



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

Official Community Plan
Bylaw No. 879, 2007
Schedule A

Table of Contents

CHAPTER 1 – GENERAL REQUIREMENTS	1
1.1 THE OFFICIAL COMMUNITY PLAN.....	1
1.2 EFFECT	1
1.3 ENABLING LEGISLATION.....	1
1.4 APPLICATION.....	2
1.5 INTERPRETATION	2
1.6 SEVERABILITY	2
CHAPTER 2 - INTRODUCTION AND BACKGROUND	3
2.1 BURNS LAKE IN THE REGIONAL CONTEXT.....	3
2.2 HISTORICAL OVERVIEW.....	4
2.3 BURNS LAKE TODAY - COMMUNITY CHARACTERISTICS AND TRENDS.....	5
2.4 PUBLIC CONSULTATION PROCESS	8
CHAPTER 3 - A VISION FOR BURNS LAKE.....	10
CHAPTER 4 - GROWTH MANAGEMENT.....	12
CHAPTER 5 - NATURAL ENVIRONMENT	14
CHAPTER 6 - LAND USE	17
6.1 HOUSING	17
6.2 COMMERCIAL	20
6.3 INDUSTRIAL	22
6.4 PARKS, RECREATION AND OPEN SPACE	23
6.5 INSTITUTIONAL AND PUBLIC UTILITY.....	25
6.6 CONCEPT DEVELOPMENT PLAN AREA.....	30
CHAPTER 7 - UTILITY SERVICES	31
7.1 WATER.....	31
7.2 SANITARY SEWER.....	31
7.3 STORM WATER MANAGEMENT	32
7.4 SOLID WASTE MANAGEMENT	33
CHAPTER 8 - TRANSPORTATION.....	34
CHAPTER 9 - SOCIAL ENVIRONMENT.....	36
CHAPTER 10 - ECONOMIC ENVIRONMENT.....	37
10.1 FOREST SECTOR EMPLOYMENT	38
10.2 WATERFRONT DEVELOPMENT AND OUTDOOR TOURISM.....	38
10.3 SMALL BUSINESS DEVELOPMENT	39
10.4 COMMUNITY UNITY	39
10.5 HUMAN RESOURCE DEVELOPMENT	40

CHAPTER 11 - DEVELOPMENT PERMIT AREAS..... 41

11.1 DESIGNATING DEVELOPMENT PERMIT AREAS 41

11.2 CONDITIONS WHERE DEVELOPMENT PERMITS ARE NOT REQUIRED 42

11.3 ENVIRONMENTALLY SENSITIVE AREAS, DEVELOPMENT PERMIT AREA 42

11.4 COMMERCIAL VILLAGE DEVELOPMENT PERMIT AREA 46

11.5 HIGHWAY COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT AREA 48

11.6 MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT PERMIT AREA..... 50

CHAPTER 12 - IMPLEMENTATION STRATEGY 52

12.1 IMPLEMENTING THE PLAN 52

12.2 FUTURE LAND USE PLAN DESIGNATIONS 52

12.3 ZONING BYLAW 54

12.4 FUTURE GROWTH AND DEVELOPMENT 54

12.5 INTRA MUNICIPAL RELATIONSHIPS 55

12.6 FINANCING THE PLAN 55

MAPS

(UNLESS OTHERWISE NOTED ALL MAPS ARE AT END OF DOCUMENT)

MAP 1 OCP BOUNDARY MAP

MAP 2 REGIONAL CONTEXT (WITHIN DOCUMENT – PAGE 3)

MAP 3 ENVIRONMENTALLY SENSITIVE AREA AND WATER COURSE PROTECTION

MAP 4 EXISTING AND PROPOSED WATER SYSTEM SERVICE AREA

MAP 5 EXISTING AND PROPOSED SANITARY SEWER SYSTEM SERVICE AREA

MAP 6 MAJOR ROAD NETWORK

MAP 7 FUTURE LAND USE

MAP 8 DEVELOPMENT PERMIT AREA

CHAPTER 1 - General Requirements

1.1 The Official Community Plan

The official community plan is a document that sets out the general guidelines for the orderly growth and development of the Village of Burns Lake. The plan objectives and policies provide a basis for rational decision making on matters related to present and anticipated future requirements and needs of the citizens of Burns Lake.

1.2 Effect

The legal effect of the official community plan is outlined in Part 26 of the *Local Government Act*. An official community plan is adopted by bylaw. The plan becomes effective when the bylaw is enacted in accordance with the *Local Government Act* and is given final reading by Village Council. The plan's adoption does not commit or authorize the Village Council to proceed with a project specified in the plan until normal budgetary procedures have been followed. Such procedures include a five-year capital expenditure program.

Subsequent bylaws passed by Village Council must be consistent with the plan, or move towards compliance with the plan.

1.3 Enabling Legislation

The contents within an official community plan are governed by provincial legislation known as the *Local Government Act*. Where a municipality desires to have a plan, Part 26, Division 2 of the *Local Government Act* describes to the Village what requirements must be in an official community plan.

The Burns Lake Official Community Plan must consider such items as:

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

- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites; and
- housing policies of the Village respecting affordable housing, rental housing and special needs housing.

The Burns Lake Official Community Plan may include the following:

- policies of the Village relating to social needs, social well-being and social development;
- a regional context statement consistent with a regional growth strategy;
- policies respecting the maintenance and enhancement of farming;
- the establishment of development permits to protect the natural environment; development from hazardous conditions; protect farming; and guidelines for commercial, industrial and multiple family residential development;
- temporary commercial and industrial uses; and
- heritage conservation areas.

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

1.4 Application

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

1.5 Interpretation

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

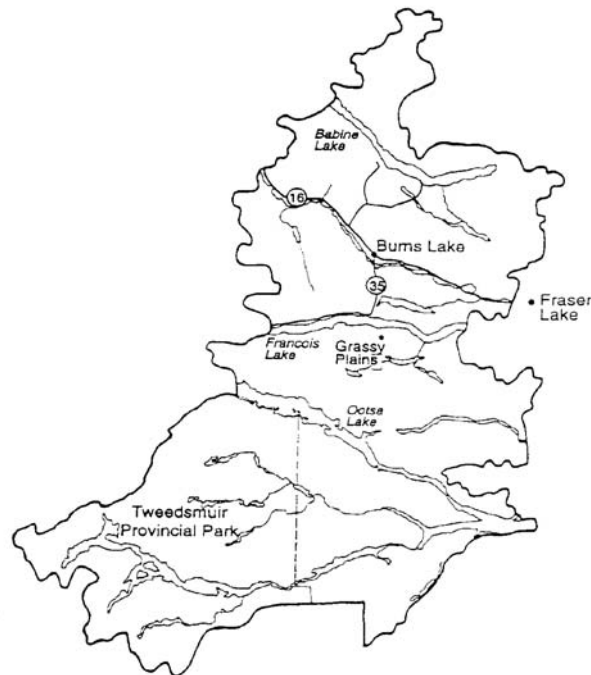
1.6 Severability

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

CHAPTER 2 - Introduction and Background

2.1 Burns Lake in the Regional Context

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



Map 2 - Regional Context - Burns Lake and Lakes District

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

2.2 Historical Overview

The origins of the name “Burns Lake” comes from the Borland Expedition who traveled the Cariboo-Cassiar Trail in 1869. The area had been blackened by a large brush fire - hence “Burnt Lake”.

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

Figure 2.2 depicts Burns Lake in the early days - Omineca Hotel on the right. Photo dates from 1924-1926.



Six First Nations have traditional territory in the Lakes District area, having settled the area for centuries prior to European settlers. From a historical overview the two First Nations which influence the plan area are the Burns Lake Indian Band and the Lake Babine Band.

2.3 Burns Lake Today - Community Characteristics and Trends

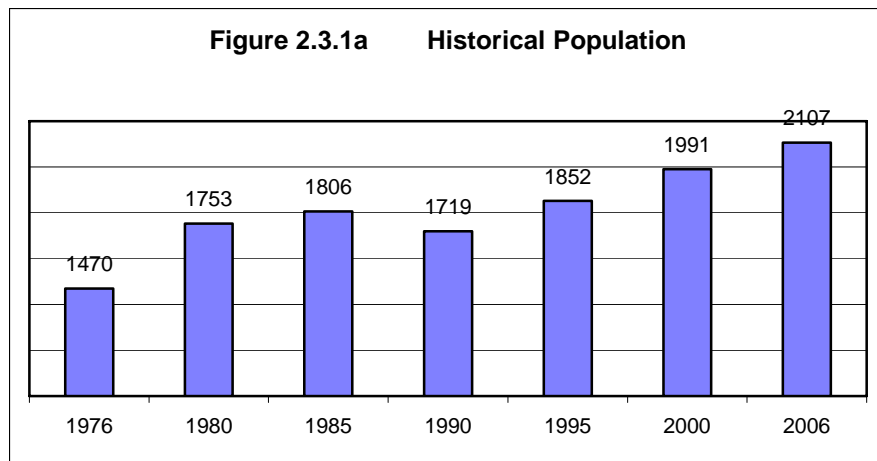
Identifying the characteristics and trends in a community helps us to better understand the type of community we are today and how it will grow in the future. By examining the characteristics and trends in Burns Lake, the plan establishes objectives and policies which will build on community strengths and overcome community weaknesses.

2.3.1 Population and Age Distribution

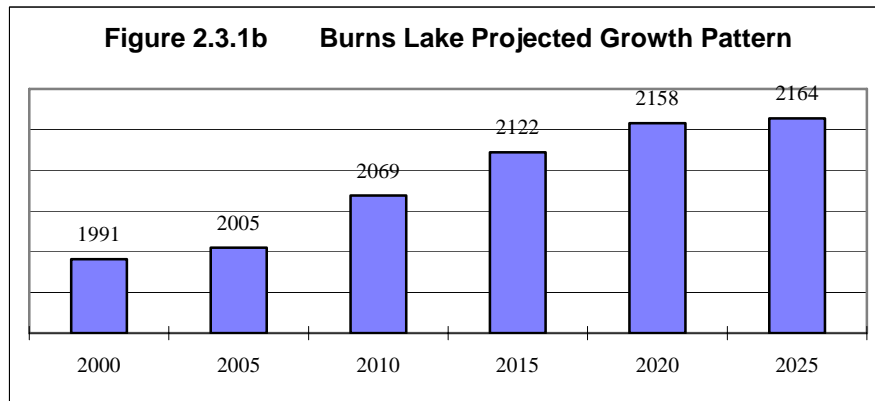
Historically, growth rates saw dramatic increases in the late 70's and declines in the early 80's. World commodity and resource sectors have and will continue to influence population trends in Burns Lake and the impact of the Mountain Pine Beetle in particular will have a direct effect on the future economy of the Village.

The population growth rate of Burns Lake has fluctuated during the past 15 years ranging from a high of 5.6% in 1993 and a low of -1.2% in 1995. In the past six years however, the population has remained fairly stable. BC STATS estimates the 2006 population at 2778 including 671 on Indian Reserves within the Village corporate limits. Burns Lake acts as the supply and service centre for a region of approximately 8000 people. The population of the Burns Lake rural area (Bulkley Nechako Electoral Area 'B') was 2154 in 2006.

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



Note: The population figures and estimates are prepared by BC STATS section, Ministry of Finance and Corporate Relations. The population figures do not include the Indian Reserve Populations, which in 2006 was 671 persons according to Census Canada.



Note: The population estimates represent a projection based on the historical population percentages of 25.4% of Local Health Area 55 (Burns Lake) prepared by BC STATS Section, Ministry of Finance and Corporate Relations.

BC STATS projects a population growth rate of 0.1% to 1.0% of the Burns Lake Health Region over the next twenty years. Figure 2.3.1b above illustrates the projected growth trends of the Village of Burns Lake.

The age distribution of Burns Lake may be described as a younger community compared to the provincial distribution. In Burns Lake there are generally more people between the ages of 0-24 and fewer between 25-65+, than the provincial statistics. Figure 2.3.1c illustrates the 2001 age distribution as a percentage of the total population.

Figure 2.3.1c

Age Distribution 2001

Age	Burns Lake	British Columbia
0 – 14	24.7%	18.1%
15 – 24	15.4%	13.2%
25 – 44	29.6%	30.1%
45 – 64	19.0%	25.1%
65 +	11.6%	13.6%
Total	100%	100%

(Source: BC STATS)

Historically, as people aged they moved away from Burns Lake to larger communities. However, throughout the northern interior there is a noted increase in senior populations. In Burns Lake in 1996 9.7% of the population was 65 years and older whereas this number had grown to 11.6% by 2001. The Northern Health Authority projects a 35% increase in persons 65 years and older from 2003 to 2010.

2.3.2 Household Characteristics

In Burns Lake the average family size is approximately 2.6 persons per household. The majority of these families (64%) are both husband and wife families. Lone parent families comprise approximately 21%, followed by families of common-law couples at 15%. The majority of households reside in single detached homes (68%). Multiple dwelling units such as apartments and townhouses comprise 24% of all household dwellings.

2.3.3 Employment and Income

Figure 2.3.3

BURNS LAKE AND AREA LABOUR FORCE			
	2001		
	Burns Lake	Rural*	Total Area
GOODS PRODUCING			
Agriculture, forestry, fishing & hunting	70	275	345
Mining & oil & gas extraction		15	15
Utilities	10		10
Construction	25	110	135
Manufacturing	120	200	320
TOTAL GOODS PRODUCING	225	600	825
SERVICES PRODUCING			
Wholesale trade	10	10	20
Retail trade	165	85	250
Transportation & warehousing	40	70	110
Information and cultural industries	30	10	40
Insurance and finance	10	30	40
Real estate and rental and leasing	15	10	25
Professional, scientific and technical services	10	35	45
Administrative & support, waste management & remediation services	25	10	35
Educational services	100	90	190
Health care & social assistance	95	130	225
Arts, entertainment & recreation	10	25	35
Accommodation & food services	125	30	155
Other services (except public admin)	20	55	75
Public administration	115	55	170
TOTAL SERVICES PRODUCING	770	645	1415
Industry unspecified	20	30	50
TOTAL LABOUR FORCE	1015	1275	2290

Note: Information from Statistics Canada 2001 Census Data for Burns Lake and surrounding area excluding Indian Reserves.

*"Rural" consists of Bukley-Nechako Census Subdivision "B" (Electoral Area "B")

Manufacturing, retail trade and tourism related services are the dominant employment industries within Burns Lake. Agriculture, forestry, fishing & hunting and manufacturing are the dominant labour force categories in the Burns Lake rural area (Regional District Electoral area 'B'). Figure 2.3.3 illustrates the 2001 Labour Force Estimates by primary occupations. When comparing this with 1981 and 1991 Labour Force Estimates, employment trends indicate that within Burns Lake, there has been a shift from employment derived from goods-producing jobs to services-producing jobs. Between 1981 and 1991 goods-producing jobs in Burns Lake decreased from 35% to 24% of total jobs and in 2001 that dropped to 22%, while services-producing jobs increased respectively. The rural Burns Lake employment trends also showed a drop in the goods-producing sector from 48% in 1981 to 44% in 1991, however there has been an increase to 47% in 2001. There is a significantly higher percentage of the rural labour force employed in goods-producing jobs than within the Village.

The average income levels have generally been slightly below the provincial average. In 2001 the average income in Burns Lake was \$39,177.00 compared to the provincial average of \$42,095.00. The majority of people in Burns Lake derive their income from employment sources (71.1%) followed by pension (8.8%), investment (6.1%) and self-employed income (5.7%).

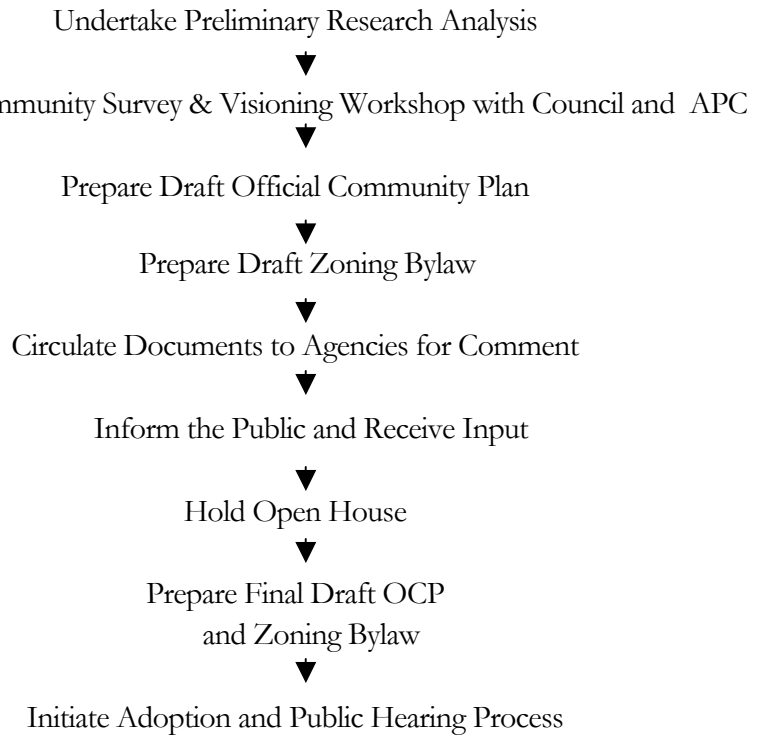
2.4 Public Consultation Process

A public consultation program was designed to prepare an accurate profile of public opinion and issue identification for Burns Lake. The first phase of the program included a community survey to inform residents of the process and obtain initial public opinion. During this phase a visioning session was also conducted with Village Council and the Advisory Planning Commission. The second phase of the program involved circulation to community groups and government agencies. In addition a draft plan was available at the Village office. The public had an opportunity to review the draft plan and provide their comments to the Village. The third phase of the process included an open house to present the draft community plan. The public was able to review the plan and ask questions regarding the maps and document. The final phase of the public consultation was the formal public hearing, where Village Council considered the document.

The process to adopt the new Burns Lake Official Community Plan and Zoning Bylaw are illustrated on Figure 2.4.

Figure 2.4

Official Community Plan and Zoning Bylaw Process



CHAPTER 3 - A Vision for Burns Lake

A healthy, growing and resilient community.

During the initial planning process, residents were encouraged to provide their thoughts on future directions for Burns Lake. To solicit people's views a questionnaire was distributed to all households in Burns Lake. In addition a community visioning meeting was held with Council and the Advisory Planning Commission. The information gathered provided a clearer understanding of what people in Burns Lake most value about their area and of the direction desired to improve their community. In summary, it was found that residents value a strong sense of community, a desire to diversify their economic base and to improve relationships with the First Nation communities.

Community Vision - Values and expectations of the community

Economic Sustainability

- 1. Envision a more sustainable community where employment opportunities are available for young people;*
- 2. Diversify the local economy reducing the dependency on the forestry industry. Tourism and value added forestry products were identified as two key opportunities to diversify the local economy;*
- 3. Capitalize on opportunities to strengthen Burns Lake's role as a regional goods and service centre;*

*Small town character
Home*

- 4. Recognize the importance of the strong sense of community, the spirit and friendliness of the people and the small town character found in Burns Lake, and retain these qualities as the community grows;*
- 5. Improve relationships with local First Nations, to celebrate and respect the diversity of the community and welcome newcomers;*
- 6. Value our heritage and be respectful of the past;*

Social Responsibility

- 7. Maintain the social well-being of all residents by providing a safe community with opportunities for a healthy lifestyle;*
- 8. Provide facilities and amenities required for all ages to remain in the community;*
- 9. Develop the necessary supports to deal with social issues such as alcohol abuse and drug addictions;*

*Environmental
Stewardship*

- 10. Recognize the value of our unique natural setting and the recreation and tourism opportunities related to this;*

- Infrastructure*
11. *Protect the natural environment and the clean air for future generations;*
 12. *Improve the water quality of Burns Lake in order to clean up the environment;*
 13. *Provide adequate infrastructure to ensure appropriate levels of service to meet the needs of existing and future residents and business;*
 14. *Ensure community safety by improving the routing of Highway 16 through the community, with the possibility of providing an alternate route for truck traffic;*
- Vibrant downtown*
15. *Improve the physical appearance and attractiveness of the commercial areas;*
 16. *Create a busy, vibrant commercial district attracting tourists and residents;*
- Parks, Recreation*
17. *Improve the level of recreational opportunities for all ages in Burns Lake;*
 18. *Integrate nature into the downtown and the built up areas with parks, nature walks and trails.*

CHAPTER 4 - Growth Management

The Village of Burns Lake is actively seeking growth. Given that, what is growth management and why should the Village of Burns Lake establish a growth management strategy?

Growth Management is a planning approach that seeks to redistribute growth and development in ways that minimize negative environmental, social, economic development and fiscal impacts, and do not for the purposes of this plan reduce the amount or rate of growth.

The tools used to manage growth are the official community plan, zoning bylaw, subdivision regulations, servicing requirements, municipal budgeting process, environmental protection and fringe area policies.

The reasons for managing growth in Burns Lake include the desire to:

- encourage the efficient and full utilization of community services and utility services (e.g. water and sewer);
- preserve the character, quality of life and lifestyle in Burns Lake;
- reduce the public costs associated with sprawling inefficient development;
- preserve the health of environment; and
- encourage a coordinated approach to development with Electoral Area B of the Bulkley-Nechako Regional District.

Objectives

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

1. Encourage utilization of areas already serviced prior to extending services;
2. Seek ways to coordinate planning with First Nations communities and the Regional District;
3. Encourage the efficient and logical extensions of utility servicing within the corporate boundaries of the Village;
4. Encourage the full utilization of community services for local residences;
5. Work closely with the Regional District of Bulkley-Nechako to ensure an appropriate and coordinated approach to development;

Issues:

Dealing with fringe area development.

Efficient use of infrastructure and services.

6. Establish policies to preserve the health of identified environmental sensitive areas;
7. Reduce the cost of new growth and development on the existing community; and
8. Continue to consult with the Regional District of Bulkley-Nechako regarding the feasibility of boundary expansion.

Policies

The Village will:

1. Continue to review development and subdivision proposals from the perspective of whether or not the applications are in the long-term servicing strategy of the municipality;
2. Encourage infill of vacant or underutilized parcels of land within existing subdivisions in order to efficiently utilize existing servicing capacity;
3. Ensure community facilities and services are managed to meet the needs of residents within its corporate boundaries; and where appropriate, as an economic development strategy to promote tourism and growth;
4. Review development applications within the urban fringe with the Regional District of Bulkley-Nechako to determine if those applications comply with the long-term objectives of the official community plan;
5. Implement the natural environment policies in Chapter 5 as a means of managing or directing growth away from these sensitive areas;
6. Continue to require new development to provide full municipal servicing in accordance with current bylaws and policy;
7. Consider the incorporation of subdivisions within its urban fringe as a long-term growth management policy. This approach would require coordination and discussion with the Regional District of Bulkley-Nechako; and
8. Encourage new commercial and industrial development to locate in the corporate boundaries of Burns Lake in order to discourage urban sprawl.

CHAPTER 5 - Natural Environment

The elements which form the natural environment include environmentally sensitive areas, watercourses, lakes, hazard lands and significant vegetation areas. In Burns Lake the surrounding forested land also contributes to defining the natural environment within the community. While the Village of Burns Lake does not have the ability to protect all the elements which form the natural environment, this plan defines and allows the Village to protect those hazard areas and watercourses within its boundaries. *For the purposes of this official community plan Burns Lake; the creek corridors of Saul Creek and Wardrup Creek; and the known hazard lands along Highway 16 have been identified as environmentally sensitive areas.* The environmentally sensitive areas are illustrated on Map 3.

The mountain pine beetle infestation and the subsequent salvage logging operations have enormous environmental impacts. Loss of forest canopy affects the hydrology of the area by increasing water reaching, stored in and flowing off hillsides. It also causes earlier onset of spring snowmelt, increased stream runoff volumes and changes in stream flows. While the mortality of the forests has had a major impact, the salvage logging of affected stands has a greater impact on the hydrology. Removal of infested trees in environmentally sensitive areas needs to be managed carefully.

Mountain pine beetle attacked forests represent an added risk to communities, the risk of forest fires. The province has committed to implementing the recommendations contained in the *Firestorm 2003 Provincial Review* (the *Filmon Report*) and resources are available to assist communities in fuel management and identifying at-risk areas.

Issues:

Protect sensitive areas and hazard lands.

Objectives

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

1. Provide a framework to identify, manage and protect Environmentally Sensitive Areas (ESA's);
2. Incorporate into the Burns Lake OCP and its policies the Ministry of Environment's objectives and guidelines for the *Land Development Guidelines for the Protection of Aquatic Habitat*;
3. Maintain high water quality in surface water, ground water and aquifers;
4. Continue to work with the provincial government to assess and evaluate the impact of the mountain pine beetle infestation;
5. Support the Community Wildfire Protection planning process; and

6. Prevent the loss of life and damage to property from erosion, soil instability, and land slide and moderate or higher fire hazard.

Policies

The Village will:

1. Protect those Environmentally Sensitive Areas identified in the official community plan through the use of development permits;
2. Require all new developments which may impact ESA's to prepare a management plan (e.g. stormwater, fire hazard, environmental or geotechnical) prepared by a registered professional in the appropriate field. These management plans should reference guidelines contained in *Land Development Guidelines for the Protection of Aquatic Habitat* published by Fisheries and Oceans Canada and the Ministry of Environment and to the Provincial Ministry of Environment Best Management Practices documents such as the *Standards and Best Practices for Instream Works* and the *Environmental Best Management Practices for Urban and Rural Development*. These assessments will be required during the development permit process which may be initiated by a rezoning, subdivision or building permit application;
3. Ensure all new development and infrastructure occurs with minimal impact or disturbance to Burns Lake, Saul Creek or Wardrup Creek and their leavestrip areas and that any impacted areas are rehabilitated using indigenous plants and trees;
4. Encourage the protection of Burns Lake, Saul Creek and Wardrup Creek by dedication or registration of a conservation restrictive covenant in the name of the Corporation of the Village of Burns Lake to ensure non-disturbance or no-building in the ESA area;
5. Require all area with slopes greater than 30% to be investigated as hazardous, environmentally and visually sensitive lands and a no-build/no-disturb covenant considered as part of the zoning, subdivision or building approval process;
6. Direct development away from those lands which may have a potential natural hazard, soil instability, or have been identified as hazardous by the Village, or other agencies having jurisdiction;
7. Support density averaging, or bonusing, for the promotion of clustering development away from ESA areas;
8. Encourage new development to meet or exceed Firesmart principles that are available through the provincial Office of the Fire Commissioner;
9. Where a property contains forested land or borders forest land the developer will be required to undertake a fire hazard risk assessment at the time of submitting to a rezoning application or subdivision application. The assessment

will provide a recommended mitigation strategy which will be submitted to both the Village and the Ministry of Forests. Recommended mitigation strategies could include, but are not limited to the following:

- a) Incorporating fuel breaks adjacent to or on the residential subdivisions;
 - b) Establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;
 - c) Utilizing fireproofing techniques and fireproof materials in the building design;
 - d) Designing roads that provide evacuation routes and facilitate movement of fire fighting equipment;
 - e) Ensuring all roads are named and signed;
 - f) Ensuring availability of water supply facilities adequate for fire suppression;
 - g) Ensuring the provision of access to local water sources, lakes and streams as part of access requirements; and
 - h) Implementing setbacks, interfacing fire protection standards and building material standards pursuant to the Ministry of Forests; and
9. Consider in addition to the hazard lands identified on Map 3, that the flooding of Burns Lake and other watercourses in Burns Lake is also a hazard, and in doing so will cooperate with the Ministry of Environment to direct habitable buildings or development away from 1:200 year flood levels.

CHAPTER 6 - Land Use

A key component of the official community plan is the projected direction of future land uses. This chapter establishes future land uses for the Village for the next twenty years. During the course of regular reviews there will be refinements to future land uses to correspond to changes in direction from Council, however the general intent should reflect the vision established by the community.

6.1 Housing

6.1.1 Current Housing Conditions

The current housing conditions are comprised of a variety and range of housing types. In 2001 BC STATS compiled the following statistics regarding the number and type of dwellings within Burns Lake:

	Village	% of total
Single – detached houses	525	70
Row House/Townhouse/ Apartment	180	24
Other	45	6
Total Occupied Private Dwellings (not including dwellings on IRs)	750	100

The total number of private households does not include the private dwellings on Indian Reserves located within Burns Lake's corporate limits. With the dwellings on the Reserves, the total number of dwelling units is approximately 950. During the 1990's the annual number of residential building permits for the Village ranged from 8 to 18 dwellings per year and since 2000 the number has dropped to an average of 3 per year. The majority of these permits were for single detached dwellings. Correspondingly the historical growth rate for Burns Lake is an average annual growth rate of 1.8% from 1996 to 2001 and less than 1% over the past five years.

6.1.2 Projected Housing Requirements

In preparation of the official community plan population projections and household characteristics were used to determine the projected housing requirements.

The average population growth incorporates fluctuations as a result of economic conditions. In 2005 an estimated total of 2005 people lived in Burns Lake, not including those living on Indian Reserves. With those on reserve included the

estimated population is 2638. Over the next twenty years the population of Burns Lake is projected to grow to 3090, or 2164 not including those living on Indian Reserves. These estimates are based on BC STATS population projections for the Local Health Area (No. 55 Burns Lake) then utilizing Burns Lake’s historical percentage population within the Local Health Area.

Utilizing projected future population growth (i.e. 2164 people by 2025) and the proportionate share of housing types and persons per household (2.6 p.p.h), it is estimated that Burns Lake will require the following by the year 2025:

	Units by 2025	20% adjust factor	Total Units	% of total
Single - detached houses	43	9	52	70
Row House/ Townhouse /Apartment	15	3	18	24
Other	4	1	5	6
Total additional units	62	13	75	100

Note: The projected housing units above do not include the future requirement for the First Nation lands within Burns Lake’s corporate limits.

The official community plan has identified those areas where future housing types are to be located to meet the projected needs. The official community plan generally identifies areas adjacent to the downtown and along 5th Avenue as accommodating higher densities for apartment units. The lands adjacent to the existing BC Housing townhouses are designated to accommodate row housing or townhouses. Single detached and semi-detached housing is designated as residential low density, and identified adjacent to Burns Lake and north and east of downtown. The projection assumed development for low density residential at the current average 4 units/gross acre (or 10 units/gross ha). Projected growth, even if all is low density, can be accommodated within approximately 25 acres or 10 ha. This plan identifies a possible shortage of land over the next 20 years only if the Village owned parcel is not available for any residential development. This is not perceived to be an immediate concern, given other vacant residential development sites, potential for infill residential and higher density development.

It should be noted that there could be significant population growth within the First Nations on Reserve lands. The growth estimates here do not take that factor into account. More coordination with the two local First Nations in Burns Lake would be desirable in order to assess future growth and household needs more accurately.

Other housing types such as manufactured homes, seniors housing, special needs housing and affordable housing of all types will also be required within the next twenty years. The housing objectives and policies address the direction needed to provide future housing to meet the needs of Burns Lake.

Objectives

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

Issues:

*Provide more
affordable housing*

*Accommodating
future growth and
housing demand*

1. Manage the need to provide additional housing in a way that protects the existing quality of life and minimizes negative impacts on environmentally sensitive areas;
2. Encourage a wide range of housing types and densities in order to accommodate the full range of socio-economic groups, age groups and lifestyles in Burns Lake;
3. Minimize the costs of new housing development on existing residents;
4. Make efficient use of existing parcels of land and the existing housing stock, thereby optimizing the benefits that can be derived from existing servicing and infrastructure;
5. Review and consider strata subdivision applications, taking into account rental housing stock and condition of buildings; and
6. Encourage a mix of housing opportunities and densities close to the downtown area.

Policies

The Village will:

1. Encourage infill of larger vacant or underutilized residential parcels to accommodate the need for more low density housing and to make more efficient use of land and optimize the benefit of existing servicing;
2. Direct Low Density development (single detached, semi-detached and duplex dwellings) to those areas designated Low Density Residential on the Future Land Use Map;
3. Encourage increased housing densities and uses such as apartment, fourplex, and rowhouse in areas designated Medium and High Density Residential as identified on the Future Land Use Map;
4. Prepare development permit guidelines for medium and high density residential areas - the guidelines should encourage compatibility with the character of the adjacent low density residential area;

5. Incorporate provisions in the zoning bylaw to allow density transfers and density bonusing for medium and high density developments in return for developers providing affordable, rental, senior citizen, or special needs housing;
6. Use housing agreements pursuant to Section 905 of the *Local Government Act* to ensure affordable, senior citizen and special needs units are maintained where a developer agrees to provide such units into his development;
7. Direct development away from environmentally sensitive areas as defined in this plan;
8. Require new residential developments to provide and pay for infrastructure and servicing improvements and the extension of services to facilitate the development;
9. Incorporate provision in the zoning bylaw for encouraging residential units above commercial business in the downtown area to encourage residing closer to the work place;
10. Incorporate provisions for secondary suites in low density residential areas as a means of accommodating the need and public desire for affordable and rental housing; and
11. Consider manufactured homes as a method of affordable housing that is appropriately directed to existing manufactured home subdivisions and rental parks or to those areas designated Mobile Home Park on the Future Land Use Map.

6.2 Commercial

Commercial development in Burns Lake is generally categorized into two forms of development: The village centre or downtown commercial and vehicle orientated commercial (i.e. highway commercial and shopping mall commercial) along Highway 16. The form of commercial development downtown is generally characterized by small parcels with development adjacent to the street and covering most of the site. Vehicle oriented commercial sites are generally located on larger parcels, along Highways 16 and 35, and with buildings well set back to provide room for vehicle parking or storage/display of products.

During the initial consultative process residents expressed a desire for the community plan to address the form, character and appearance of commercial development along Highways 16 and 35, as well as providing improved definition to the commercial zones.

Issues:

Improve the appearance of commercial areas.

Maintain the downtown as a focal point in Burns Lake.

Objectives

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

1. Encourage a wide range of commercial uses in order to enhance the Village's position as a service and tourist centre within the Lakes District;
2. Implement development permit guidelines which improve the general form and appearance of commercial business along Highways 16 and 35;
3. Continue to maintain the village centre or downtown as the centre for retail, commerce, civic and cultural services and as the heart of the community. Permit a wide range of mixed uses to create a vibrant centre for people to shop, work, live or visit; and
4. Encourage highway commercial development to locate adjacent to Highways 16 and 35 away from the village centre. Highway commercial uses are generally those that are oriented towards vehicular traffic and therefore have large land area requirements. They are not intended to be the focal point of the community.

Policies

The Village will:

1. Utilize development permit guidelines for the village centre or downtown area and along Highways 16 and 35 as a means of improving the form and appearance of new development;
2. Incorporate measures to enhance the downtown as the focus of Burns Lake by supporting the integration of land uses, allowing greater densities and creating a more pedestrian friendly environment;
3. Encourage office uses to locate on upper floors, allowing more active retail stores, specialty shops and restaurants at the street level;
4. Encourage the beautification and enhancement of existing commercial buildings and support initiatives developed by the Beautification Committee;
5. Review alternatives to on-site parking lots within the downtown area to encourage a higher density in recognition of existing smaller lots;
6. Through a combination of redevelopment, local improvements, merchant initiatives and capital works programs, enhance the public areas within the downtown area of Burns Lake;
7. Make provision in the zoning bylaw to provide better definition to commercial areas by establishing a hierarchy of commercial zones and a range of commercial uses;

8. Direct Central Business District commercial development to the area designated Village Commercial on the Future Land Use Map;
9. Direct Vehicle Oriented, Tourist and Shopping Centre commercial uses to areas designated Highway Commercial on the Future Land Use Map. Such uses generally serve those traveling by vehicle;
10. Tourist commercial shall be located in select areas with specific site amenities for attracting the traveling public to stay; and
11. Review the zoning bylaw standards for off-street parking in all commercial zones.

6.3 Industrial

Industrial development in Burns Lake is categorized into two types: light industrial and heavy industrial. The light industrial areas are generally located along Highway 16 and the Canadian National Railway tracks. The heavy industrial area is generally confined to Romieu Drive subdivision. In the past, issues included the location of existing light industrial uses along Highways 16 and 35 and in the downtown; screening and storage from streets; and adequate servicing to industrial areas. More recently residents are very concerned about the diversification of the economy and future stability of the woods industry. There are also concerns about the availability of industrial land for future development. At present, there are no large land areas for industrial development. An industrial lands study is underway by the Regional District of Bulkley-Nechako.

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

Objectives

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

1. Ensure the long term availability and range of industrial opportunities in Burns Lake;
2. Improve the screening and storage provisions for industrial areas along Highways 16 and 35;
3. Minimize potential conflicts between industrial and non-industrial uses;
4. Provide utility servicing to all industrial areas as finances permit; and
5. Continue to utilize gravel resources in the rural areas.

Policies

The Village will:

1. Implement a strategy to provide industrial subdivisions with community water and sewer services as funds become available for existing areas and as part of the development process for new subdivisions;
2. Implement development permit guidelines which address storage and screening of industrial activities along Highways 16 and 35;
3. Direct Light Industrial development to those areas designated Light Industrial on the Future Land Use Map;
4. Limit the use of residential dwellings in industrial subdivisions unless the residence is an accessory use to the principal industrial use;
5. Direct Heavy Industrial development to Heavy Industrial areas as designated on the Future Land Use Map; and
6. Continue to utilize gravel resources in the rural areas, as no known reserves are located in the corporate limits of Burns Lake.

6.4 Parks, Recreation and Open Space

The key parks and open space areas in Burns Lake are identified on the Future Land Use Map. The Village wide park areas include Radley Beach and Park, located adjacent Burns Lake and Highway 35; the Eveneshen Nature Trail which follows Saul Creek and the Rod Reid Nature Trail extending outside the Village boundary. Neighbourhood parks include Kinetite Park and the playground area adjacent to Muriel Mould School. The current Village wide park standard is approximately 4.4 ha per 1,000 population (including those persons living on Indian Reserves within the Village boundaries).

The Village of Burns Lake does not have an official municipal parks standard, but instead acquires Village wide and neighbourhood parks as required. This official community plan establishes a park standard based on the present standard.

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

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

Objectives

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

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

Policies

The Village will:

1. Establish long-term priorities and a capital plan for the acquisition of Village parks and recreational facilities;
2. Acquire future parkland by purchasing the land or acquiring it upon subdivision over the long term;
3. In the case of residential subdivision where three or more lots are proposed, and for all lots being created less than 2 hectares in size:
 - a) Require the dedication of not more than 5% of the parcel area for park use where a proposed subdivision is not close to existing parks and the site is suitable for parkland; or
 - b) Require payment of an amount not exceeding 5% of the market value of the property proposed for subdivision in areas where:
 - the dedication of scattered public parks may be impractical;
 - a suitable site is not available within the proposed subdivision;
 - the proposed subdivision is adequately serviced in terms of access to existing parkland; or
 - infrastructure and administrative resources do not exist to adequately maintain parkland;
4. Establish the following criteria for locating parkland:
 - flat areas;
 - areas with views;
 - Burns Lake lakeshore;

- areas including and surrounding environmentally sensitive areas;
 - areas next to schools, cultural or community facilities;
5. Establish the following Village wide parks standard: 2 to 8 ha in size; serving a catchment radius of 1 to 5 km; serving the entire population of Burns Lake; and a total area requirement of 0.8 ha. (about 2 acres) per 1,000 people;
 6. Establish the following Neighbourhood parks standard: 0.6 to 2 ha in size; serving a catchment radius of 0.6 to 1.0 km; serving 1,000 to 2,000 people; and a total area requirement of 0.5 ha (about 1.2 acres) per 1,000 people;
 7. Promote joint use of sites for both schools and parkland;
 8. Acquire and develop parkland corridors along Burns Lake, Saul Creek and Wardrup Creek through purchase as funds become available or by dedication during the development process;
 9. Develop an acquisition strategy and capital plan for the establishment of a system of linear parks, trails and pedestrian linkages, using Burns Lake, Wardrup Creek and Saul Creek; and
 10. Ensure that linear parks, trails and pedestrian linkages connect existing and future parks, schools and open space areas, and allow for easy pedestrian access through residential areas.

6.5 Institutional and Public Utility

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

6.5.1 Education

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

The *Local Government Act* allows School Districts to collect 5% land or cash toward school site acquisition. This would enable School District No. 91 to acquire sites as part of the development process.

Issues:

*Joint school/park
development agreements*

Objectives

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

1. Support the establishment of joint use agreements with School District No. 91 for a variety of community use and land acquisition purposes; and
2. Support the expansion of programs at the College of New Caledonia.

Policies

The Village will:

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

6.5.2 Protective Services

Municipal paid staff and volunteer staff provide fire protection services, shared with the Regional District of Bulkley-Nechako through a service agreement. The fire hall is located adjacent to the Village office downtown. Police services are provided to the Village through the Royal Canadian Mounted Police. Assessment of community needs in terms of policing is done with ongoing consultation with the RCMP. The municipality and the Regional District meet with the RCMP at least once a year to establish priorities.

Objectives

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

1. Support additional levels of fire protection services as needs and population growth require;
2. Work with the Regional District, First Nations and local industry to support the Community Wildfire Protection planning process and ongoing review;

3. Continue to assess community policing needs and priorities through meetings with the Regional District and local First Nations; and
4. Support volunteer efforts of the community in fire protection services and community based policing and crime prevention programs.

Policies

The Village will:

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

6.5.3 Health Services

Objective

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

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

Policy

The Village will:

1. Continue to support and promote the Burns Lake Hospital as an integral part of the health services system in the community and Lakes District;
2. Encourage the continued provision of transportation by air and ambulance to tertiary health facilities in larger centres;
3. Support a health care advisory board; and
4. Continue to support local agencies and the health authority to develop programs and facilities to address social and health related issues such as substance abuse and addictions.

6.5.4 Government Services

Objective

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

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

Policy

The Village will:

1. Continue to monitor the level of growth and service needs in the community as part of the annual budget process, and manage the community's desires for increased service with the desire to pay for that service; and
2. Continue efforts to develop a new community and recreation centre in Burns Lake.

6.5.5 Community Institutional Services

Objective

The Village of Burns Lake's objective is to:

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

Policies

The Village will:

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

6.5.6 Community Arts and Culture

Burns Lake has a significant arts community. The Village of Burns Lake's objective is to:

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

Policies

The Village will:

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

6.5.7 Heritage Buildings

Burns Lake has a number of heritage buildings which have been restored and are part of a walking tour of the community. These buildings include:

- Old forestry buildings (now the Lakes District's museum);
- The Bucket of Blood;
- The old hospital;
- Provincial police station;
- St. John's Anglican Church; and
- Old Anglican Church Rectory.

Objectives

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

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

Policies

The Village will:

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

6.5.8 Public Utilities

Objective

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

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

Policy

The Village will:

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

6.6 Concept Development Plan Area

The Future Land Use Map identifies the lands owned by the Village and the adjacent parcel north of Highway 16 as a concept development plan area. The lands are required as part of the Village's long-term community growth. In order to better assess the short and long-term uses for this area, the official community plan has designated the area as a concept development plan area requiring further discussion and study.

Objective

The Village of Burns Lake's concept development plan area objective is to:

1. Evaluate the area in context of the community's short and long-term needs.

Policy

The Village will:

1. Work closely with adjacent land owners, government agencies, the general public and other interested groups to identify options for the plan area which are in the community short and long term needs and benefits.

CHAPTER 7 - Utility Services

7.1 Water

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

Objectives

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

1. Continue to expand and upgrade the Village's water system as required by development; and
2. Maintain water quality and quantity for domestic and fire flows.

Policies

The Village will:

1. Evaluate and update the present and future water system requirements;
2. Continue to monitor and inspect water quality and quantities; and
3. Establish a watermain upgrade and replacement program through an infrastructure strategy that will guide long-term capital planning.

7.2 Sanitary Sewer

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

Objectives

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

1. Maintain and monitor the sanitary sewer infrastructure system and carry out upgrading as demand and finances permit;
2. Promote and encourage the extensions of sanitary sewer service to all existing areas within Burns Lake; and
3. Ensure that all new development is required to be connected to the Village's community sewer system.

Policies

The Village will:

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

7.3 Storm Water Management

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

Objectives

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

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

Issues:

*Quality of
stormwater
into Burns Lake*

Policies

The Village will:

1. Require new developments to prepare a drainage, sediment and erosion control plan that will be used during the subdivision or development of the parcel;
2. Require developers of land to control construction silts, gravel and debris to ensure there is no discharge into natural drainage courses, Saul Creek, Wardrop Creek or Burns Lake;
3. Require developers of land to prevent the discharge of any deleterious materials such as heavy metals, detergents and oils into the municipal drainage system, natural drainage courses, Saul Creek, Wardrop Creek or Burns Lake; and
4. Through an infrastructure study, identify improvements that can be included in long-term capital planning.

7.4 Solid Waste Management

The Regional District of Bulkley-Nechako has established a Solid Waste Management Plan, of which Burns Lake is a participant.

Objectives

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

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

Policies

The Village will:

1. Continue to work in association with the Regional District of Bulkley-Nechako in the implementation of its Solid Waste Management Plan. This Plan lays out a strategy for effective waste management and includes options to reduce, reuse, recycle and compost the region's waste; and
2. Encourage recycling and the development of facilities.

CHAPTER 8 - Transportation

Given that the Village of Burns Lake is situated on an increasingly busy provincial highway, safe movement of people and traffic is of significant importance. It must also be recognized that local residents use the highway as a local street, both for vehicles and pedestrians. While many residents have concerns about the safe movement of heavy truck traffic, residents and business owners recognize the value of visitors traveling through the commercial core of the community. The main street is unique and can be an asset to tourism.

The majority of respondents to a questionnaire circulated during the consultation process agreed that dangerous goods traffic should be provided an alternate route. The Village will work with the Ministry of Transportation to review and study potential alternate highway routes. An amendment to the OCP will be required to identify the alternate route on the Major Road Network Map 6.

Burns Lake is also served by the CN rail line, which runs through the Village between the downtown and the lake. Improved passenger service would be welcome. The Village of Burns Lake Airport is located approximately 20 km west of the Village. This airport is owned by the Village and supported by the Village and the Regional District of Bulkley-Nechako.

Objectives

The Village of Burns Lake's objectives are to:

1. Cooperate with the Ministry of Transportation on the planning and operational issues for Highways 16 and 35, thereby ensuring Burns Lake maintains a street network for the safe and efficient movement of all;
2. Maintain a hierarchical road system to service users and to provide a high degree of safe mobility; and
3. Promote alternative routes and modes of transportation (including pedestrian trails, sidewalks and bicycles) for the purpose of improving public safety.

Policies

The Village will:

1. Encourage and support the Ministry of Transportation to improve safety and access along Highways 16 and 35, within existing and future rights-of-way;
2. Continue to work with the Ministry of Transportation to consider alternate routes and to review alternatives to improve the safety, efficiency and mobility of Highway 16;

3. Encourage the Ministry of Transportation to require traffic impact studies as part of large development proposals which the Ministry feels may impact the safety and mobility of Highways 16 or 35;
4. Refer all rezoning, subdivision and development permit applications within 800 metres of either Highway 16 or 35, to the Ministry for comments;
5. Continue to establish alternate methods of transportation within the community by developing trail networks, cycling routes and sidewalks;
6. Continue to monitor conditions regarding future public transit service; and
7. Maintain and upgrade roads as outlined in an infrastructure strategy to ensure an efficient, safe and convenient roadway system.

CHAPTER 9 - Social Environment

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

Issues:

Community Unity
Multicultural tolerance
Support for youth
Support for seniors

Objectives

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

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

Policies

The Village will:

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

CHAPTER 10 - Economic Environment

Major elements of a “healthy community” are the economic and employment opportunities available to residents who live in that community. During the consultation process of the preparation of this plan, the number one issue mentioned by residents is economic development and diversification of the economy. The Village of Burns Lake through the efforts of the Chamber of Commerce and the Lakes Economic Development Association have prepared an economic development strategy for the long-term economic sustainability of the community.

The economic development plan includes a number of key component strategies. These components include:

- Forest sector employment;
- Waterfront development and outdoor tourism;
- Small business development;
- Community unity; and
- Human Resource development.

As a means of involving the community in economic development, the Lakes Economic Development Association has initiated community based discussion groups on topics such as agriculture, mining and forestry.

The Village of Burns Lake is a member of the Omineca Beetle Action Coalition, a coalition led by and accountable to local communities and the provincial government. The coalition is working with First Nations and all sectors and levels of government to coordinate a response to the challenges and opportunities created by the beetle epidemic.

The Village of Burns Lake was instrumental the development of a community forest in Burns Lake. The Village holds the shares of Comfor Management Services Ltd., the parent company of Burns Lake Community Forest Ltd., in trust for the community. Burns Lake Community Forest Ltd. holds a long-term community forest tenure covering over one hundred thousand hectares of forest land surrounding Burns Lake. This tenure is managed in a manner that will enhance the forest resource while respecting principles of integrated use, environmental stewardship and public consultation. The activities of the corporation provide

significant benefits to the community in terms of employment, local management of resources, forestry training and education, outdoor recreation, culturally significant economic and education opportunities for First Nations and revenue to sustain the corporation and to contribute to local community programs.

10.1 Forest Sector Employment

Objective

The Village of Burns Lake's forest sector employment objectives are to:

1. Optimize employment benefits from forest sector activities on public lands in Nadina Forest District; and
2. Ensure there is adequate industrial land available for the development of any value-added wood manufacturing business.

Policies

The Village will:

1. Encourage employment opportunities through the salvage and utilization of timber from areas of beetle infestation and blown down timber;
2. Support the community forest tenure to provide forestry employment while maintaining sensitive non-timber values and developing recreational, educational and tourism opportunities;
3. Support the establishment of a Land and Resource Information Data Centre to provide forest stakeholders with current inventory data;
4. Encourage increased employment from the use of labour intensive harvesting practices in special resource management areas;
5. Encourage the development of renewable energy resources such as Biomass as a means of utilizing waste from forest products and as a source of energy and 'clean' heat; and
6. Promote value-added wood manufacturing as a generator of jobs and community stability.

10.2 Waterfront Development and Outdoor Tourism

Objective

The Village of Burns Lake's waterfront development and outdoor tourism objectives are to:

1. Develop the Lakes District as a highly desirable outdoor tourism and lifestyle location, for which the Burns Lake waterfront area provides a focal point; and

2. Encourage the beautification of the Burns Lake waterfront area.

Policies

The Village will:

1. Support efforts to build a Burns Lake waterfront boardwalk which links with existing trails and new waterfront attractions;
2. Establish, where designated on the Future Land Use Map, a Burns Lake waterfront site as a central hub of waterfront and tourism activities consistent with community recreational, cultural and educational interests;
3. Promote the image of Burns Lake as the heart of the Lakes District with its exceptional lake resources and accessible beach, making it more easily apparent to first time visitors traveling on Highway 16; and
4. Support the development and marketing of a broad range of outdoor tourism products in the Lakes District.

10.3 Small Business Development

Objective

The Village of Burns Lake's small business development objective is to:

1. Diversify the Burns Lake and District economic base through the successful development of new small business.

Policies

The Village will:

1. Encourage new local businesses by identifying and publicizing which goods and services currently purchased out of town could be purchased and marketed locally; and
2. Encourage new small businesses to support one another, share information, pool resources and manage opportunities.

10.4 Community Unity

Objective

The Village of Burns Lake's economic strategy objective for community unity is to:

1. Create the conditions where cultural differences are recognized, respected and celebrated as a source of economic strength in the community.

Policies

The Village will:

1. Encourage and support a forum for community leaders to collaboratively explore and initiate activities aimed at building unity in the community;
2. Encourage community economic development projects which draw together people from diverse backgrounds to work toward shared goals; and
3. Encourage and pursue First Nations involvement on community committees and boards.

10.5 Human Resource Development

Objective

The Village of Burns Lake's human resource development objective is to:

1. Cooperate with Provincial ministries and groups to ensure that residents of Burns Lake and District have the knowledge and skills to contribute to, and take advantage of, community economic development opportunities.

Policies

The Village will:

1. Assist where possible ministries, boards and schools to provide training in the knowledge and skills required for successful establishment and operation of small business ventures;
2. Encourage programs to upgrade the standards of service and hospitality provided to visitors and consumers; and
3. Work with the forestry industry and other sectors to identify and address skill gaps in the trades workforce.

CHAPTER 11 - Development Permit Areas

11.1 Designating Development Permit Areas

In accordance with the provisions of the *Local Government Act*, it is the policy of Council to designate certain areas of the Village as Development Permit Areas and implement special conditions in the form of development guidelines.

The Burns Lake Official Community Plan designates development permit areas for the:

- a) Protection of Environmentally Sensitive Areas;
- b) Establishment of guidelines to regulate the siting, form, character and landscaping of Commercial Village Areas;
- c) Establishment of guidelines to regulate the siting, form, character and landscaping of Highway Commercial and Industrial Areas; and
- d) Establishment of guidelines to regulate the siting, form, character and landscaping of all Residential Medium and High Density Areas.

Unless otherwise specified, an owner must acquire a development permit before:

- subdivision
- construction, addition or alteration of a building or structure
- land is altered in an environmentally sensitive area

All designated development permit areas are outlined in this section and on the illustrated Development Permit Area Map 8 and form part of the Burns Lake Official Community Plan.

During discussions with Council and the community there was a desire to improve the visual appearance of the Village through such measures as design and landscaping. However, direction was clear that development permit guidelines should not be such that they might deter development. Guidelines in this section have been created with this direction in mind.

The Beautification Committee is working on developing guidelines for new development. Once the committee has completed guidelines, consideration should be given for the amendment of the development permit guidelines.

11.2 Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified Development Permit Areas under the following conditions:

- for minor internal alteration which does not affect the outer appearance of the building;
- for minor upgrading or repair of the external covering of existing buildings (ie roofing or siding) with similar materials;
- for improvements where building permit values total \$50,000 or less;
- for new ancillary buildings in the rear yard or interior side yards that meet the setback requirements in the zoning bylaw;
- for subdivisions of land zoned commercial, industrial or multi-family where no additional lots are created and/or any future development or land use will be required to obtain a Development Permit prior to issuance of Building Permit.

11.3 Environmentally Sensitive Areas, Development Permit Area

1. Category

The Environmentally Sensitive Areas, Development Permit Area is designated under Section 919.1 (1) (a) of the *Local Government Act* for the protection of the natural environment.

2. Area

The designated area is identified on Development Permit Area Map 8.

3. Justification

The justification of this development permit area designation is the desire of Village Council to minimize the impact of development on environmentally sensitive riparian areas. Areas identified for protection include the watercourses Saul and Wardrup Creeks and Burns Lake. The environmentally sensitive riparian area associated with creeks is designated as the area which provides essential habitat and corridors for fish, birds and other wildlife. The riparian areas of creeks also serve a role in natural drainage, storage and purification. Their existence in a relatively undisturbed state holds the balance of maintaining a healthy sustainable waterway. Disturbance can lead to land erosion, slope

instability and flood risk. The Development Permit Area aims to restrict activities within the riparian areas for the long term health of the waterway.

4. Determining Whether a Development is Within a Designated Hazard or Watercourse Area

- a). To determine whether a proposed development is close to a designated hazard or watercourse area, the following is required:
 - locating the hazard area or watercourse relative to the property lines;
 - locating the top of bank (for creeks and lakes) or natural boundary (for lakes); and
 - measuring the applicable leavestrip or distance from that top of bank or natural boundary.
- b). Unless all development activities will be clearly outside the development permit area, the proposed location of development relative to development permit area boundaries is required to be determined by a BC Land Surveyor (BCLS) and incorporated into the BCLS certified site plan.

4. Conditions Where the Protection of the Environmentally Sensitive Areas Development Permit is Not Required

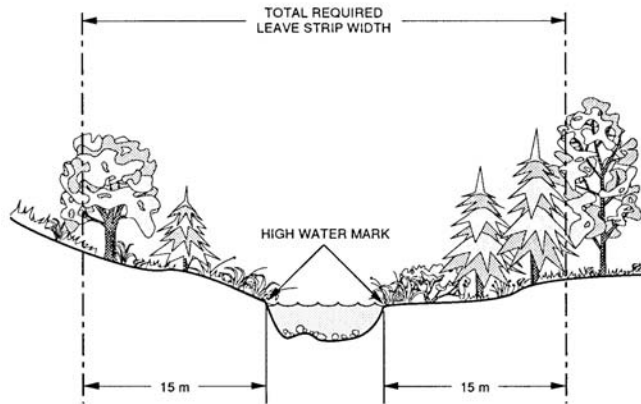
A development permit is not required within the Protection of the Environmentally Sensitive Areas Development Permit Area for:

- a) the alteration, addition, repair, demolition and maintenance of one single detached dwelling unit and accessory building and structure;
- b) the construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- c) the construction and repair of fences;
- d) the construction of a driveway and utilities serving one single detached dwelling unit or farm building;
- e) a subdivision, if the smallest parcel resulting from subdivision is 10 hectares or greater;
- f) a subdivision, if the subdivision will create only two rural residential, residential-low density, or institution/public use parcels (regardless of size); and
- g) an area where a development permit has already been issued in the past and the conditions in the development permit have all been met and the conditions addressed in the previous development permit will not be affected.

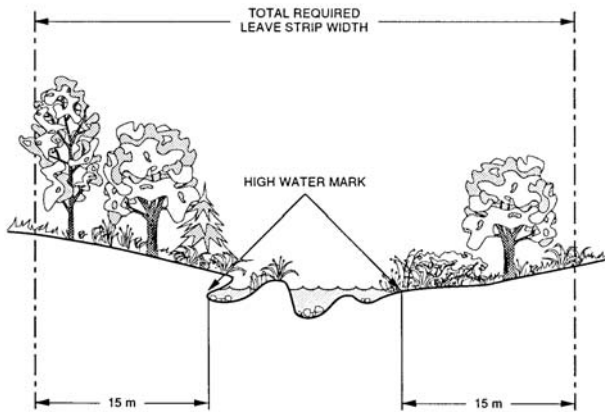
6. Guidelines

Development permits issued in this section will be in accordance with the following guidelines:

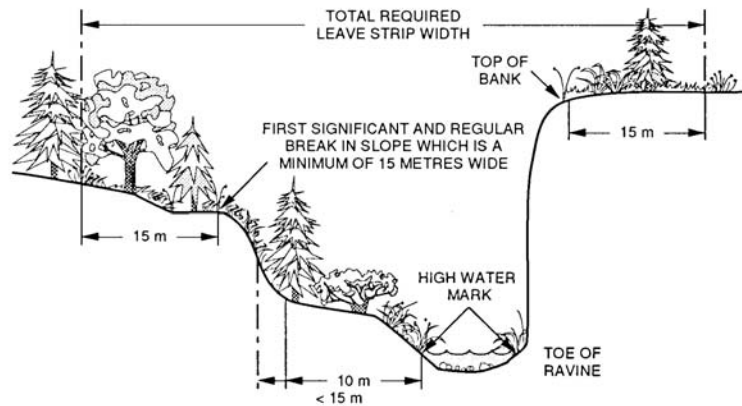
- a) Areas that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls, or avalanches, will remain free of development and in their natural state;
- b) Leave strips will be provided on Burns Lake, Saul Creek and Wardrup Creek. Leave strips will be maintained free of development and in their natural state within the natural boundary of the watercourse (the corresponding diagrams 11.3 a, 11.3 b and 11.3 c provide a determination of the leave strip measurements);
- c) The leave strip will be permanently protected under one of the following: dedication as park by return of land to the Crown, in the name of the Village; rezoned as a protected area or reserve status, secured with conservation covenants; or identified as a building setback area;
- d) All new developments in the Village, in ESA's must conform with the Ministry of Environment's *Land Development Guidelines for the Protection of Aquatic Habitat*. These guidelines were developed jointly by the Ministry of Environment and the Federal Department of Fisheries and Oceans to protect fish and fish habitat; and
- e) Where development is considered on land containing ESA's, the Village may use the following methods to restrict development away from the hazardous or environmentally sensitive area:
 - dedication of the ESA;
 - covenants;
 - bare land strata to allow flexibility in conserving the feature or area;
 - bonus density transfer to the developable portion of the site;
 - a development variance permit to vary conditions other than use or density; and/or
 - voluntary stewardship such as contracts, leases or trust to protect the feature or area.



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



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



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

11.4 Commercial Village Development Permit Area

1. Category

The Commercial Village Development Permit Area is designated under Section 919.1 (1) f) (form and character of Commercial Development) of the *Local Government Act*.

2. Area

The designated area is identified on the Development Permit Area Map 8.

3. Justification

The downtown area represents the heart of the community and the focal point for both the Village and the rural Burns Lake area. The visual impression of the downtown helps to establish the identity of a community. The appearance of the downtown core is also important from an economic development perspective, particularly as Highway 16 travels through the core of the Village.. It is Council's objective to improve the visual appearance of the downtown core and to ensure that new development enhances the quality, image and character of the Village.

4. Guidelines

Development permits issued in this section will be in accordance with the following guidelines:

- a) Building and structures
 - i) Buildings should be designed to enhance the visual character of the downtown;
 - ii) Buildings should be designed to avoid large expanses of a straight wall;
 - iii) The shape, design and exterior finish of buildings should be varied to avoid a monotonous appearance;
 - iv) Any wall of an end building which is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance;
 - v) Buildings should be designed to relate to pedestrians at the street level by focusing people-oriented activities (window shopping, store entrances, cafes, displays, signage) along the streets and in front of buildings;
 - vi) Signs, awnings, lighting fixtures and other structures should be architecturally integrated with the design of the buildings;
 - vii) Encourage mixed use developments where residential units are located above commercial developments;

- viii) Building design should be such that it enhances the relationship of commercial areas to adjacent areas by providing convenient pedestrian access to the development and by giving consideration to the design of side and rear facades; and
 - ix) The use of natural building materials (wood, brick, stone, stucco) on building surfaces is encouraged;
- b) Screening and landscaping
- i) All landscaping plant materials should be hardy to withstand the Burns Lake climate. Native plant species are encouraged and the integration of existing mature trees and other vegetation into the overall landscape design is encouraged;
 - ii) Landscaping should be provided in the following areas
 - Between the building and parking area
 - Between parking areas and the street
 - Where there are blank, expansive wall faces
 - In other open space areas that are not required for parking, access or walkways;
 - iii) The use of xeri-scape (drought tolerant, low-water requirement) landscaping and other water conservation practices is encouraged to minimize maintenance and water consumption; and
 - iv) Screening in the form of fencing, hedging, planting or a mix should be provided:
 - around outdoor storage areas
 - around waste disposal bins
 - between loading areas and adjacent residential properties
 - between parking areas and the street Access to stores and to the street should be easily visible from all areas of the parking lots
- c) Parking and Access
- i) Parking areas should be located at the rear, side or beneath the development;
 - ii) Access to buildings and the street should be easily visible from all areas of the parking area; and
 - iii) Surface parking areas should be constructed in small increments, or large lots should be divided into small areas through the use of shade trees and shrubs, so that asphalt does not dominate.

11.5 Highway Commercial and Industrial Development Permit Area

1. Category

The Highway Commercial and Industrial Development Permit Area (or Highway Corridor DPA) is designated under Section 919.1 (1) (f) (form and character of commercial and industrial development) of the *Local Government Act*.

2. Area

The designated area is identified on the Development Permit Area Map 8.

3. Justification

Highways 16 and 35 form important entrances to the Village of Burns Lake. Development along the highways provide the ‘first’ impression of the community. The form and character of development influence the image of the community, as well as the safe movement of vehicles on and off the sites. The objective of this development permit area is to improve the visual impression of development located along the highways.

4. Guidelines

Development permits issued in this section will be in accordance with the following guidelines:

- a) Building and structures
 - i) Long expanses of straight walls should be avoided;
 - ii) Any wall of an end building which is visible from the highway should be finished to the same standard as the front of the building to provide an attractive appearance;
 - iii) Landscaping, awnings, lighting fixtures and other structures should be architecturally integrated with the design of the buildings; and
 - iv) New smaller buildings should be sited closer to the highway to help reduce the vast open parking lot impacts of existing shopping malls and similar commercial and industrial developments.
- b) Screening and landscaping
 - i) Loading, waste disposal and on-site storage areas should be screened and landscaped from view of highways or adjacent commercial or residential areas;
 - ii) Outdoor display areas should be upgraded and should be enhanced with landscaping;
 - iii) The perimeter 3 metres of all front yard setbacks will be landscaped, which in the case of corner sites would include the setbacks toward the highway and also the setback areas oriented toward the side street. Landscaping materials must be hardy and adapted to Burns Lake climatic

conditions. Landscape materials should require low maintenance. The use of xeri-scape (drought tolerant, low water requirement) landscaping and other water conservation practice is encouraged to minimize maintenance and water consumption;

- iv) All fencing and screening should be designed and constructed with durable materials and integrated with the design and materials of the building. All screening should be of sufficient height to adequately screen parking, loading, garbage receptacles and storage from adjacent public streets and residential areas; and
 - v) Parking areas should be adequately screened and landscaped and located at the rear or the side of the development.
- c) Parking and access
- i) Commercial and industrial development will take into consideration the visual impact of surface parking and loading areas on adjacent properties. Safe and efficient vehicle access, egress and circulation must be provided;
 - ii) No loading space should be permitted within the front yard or sideyard of a development where it is visible from the highway;
 - iii) Co-ordination and connection of parking lots through mutual access agreements with adjacent properties is encouraged to ensure street efficiency;
 - iv) Parking areas should clearly identify safe pedestrian circulation areas, preferable with different paving and landscaping treatment; and
 - v) Surface parking areas should be constructed in small increments, or large lots should be divided into small areas through the use of shade trees and shrubs, so that asphalt does not dominate.

11.6 Medium and High Density Residential Development Permit Area

1. Category

The Medium and High Density Residential Development Permit Area is designated under Section 919.1 (1) (f) (form and character of multi-family residential development) of the *Local Government Act*.

2. Area

The designated area is identified on the Development Permit Area Map 8.

3. Justification

The appearance, form and siting of medium and high density residential can have an impact on adjacent lower density residential and commercial properties. Good design can help to enhance the character of a neighbourhood and improve the visual appearance of the community.

The design guidelines contained in this section help to enhance site development and design and minimize the negative impact of higher density residential development on adjacent land uses.

4. Guidelines

Development permits issued in this section will be in accordance with the following guidelines:

- a) Building and structures
 - i) Medium and high density residential development is encouraged to be sensitive to and compatible with the massing and rhythm of the established streetscape;
 - ii) The use of sub-roofs, dormers, balconies, bay windows and shadowing to break up the massiveness of the structure is encouraged;
 - iii) First storey units are encouraged to have ground access and outdoor amenity space for family use;
 - iv) Medium and high density residential development adjacent to single detached dwellings should be stepped back in order to reduce the direct impact. New developments should be no greater than one storey higher than the adjacent development. Subsequent storeys should be terraced back by a minimum of 4.0 metres;
 - v) Where a site is to contain several buildings, careful attention should be given to the provision of usable private open space, linkages between buildings and other potential development enclaves. All walkways and trails should be indicated on the site plan;

- vi) Medium and high density residential developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the buildings exteriors and through the provision of pedestrian entranceways and walkways to the street;
 - vii) Recreation or play areas should be provided within each project and should be sensitive to the needs of all ages groups likely to reside within the development; and
 - viii) All signs should be architecturally compatible with the overall design of the buildings.
- b) Screening and landscaping
- i) Substantial landscaping should be provided and maintained to screen parking lots. Retention of mature trees within the overall landscape treatment is encouraged;
 - ii) Where a medium or high density residential development is to be constructed adjacent to a property with a non residential or lower density residential use, the new residential design should provide sufficient buffering in terms of screening, fencing, berming and landscaping to reduce potential land use conflicts; and
 - iii) All waste disposal bins should be completely screened within an enclosure.
- c) Parking and access
- i) Underbuilding parking for medium and high density residential development is encouraged;
 - ii) Vehicle access to parking areas and circulation on-site should minimize interference with pedestrian movement;
 - iii) Where individual townhouse or apartment units have vehicular access via public streets, combined driveway access points are encouraged in order to minimize interruptions of landscaping along the boulevard; and
 - iv) Large surface parking areas should be broken down into smaller parking lots, dispersed throughout the development and integrated with planted landscaped areas. Tree planting is encouraged in parking areas.

CHAPTER 12 - Implementation Strategy

12.1 Implementing the Plan

To ensure the Burns Lake Official Community Plan remains as a relevant document to guide land use decisions throughout the community, a planning program will be initiated which includes:

1. Annual assessment of the official community plan to determine areas for revision;
2. Review of the plan by Village staff and Council and, where applicable, outside agencies like the Ministry of Transportation, to assess annual budget and program direction in implementing the plan;
3. Comprehensive review and update of the Burns Lake Official Community Plan no longer than 5 years after adoption, to ensure the plan addresses the current needs and aspirations of the community and acknowledges changing local and external conditions; and
4. Liaison with the Village's Advisory Planning Commission to monitor potential changes to the plan.

12.2 Future Land Use Plan Designations

The future use and the development of land within the Burns Lake Official Community Plan will be consistent with the generalized pattern of land uses depicted on Future Land Use Map 7.

Rural Residential

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

Residential - Low Density

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

Residential - Manufactured Home Park

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

Residential - Medium Density

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

Residential - High Density

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

Commercial - Village

The Commercial - Village designation includes retail, eating establishments, hotels and motels, office and personal service commercial uses, medical offices, institutional/public utility uses, high density residential uses up to a maximum of 60 units per gross developable hectare, parks and other uses which reinforce the commercial village areas as the heart of the community.

Commercial - Highway

The Commercial - Highway designation includes retail, office and personal service uses, eating establishments, hotel and motel, resorts, campgrounds, tourist recreation areas and to other vehicle oriented uses or uses oriented to travelers along Highways 16 and 35.

Institutional/Public Utility

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

Park

The Park designation category applies for Village wide parks, neighbourhood parks and private use facilities, and any additional land required for public use.

Light Industrial

The Light Industrial designation includes manufacturing, assembly, processing, machining, fabrication, sales, service and repair, trucking and wholesaling, storage and limited retail sales associated with industrial uses, and public utilities.

Heavy Industrial

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

Open Space

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

Concept Development Plan Area

The Concept Development Plan area designation includes land where there is insufficient policy direction to establish long-term uses.

12.3 Zoning Bylaw

The Zoning Bylaw provides the Village Council with an important tool to implement the official community plan. As part of the official community plan process the Zoning Bylaw will be reviewed and changes made which:

- Ensure it is updated to respond to requirements and provisions in the *Local Government Act*;
- Ensure it is in compliance with the official community plan; and
- Encourage land use categories (zones), the general provisions and the list of permitted uses to be expanded to reflect the intent of the official community plan policies.

12.4 Future Growth and Development

Long-term growth and development in Burns Lake is expected to be relatively stable with an annual growth rate of 0.1 to 1.0%. Given the resource economic base of Burns Lake however, this growth trend will likely continue to experience periods of growth and decline.

The official community plan suggests that there are sufficient areas to accommodate commercial and industrial growth in those areas designated on the Future Land Use Map 7, within the time horizon of this plan. Medium and high density residential areas can also be accommodated in the designated areas. Low density residential development areas are sufficient for several years however if there is a rapid increase in low density development and if the Village owned Concept Development Plan Area did not include any residential use, the lack of available developable land could become a limiting factor in the growth of Burns Lake. The community has options

available to address this concern. The first option will be to pursue the expansion of the corporate limits to include Gerow Island and the rural fringe area east of Burns Lake, in the long-term. The second alternative will be to examine the minimum lot area requirements, of existing vacant lands, with the objective to reduce single detached lot sizes to conserve areas and slightly increase densities. In the short to medium-term, this latter option responds to the growth management direction established in the official community plan. Prior to developing new land areas, it would be appropriate to undertake an inventory of vacant parcels within the developed areas and determine the capacity of those to accommodate growth.

12.6 Intra Municipal Relationships

A key element in the prosperity and growth of Burns Lake will be the intra municipal relationship Council pursues with the First Nations communities within its corporate limits. During the planning process residents expressed a strong desire to work with First Nations people for the betterment of the whole community. The plan emphasizes Council's will to cooperate with First Nations communities on servicing, social, economic and adjoining land use issues.

12.7 Financing the Plan

The Village of Burns Lake has established a five year capital plan which affirms the capital financing requirements for parks, roads, utility servicing and buildings. During the annual budgetary process Council will review its capital and expenditure plans to ensure continued coordination between the financial requirements and objectives of the official community plan.

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

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

The conclusion, is that major new developments will provide the necessary "front-end" financing of infrastructure requirements as provided for within the *Local Government Act*. The available cost recovery mechanisms are as follows:

- Latecomer Agreements, as provided in Section 939 of the *Local Government Act*, for servicing requirements which are not included in the 5 year Capital Plan in accordance with existing policy; or

- The establishment of a Development Cost Charge Bylaw to be funded by DCC levies as outlined in the *Local Government Act*, which presently is not part of the 5 Year Capital Plan.

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