fraser Lake will adopt a Tax Revitalization Exemption Bylaw to provide a three-year annual property tax exemption to the downtown and highway commercial zones for redevelopment or new development of commercial spaces.

# Part 6: Development Permit Areas & Guidelines

This section identifies the areas of the Village of Fraser Lake that are designated as Development Permit Areas (DPA). Under the authority of the *Local Government Act*, a DPA can be used to achieve the goals and policies of the OCP through the designation of lands as a DPA for one or more of the following purposes:

1. The protection of:
  - The natural environment, its ecosystems and biological diversity
  - Development from hazardous conditions
  - Farming
2. The revitalization of an area in which commercial use is permitted.
3. The establishment of objectives for the form and character of:
  - Intensive residential development
  - Commercial, industrial or multi-family development
  - Development in a resort region
4. The promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

## Development Permit Area Guidelines

DPA Guidelines guarantee that development aligns with its surroundings and mitigates adverse effects. These guidelines apply to developments with substantial impact or those occurring on environmentally sensitive lands. Instances include downtown revitalization, infill projects within existing neighbourhoods and developments within or in proximity to natural areas and the lake.

This OCP establishes four DPAs within Schedule 4 Development Permit Areas, to help manage the form and character of land use and development within the Village and protect sensitive areas from development. They are as follows:

- Downtown Mixed Use DPA
- Mouse Mountain DPA
- Waterfront DPA
- Lakeshore DPA

## Application of These Guidelines

All development within the DPAs specified in this OCP shall be evaluated to ensure compliance with the relevant guidelines unless a property is exempt from requiring a permit. Development Permits are not Building Permits; if construction is planned for the site a Building Permit is also required. Where land is in more than one DPA, all the applicable DPA

requirements must be met but may be combined into one permit and application at the discretion of the Village.

### **Applicable Activities**

A development permit is required for any development occurring on land within the DPAs shown on the related maps that may be classified as one of the following activities, as per section 489 of the Local Government Act:

- Subdivision of land.
- Construction of, addition to, or alteration of a building or structure.
- The removal, alteration, disruption or destruction of vegetation.
- Disturbance of soils.
- The creation of non-structural impervious or semi-previous surfaces.
- The construction or establishment of flood protection works.
- The construction of roads, trails and bridges.
- The provision and maintenance of sewer, water and/or drainage services.
- The development of utility corridors.
- Alteration of land.

### **General Exemptions**

Pursuant to Part 14, Section 488(4) of the *Local Government Act*, issuance of a Development Permit is not required for the following:

- Building repairs and/or maintenance including “like for like” replacement of roofing, siding, windows and/or doors.
- Internal renovations that do not affect a building's exterior or increase the floor area.
- Building code requirements.
- The development consists of the planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification.
- Additional exemptions for specific DPAs are provided in their respective Exemptions sections.

## 6.1 Downtown Mixed-Use DPA

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### Designation of Applicable Area

The Downtown Mixed-Use Development Permit Area applies to all lands designated as Downtown Mixed-Use on Schedule 2 Future Land Use, as well as all lands zoned for downtown mixed-use development.

### Justification

Currently, Fraser Lake does not have a defined main street or downtown core. It is important that the community develop, over time, a pedestrian-oriented downtown core that includes mixed-use buildings, strategic redevelopment areas, civic buildings and commercial uses. The downtown core is envisioned to grow and develop as a vibrant people-centric area that also reinforces Fraser Lake's small town charm and unique character and identity. This OCP and DPA recognize the important relationship between economic development, growth, and community character preservation. The recommended development of a Downtown Vision Plan will further provide detailed direction regarding the built form of the downtown core area.

The Downtown Mixed-Use DPA aims to sustain and enhance the revitalization of a downtown core by facilitating compatible integration of new development or renovations into the existing and built environment.

### Required Documents and Reports

Applications for a Downtown Mixed-Use Development Permit must include:

1. A [Site Plan](#) showing existing and proposed development and their setbacks, on-site traffic circulation (vehicular, pedestrian and cyclist), parking areas and the number of parking stalls, any easements and right-of-ways and lighting.
2. A [Concept Plan](#) including colour elevation drawings, a list of proposed building materials and colours, and any additional context photos.
3. A [Landscape Plan](#) showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping with a plant list table indicating the plant type and amount. Preference is given to additional landscaping that has four-season interest.
4. A [Snow Management Plan](#) with a snow storage calculation to show how the site can accommodate the storage or removal of snow.
5. [Additional Development Approval Information](#) as required by the Village of Fraser Lake.

## **Downtown Mixed-Use Development Permit Guidelines**

### **Architectural and Building**

1. Blank walls should be avoided. Architectural strategies such as the use of textures, patterns, colours, secondary materials, public art, landscaping and building form variations must be employed to break up large, blank walls.
2. All development will follow a cohesive, consistent building design that will be further developed through the Downtown Vision Plan.
3. Provide pedestrian access to storefronts and businesses from the adjacent public street, and orient upper-story windows and balconies to overlook adjoining public open spaces.
4. Ensure that storefronts are transparent so that they have clear sightlines from inside of the buildings to open public spaces that allow for casual natural surveillance of the street and sidewalk.
5. Architecturally differentiate residential entrances (private) from business entrances (public) in mixed-use buildings.

### **Street Interface**

1. Support a variety of ground floor commercial uses by providing a minimum floor-to-ceiling height of 4 m on the first floor of commercial spaces.
2. Buildings must be oriented to face the street. Corner buildings should be oriented to face both adjacent streets.
3. Buildings should be located within proximity to the front property line to encourage pedestrian friendly orientation.
4. Buildings shall maintain uniform and consistent setbacks to achieve street wall consistency. Exceptions to this may include developments with street-oriented patios or where a right-of-way is provided to the Village to expand adjacent sidewalks.

### **Site Design and Corner Sites**

1. Buildings on corner sites or sites with double road frontage should be designed in recognition of their visibility from each road and should present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.
2. Private open spaces for individual dwelling units like patios, terraces, and gardens should be provided within building setback areas where possible.

### **Landscaping, Screening and Lighting**

1. Outdoor storage areas, garbage and recycling receptacles and mechanical

equipment should be screened by trees and vegetation and/or enclosed by solid fencing.

2. All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for mixed-use or stand alone commercial purposes, shall be suitably landscaped.
3. Parking areas shall be interspaced with trees and shrubs for visual relief, shade, and screening.
4. Permeable surface materials should be used, where possible, to enhance on-site drainage.
5. Exterior lighting and illuminated signs should be directed to the ground and oriented so as to not create a direct glare on neighbouring buildings or properties.
6. Encourage residents and commercial owners to FireSmart their properties.
7. A minimum of 5% of every development will be reserved for green space and/or public art. The 5% only applies to building footprints and does not include right-of-ways or other public utility space.

### **Parking and Loading**

1. Pedestrian access to and within all sites shall be universally accessible, convenient and safe.
2. Locate off-street parking and loading areas for commercial and mixed-use buildings at the side or rear of buildings.
3. Sheltered, secure, well-lit bicycle parking facilities shall be provided at grade near primary building entrances and pedestrian walkways.

## 6.2 Mouse Mountain Development Permit Area

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### Designation of Applicable Area

The Mouse Mountain Development Permit Area applies to all lands designated as the Mouse Mountain Development Permit Area on Schedule 4: Development Permit Areas.

### Justification

The Mouse Mountain Development Permit Area is one of the few vacant large developable land bases within the municipal boundaries. Future development in this area could have a significant visual and functional impact on the surrounding area due to the area's size and intensity of uses. As such, development in this area should be designed to minimize conflict and be compatible with land uses in the surrounding area and contribute positively to the overall aesthetic of the community.

### Required Documents and Reports

Applications for a Mouse Mountain Development Permit must include:

1. A [Site Plan](#) showing existing and proposed development and their setbacks, on-site traffic circulation (vehicular, pedestrian and cyclist), parking areas and the number of parking stalls, any easements and right-of-ways and lighting.
2. A [Concept Plan](#) including colour elevation drawings, a list of proposed building materials and colours, and any additional context photos.
3. A [Landscape Plan](#) showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping with a plant list table indicating the plant type and amount. Preference is given to additional landscaping that has four-season interest.
4. A [Snow Management Plan](#) with a snow storage calculation to show how the site can accommodate the storage of snow.
5. [Additional Development Approval Information](#) as required by the Village of Fraser Lake.

### Mouse Mountain Development Permit Guidelines

1. No less than 50% of the developable land base (excluding rights-of-way) will be dedicated to residential development.
2. Residential may be a combination of Small Scale Residential and Medium Residential, with no more than 30% of the residential land base dedicated to Medium Residential.

3. Residential uses will not be permitted within 50m of the Highway 16 right-of-way.
4. Commercial uses may be adjacent to Highway 16 right-of-way but must front and only be accessible by the public via a municipal roadway.
5. Commercial uses will be permitted on the ground floor of Medium Residential buildings. These commercial uses count toward the 50% maximum.
6. A single area of no less than 4ha must be dedicated and constructed for recreational use, and the development of the recreational asset must be approved by Council.
7. A new connection to Highway 16 is required to be investigated through further consultation with the Ministry of Transportation and Transit.
8. Trails around the base of Mouse Mountain must be preserved or improved.
9. All active transportation networks will be interconnected through cul-de-sacs or blocks longer than 400m.
10. The development must follow established roadway hierarchy designs concerning sidewalks, stormwater infrastructure, and other considerations.

## 6.3 Lakeshore Development Permit Area

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### Designation of Applicable Area

The Lakeshore Development Permit Area applies to all lands designated as the Lakeshore Development Permit Area on Schedule 4: Development Permit Areas.

### Justification

The form, intensity and type of development near our lake all need to be carefully considered when reviewing development proposals. The purpose of this Development Permit Area is to protect and preserve the ecological characteristics of the lake in their natural state, while recognizing the diversity of land uses activities, and the potential for future development and recreational opportunities within the shore zones.

### Required Documents and Reports

Applications for a Lakeshore Development Permit must include:

1. A Site Plan showing the location of the proposed development and/or existing building, structures (including docks) and utilities and the setbacks to these buildings and structures from the lake.
2. Field data, a description of topography, wildlife, plant species.
3. A landscaping scheme that protects the riparian zone and minimizes runoff into the lake, during and after construction.

### Lakeshore Development Permit Guidelines

#### Riparian Areas & Vegetation

Riparian areas are formed as the result of water, soil and vegetation interactions along the edge of a waterbody that creates a unique form from the adjacent upland. These unique areas provide homes for and are depended upon by a variety of species. A healthy riparian area contains a mix of shrubs, trees and other lush vegetation. The vegetation is structurally diverse containing both high and low vegetation.

1. For the lake, a minimum of 15 m (horizontal distance) of riparian area, measured from the natural boundary, should remain in or be restored to its natural state. A lesser leavestrip could be considered where the leavestrip size is determined on the basis of an assessment report provided by a qualified professional.

#### Building and Lakeshore Setbacks

1. Landowners and developers are encouraged to place buildings and structures as far from the lake as possible. It is recommended that buildings be setback a minimum of 20 m (horizontal distance) from the high water mark.
2. Setbacks from the road will be minimized to maximize developable land while

preserving space for snow clearing and fire hydrants.

### **Docks**

1. Floating docks are preferred as they are simple and economical to build and adapt to fluctuating water levels. Their impact to aquatic environments is also reduced because they are floating.
2. Natural wood products such as cedar are the preferred choice for use in or around aquatic environments.

### **Community Boat Launches and Beaches**

1. Community boat launches and beaches are preferred in order to allow the private shoreline to remain in a natural vegetative state.

## **6.4 Waterfront Development Permit Area**

\*this section has been left blank and will be updated once the Village's Waterfront Development Plan has been completed.

# Part 7: Implementation & Monitoring

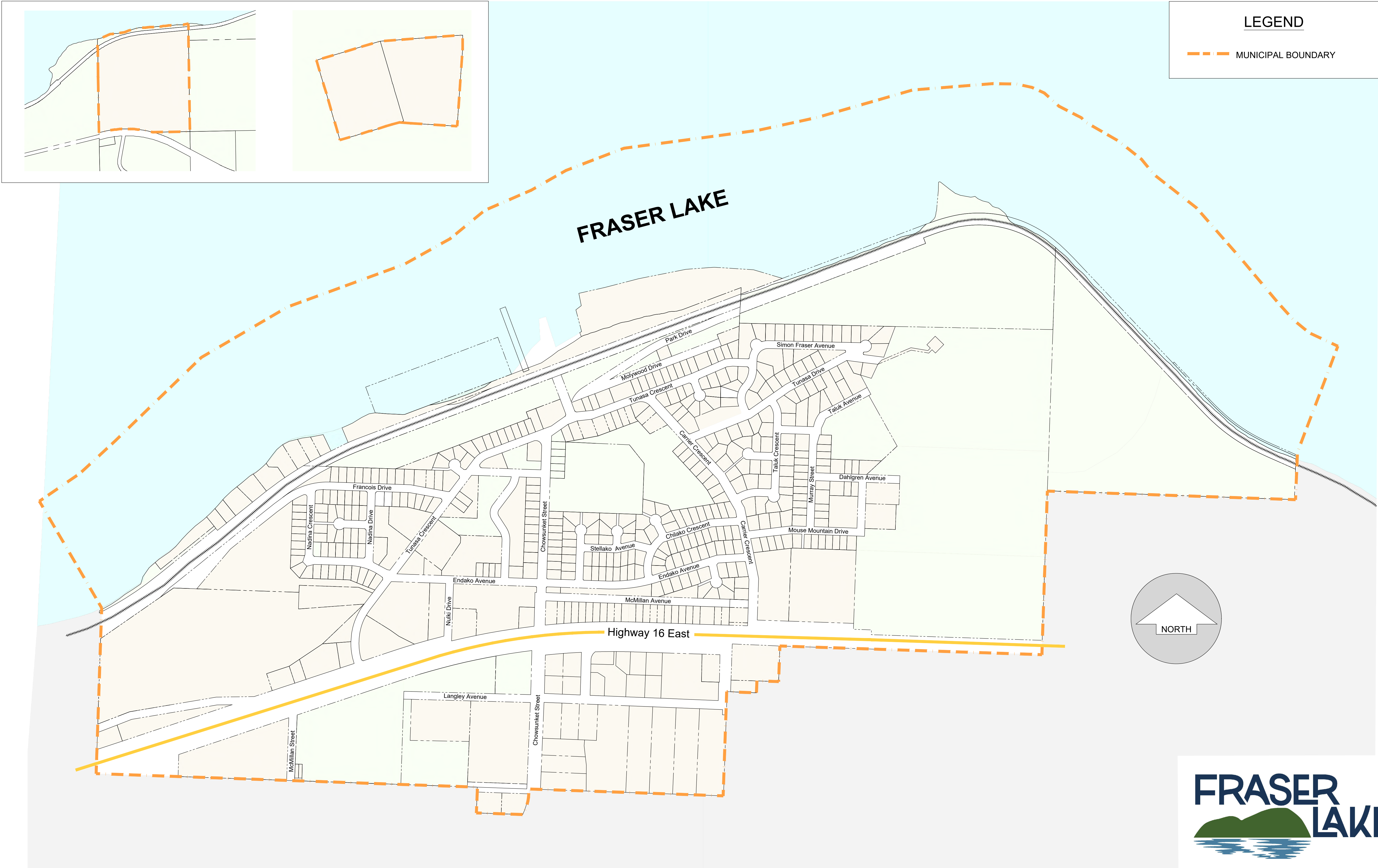
This Official Community Plan focuses on what we would like to achieve as a community as we grow, develop and evolve over the Plan’s twenty-year planning horizon. As per new legislation, Fraser Lake is required to review and update the OCP every five years to ensure that this long-term vision is being met and to ensure that there is enough capacity for 20 years of housing.

In addition to the policy and related direction included for in this OCP, several projects and actions have been identified throughout the Plan for Council’s consideration. These items reflect new plans, policies, investments and other Village initiatives to help continue advancing our communities sustainable growth.












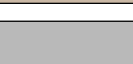


Project	Description
<b>Development Cost Charges (DCC) &amp; Amenity Cost Charges (ACC) Bylaw</b>	<ul style="list-style-type: none"> <li>Develop a DCC and ACC Bylaw to fairly share and attribute the costs of growth and new community services.</li> </ul>
<b>Tax Revitalization Exemption Bylaw</b>	<ul style="list-style-type: none"> <li>Develop a Tax Revitalization Exemption Bylaw to encourage development and redevelopment where it is a priority.</li> </ul>
<b>Subdivision and Servicing Bylaw</b>	<ul style="list-style-type: none"> <li>Create a Subdivision and Servicing Bylaw to better enable and support envisioned land use and development as directed in this OCP.</li> </ul>
<b>Downtown Vision Plan</b>	<ul style="list-style-type: none"> <li>Develop a Downtown Plan to create a more concrete overall form and character vision for the new downtown mixed use area.</li> </ul>
<b>Trails Master Plan</b>	<ul style="list-style-type: none"> <li>Develop a new Trails Master Plan that supports trails linkages within the municipal boundary and trail linkages that connect Fraser Lake to neighbouring First Nations, the Regional District of Bulkley-Nechako and neighbourhood jurisdictions.</li> </ul>
<b>Childcare Feasibility Study</b>	<ul style="list-style-type: none"> <li>Develop a Childcare Feasibility Study in order to encourage the provision of quality childcare in Fraser Lake that is affordable, accessible and supports an integrated service delivery approach across all levels of government and community organizations to meet the needs of children and youth with higher vulnerabilities and special education needs.</li> </ul>
<b>Industrial Water Use Policy</b>	<ul style="list-style-type: none"> <li>Develop a policy to mitigate future impacts on our potable water storage from industrial uses.</li> </ul>
<b>Storm Water Management Plan</b>	<ul style="list-style-type: none"> <li>Create a Storm Water Management Plan to assess the viability to permit additional outfalls &amp; look into the replacement of the existing stormwater network.</li> </ul>
<b>Road Hierarchy Policy</b>	<ul style="list-style-type: none"> <li>Develop this policy to further identify maintenance routes, planned investments for traffic management, active transportation networks, etc.</li> </ul>

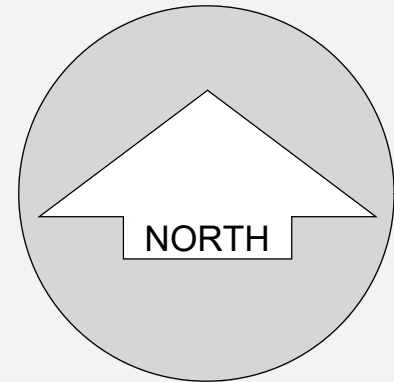
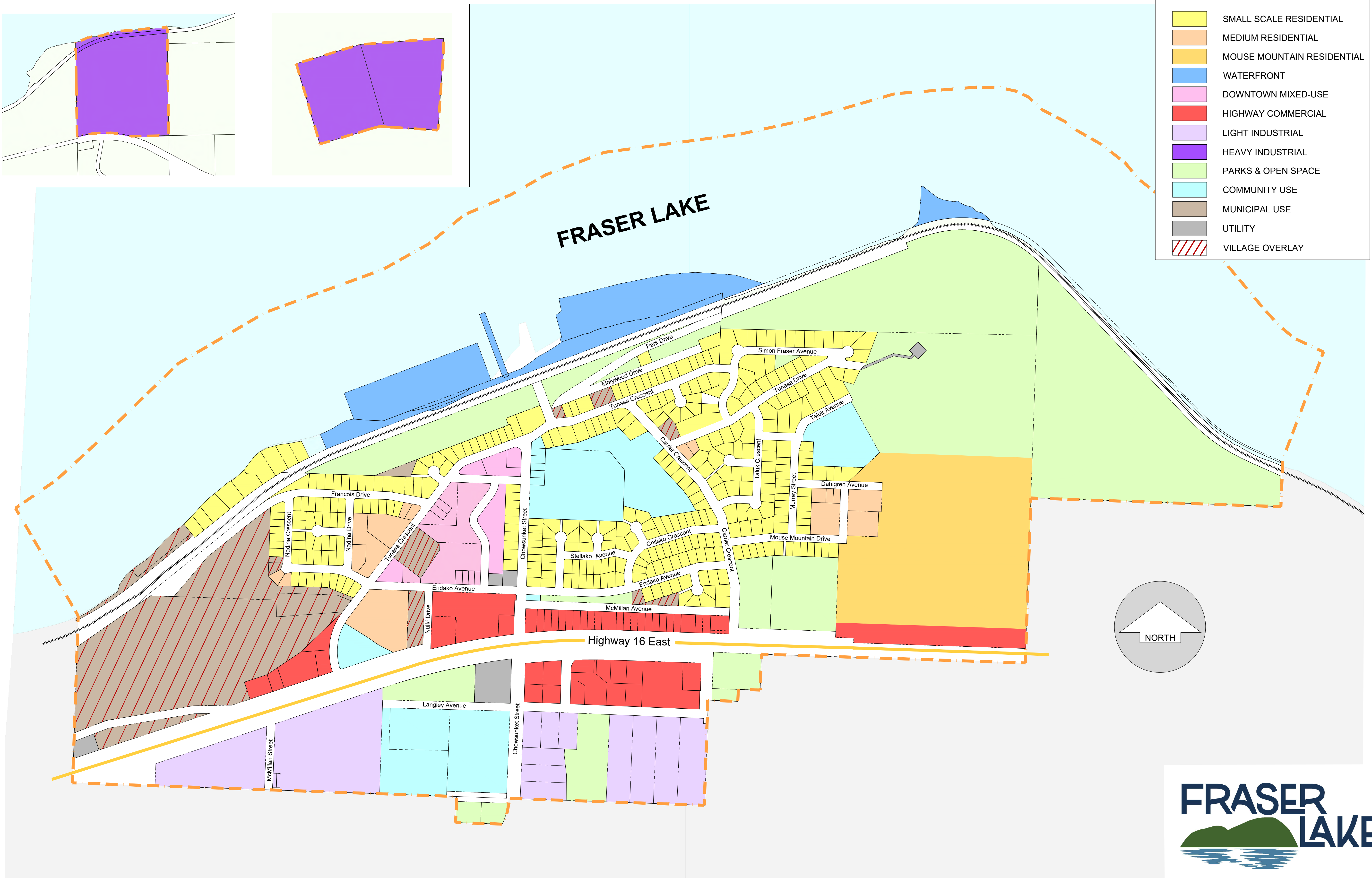
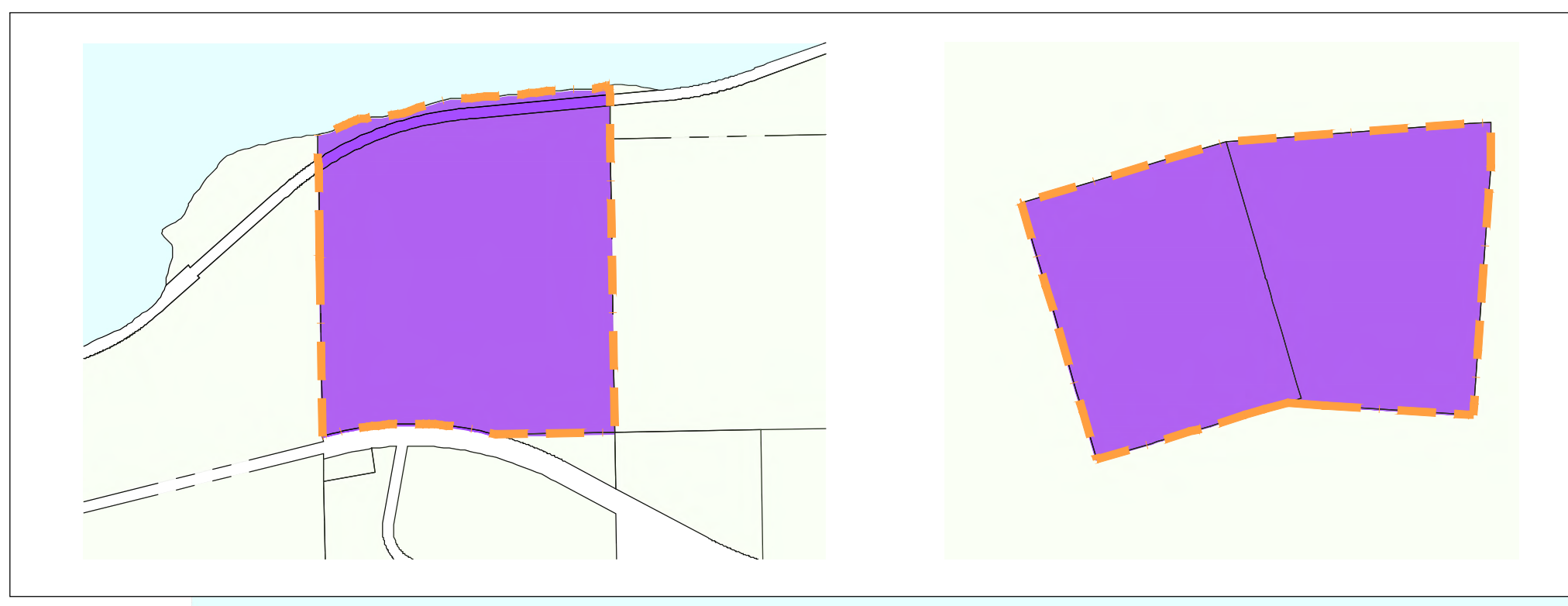


# SCHEDULE 1: MUNICIPAL BOUNDARY




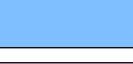

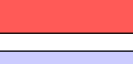









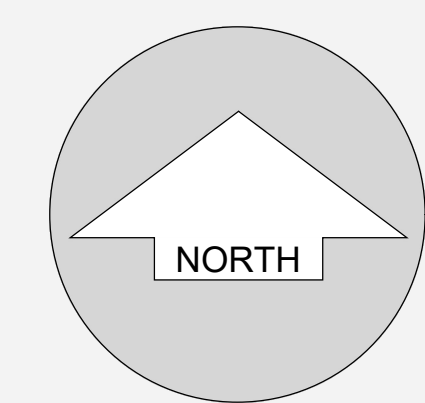
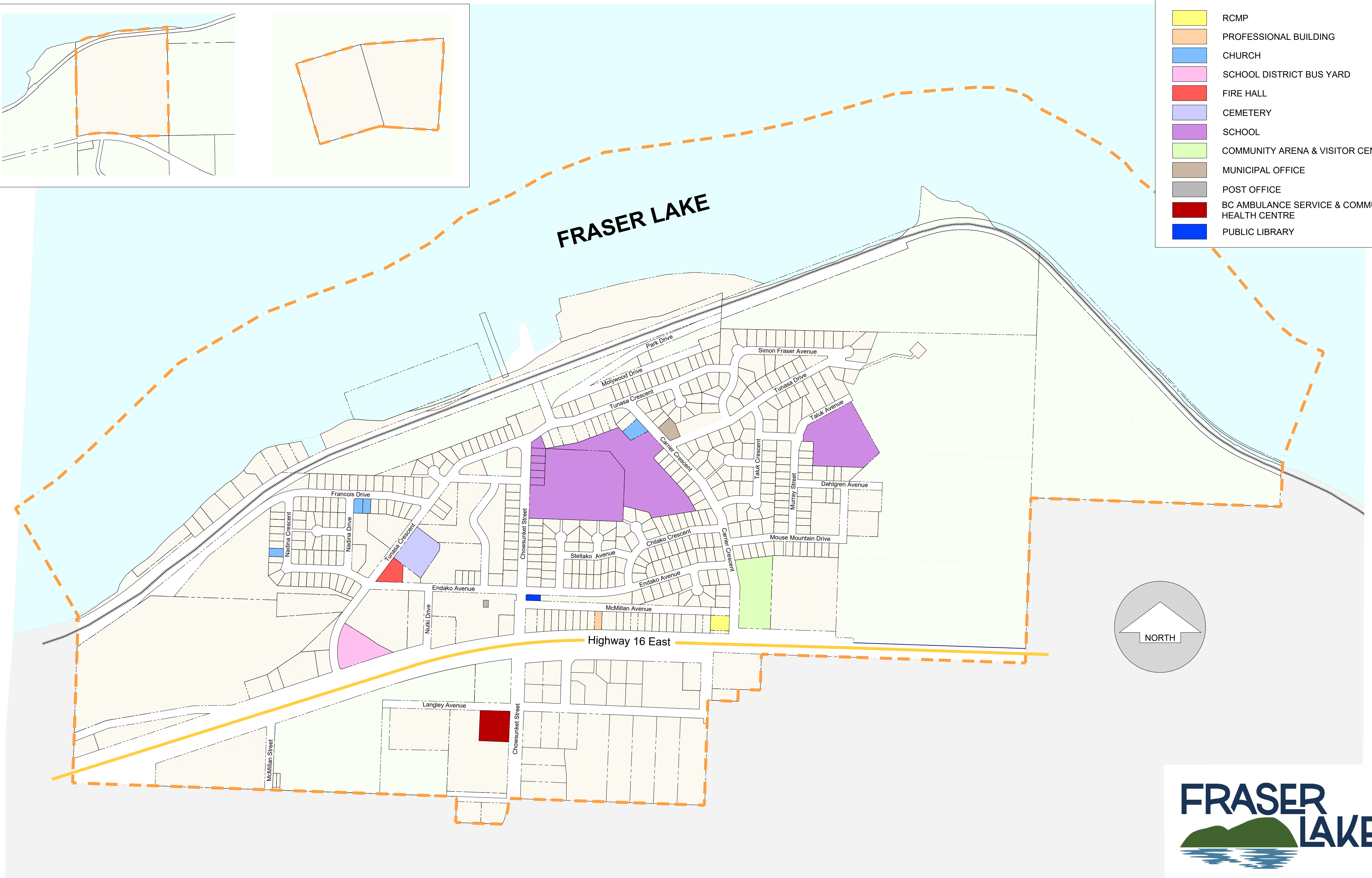
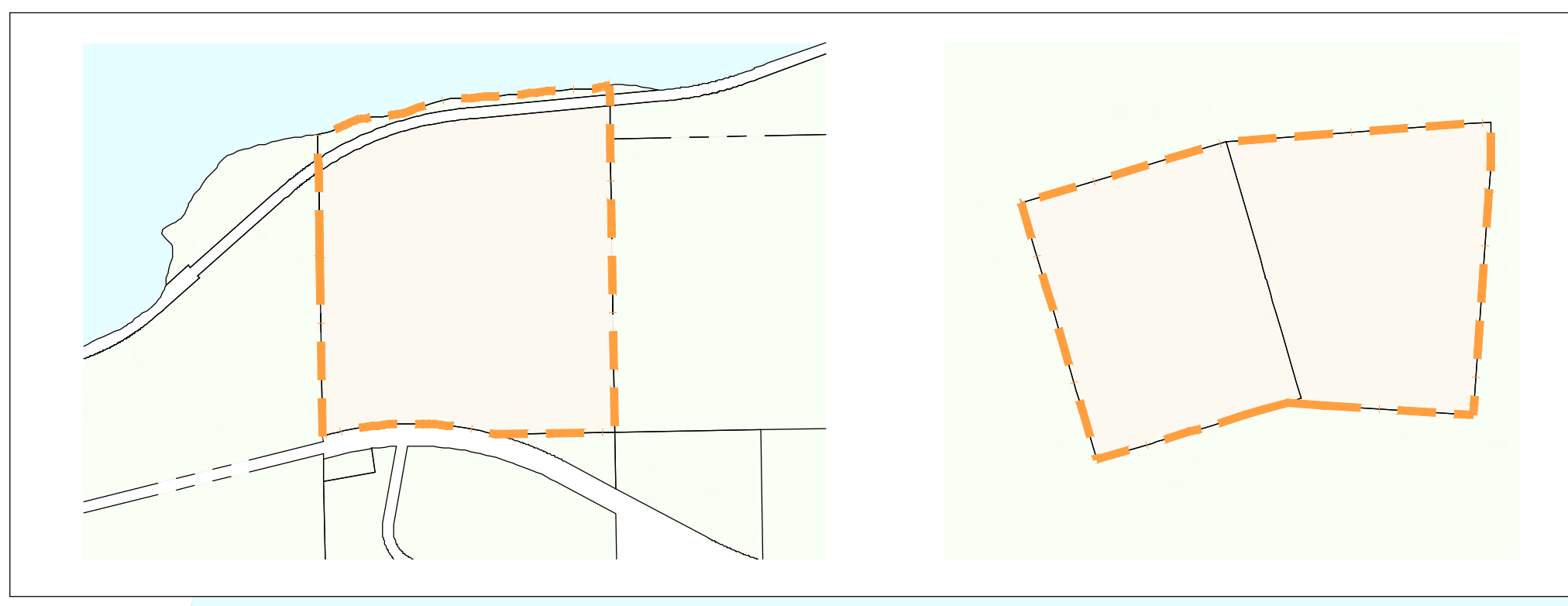
# SCHEDULE 2: FUTURE LAND USE DESIGNATIONS

LEGEND	
	MUNICIPAL BOUNDARY
	SMALL SCALE RESIDENTIAL
	MEDIUM RESIDENTIAL
	MOUSE MOUNTAIN RESIDENTIAL
	WATERFRONT
	DOWNTOWN MIXED-USE
	HIGHWAY COMMERCIAL
	LIGHT INDUSTRIAL
	HEAVY INDUSTRIAL
	PARKS & OPEN SPACE
	COMMUNITY USE
	MUNICIPAL USE
	UTILITY
	VILLAGE OVERLAY



# SCHEDULE 3: PUBLIC FACILITIES

LEGEND	
	MUNICIPAL BOUNDARY
	RCMP
	PROFESSIONAL BUILDING
	CHURCH
	SCHOOL DISTRICT BUS YARD
	FIRE HALL
	CEMETERY
	SCHOOL
	COMMUNITY ARENA & VISITOR CENTER
	MUNICIPAL OFFICE
	POST OFFICE
	BC AMBULANCE SERVICE & COMMUNITY HEALTH CENTRE
	PUBLIC LIBRARY



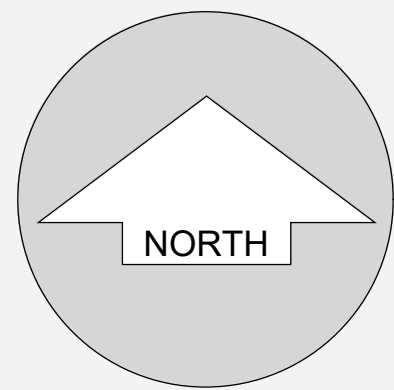
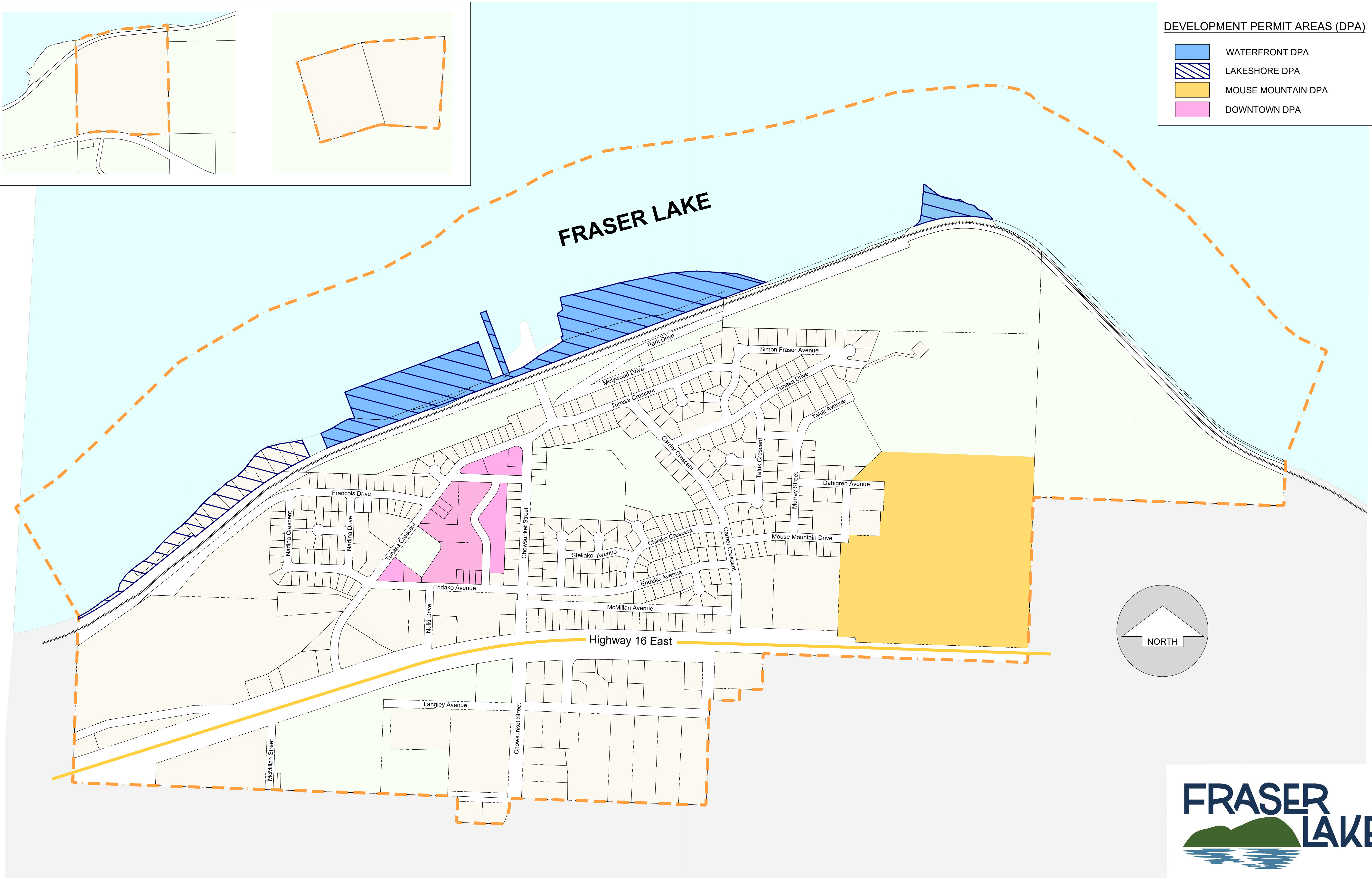
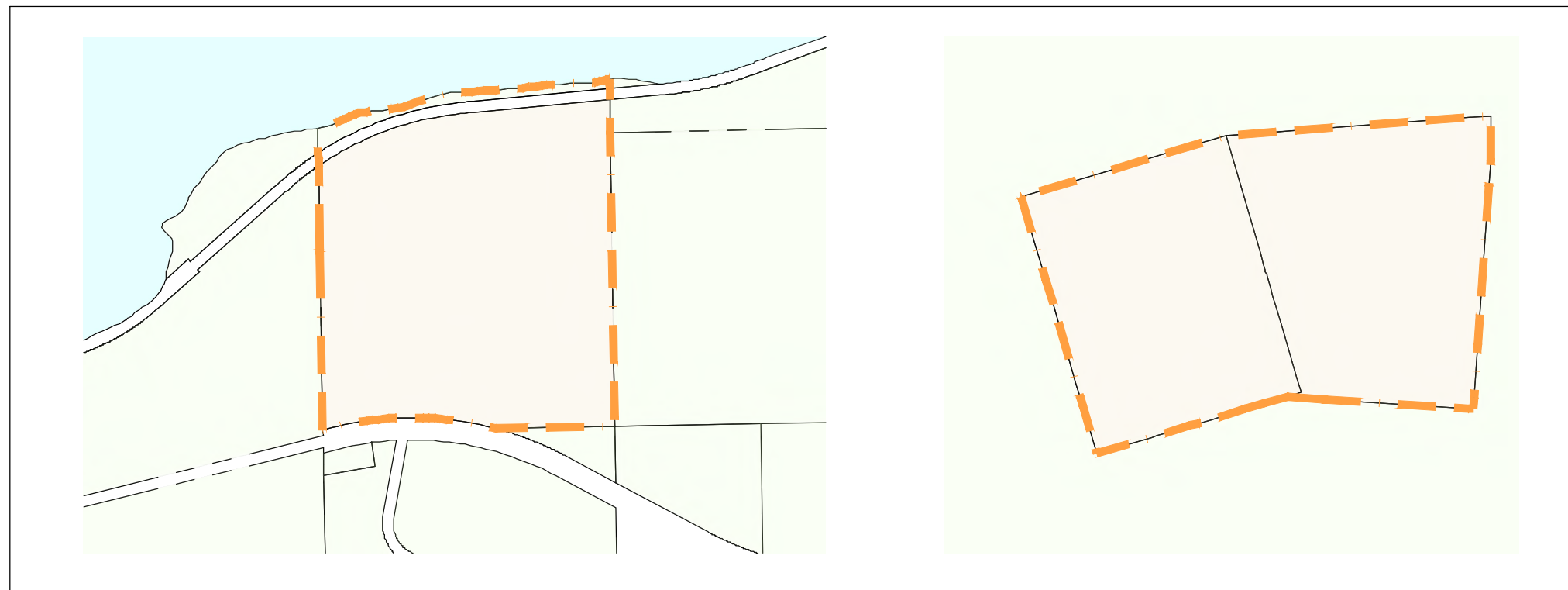
# SCHEDULE 4: DEVELOPMENT PERMIT AREAS

**LEGEND**

--- MUNICIPAL BOUNDARY

**DEVELOPMENT PERMIT AREAS (DPA)**

- Waterfront DPA
- Lakeshore DPA
- Mouse Mountain DPA
- Downtown DPA



# SCHEDULE 5: FUTURE ROAD & SERVICE CONNECTIONS

**LEGEND**

- MUNICIPAL BOUNDARY
- SECONDARY PARK DRIVE ROAD CONNECTION
- WATERMAIN CONNECTION / TUNASA CRESCENT TO LANGLEY AVENUE ROAD CONNECTION
- MOUSE MOUNTAIN SUBDIVISION HIGHWAY CONNECTION

