

**District of Tumbler Ridge**



# **Official Community Plan**

*Bylaw No. 584*

July 2012





**District of Tumbler Ridge  
Official Community Plan Bylaw No. 584, 2012**

WHEREAS Council wishes to repeal District of Tumbler Ridge Official Community Plan Bylaw No. 498, 2005 and amendments thereto, and wishes to adopt a new Official Community Plan bylaw, pursuant to Section 903 of the *Local Government Act*;

AND WHEREAS, pursuant to Section 882 of the *Local Government Act*, the Council of the District of Tumbler Ridge has examined the plan in conjunction with its Financial Plan and any waste management plan that is applicable in the municipality to ensure consistency between them;

AND WHEREAS Council has held a Public Hearing pursuant to Section 890 of the *Local Government Act*.

NOW THEREFORE Council of the District of Tumbler Ridge, in open meeting assembled hereby enacts as follows:

1. District of Tumbler Ridge Official Community Plan Bylaw No. 498, 2005 and amendments thereto are repealed.
2. This bylaw shall be cited as the "District of Tumbler Ridge Official Community Plan Bylaw No. 584, 2012".
3. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the District of Tumbler Ridge:
  - .1 Schedule A (Official Community Plan Bylaw text)
  - .2 Schedules B, C, D, E, and F (Official Community Plan Bylaw maps)

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF FEBRUARY, 2012

PUBLIC HEARING HELD ON 27<sup>th</sup> DAY OF MARCH, 2012

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF JULY, 2012

2<sup>nd</sup> PUBLIC HEARING HELD ON 23<sup>rd</sup> DAY OF JULY, 2012

READ A THIRD TIME THIS 24<sup>th</sup> DAY OF JULY, 2012

ADOPTED THIS 26<sup>th</sup> DAY OF JULY, 2012

  
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Darwin Wren, Mayor

  
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Barry Elliott, Corporate Officer



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## Glossary

Attainable housing means market housing that is affordable to households within a wide range of incomes.

Garden Suite means a single family dwelling located in the rear yard or above a garage, the use of which is accessory to a single family dwelling on the same parcel.

Home Occupation means an accessory use within a dwelling unit for a small professional or home-based business, including but not limited to book-keeping, legal services, and small-scale home sales.

Home Industry means the use of a parcel containing a dwelling unit to for an industrial or manufacturing business, including but not limited to a carpentry shop, a welding shop, and a metal working shop.

Manufactured Home means a mobile home or a modular home used as a dwelling unit.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards.

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory.

Visitable Housing means housing that is easier for people with limited mobility to enter into and have space within, including a bathroom and living space that can be easily accessed.



SCHEDULE A

OFFICIAL COMMUNITY PLAN TEXT

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## *Part 1 – Introduction and Vision*



## 1.0 INTRODUCTION

### 1.1 Background

The development of Tumbler Ridge was a unique undertaking. Incorporated in 1981, the town was largely constructed over the next few years and quickly became a vibrant community supporting the development of the Northeast Coal Project. Not only were houses built to house workers, but a recreation centre, schools, golf course, trails network, and businesses and services eventually took their place in Tumbler Ridge. The community invested into Tumbler Ridge to create a high quality life and a community spirit which helped Tumbler Ridge survive major economic downturns.

While the town has experienced significant fluctuations over the last two decades, Tumbler Ridge is near the beginning of a period of strong economic and social development as coal mining and other industries in the area are expected to expand significantly. In order to maximize the opportunities and minimize the disruption that this growth presents, there is a strong need to ensure that the community addresses key issues proactively by preparing a plan which can guide development over the next few years. To meet this objective Tumbler Ridge has developed this Official Community Plan to address a wide range of community issues including land use planning and community development.

### 1.2 What is an OCP?

An Official Community Plan (OCP) is a policy document used by municipal and regional governments to guide land use decisions and community planning. It is a general statement of the collective desires of a community, identified through public consultation and expressed through broad objectives and policy statements.

An OCP must be prepared and adopted within the statutory provisions of the *Local Government Act* (LGA). The required content of an OCP is defined in Section 877 of the Act. Optional content provisions are set out in Section 878, while provisions relating to due process and adoption procedures are listed in Sections 879 and 882 respectively.

An OCP is a long-term visionary document that guides decision-making and sets a course for how a community wishes to evolve. An OCP should be re-examined and updated every 5 – 10 years to ensure that it continues to reflect the long-range planning objectives of the community. Occasional updates also ensure that an OCP remains consistent with other procedures, bylaws and government implementation tools. An OCP should inform decision making on a wide range of municipal planning and development functions. The relationship between an OCP and these local government functions is illustrated in Figure 1.1.

Before it can come into effect, an OCP must be adopted by Council as an official Bylaw. Once adopted, any decisions made by Council on land use, the subdivision of land, development and other related matters must be consistent with the goals, objectives and policies included in the Plan.

Figure 1.1 – OCP Diagram



This Official Community Plan applies to all water and land within the District of Tumbler Ridge.

### 1.3 Purpose of the Official Community Plan

An Official Community Plan serves a number of important purposes:

- It provides direction for the growth and development of the community;
- It states in general terms the social, economic, and environmental objectives of a community as they relate to land use planning;
- It provides a tangible policy tool which Council, City staff, and the general public can use to evaluate development proposals;
- It identifies and establishes policy statements (and map designations where appropriate) with respect to the following:
  - Residential development required to meet forecasted housing needs in a community over a period of at least 5 years;
  - Commercial, industrial, institutional, agricultural, recreational and public utility land uses (both present and future);
  - Sand and gravel deposits that are suitable for future extraction;



- Environmentally sensitive land, or land that is subject to hazardous conditions;
- Major proposed road, sewer and water systems;
- Existing and proposed public facilities (i.e. schools, parks and waste treatment and disposal sites);
- Targets for the reduction of greenhouse gas emissions in a community, and proposed actions for achieving those targets;
- Strategies for affordable housing, rental housing and special needs housing; and
- Any case-specific matters authorized by the Minister.

#### 1.4 What an OCP Can and Cannot Do

An OCP can:

- Provide a degree of certainty to Council, government staff, local businesses, developers, and residents regarding the future form and character of a community;
- Limit decisions and actions by Council (on land uses, development and other related matters) to only those which are consistent with the goals, objectives and policies included in the OCP;
- Provide direction for Council on decision-making and policy development; and
- Assist in acquiring funding from senior levels of government to provide for works and services in a community, as funding is often contingent on a plan being in place for capital-intensive infrastructure investments.

An OCP cannot:

- Obligate Council to undertake any projects suggested in the OCP;
- Commit Council to specific expenditures; or
- Force any action identified in the OCP.

#### 1.5 Approach to the Development of this OCP

The approach to this OCP was based on significant input from residents and key stakeholders in Tumbler Ridge. In order to obtain a broad range of input, the following was undertaken:

- Background research on Tumbler Ridge including a community survey on key issues;



- A Virtual Town Hall, which was the first of its kind for a Canadian municipality, whereby residents were phoned and asked to provide input on key issues through a Town Hall format;
- Consultation with key stakeholders including high school students, industry, social agencies, and the Family Needs Committee;
- A residents workshop;
- A community office where for a few days, the general public could stop and discuss, informally, issues pertaining to the OCP;
- Two open houses to present findings and drafts of the OCP; and
- Two Council workshops.

Key stakeholders were also provided the opportunity to provide comment on the first draft of the OCP. These stakeholders included:

- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Northern Health Authority;
- Peace River Regional District; and
- School District # 59.

In addition, local First Nations were invited to provide feedback on the OCP.

This OCP recognizes that Tumbler Ridge is at an important crossroads in its history. The community, due to increased coal mining and expansion of other resource-based industries, is likely to experience substantial growth which will result in significant changes in the community. This OCP seeks to ensure that Tumbler Ridge is prepared for this growth to position the community to maximize the opportunities of growth, while minimizing the potential impacts that growth can have. As such, this OCP goes beyond being a typical land use plan, and speaks to issues of community development including how social agencies provide service in the community.



*Public Open House – June 2011*

## 1.6 Plan Description

This OCP contains four separate but interrelated parts. The vision and guiding principles established for this Plan articulate how, in general, the community wishes to evolve in the future and provides the foundation for the establishment of objectives, and policies for community development and land use

planning, which, in turn, inform a list of possible actions and implementation tools. Figure 1.2 summarizes the interrelationship between these key areas of the OCP.

Figure 1.2: Interrelationship of Key Components of the Plan



## 1.7 Organization

This OCP is organized into four main parts with various sub-sections including:

*Part 1 – Introduction and Vision* – this part of the OCP provides an introduction to the plan process, a summary of the history of Tumbler Ridge, a review of key community characteristics such as population demographics, and the community vision and guiding principles for the evolution of the community.

*Part 2 – Land Use Plan* – the land use plan provides objectives and policies for land use planning in the community. This includes development permit area guidelines.

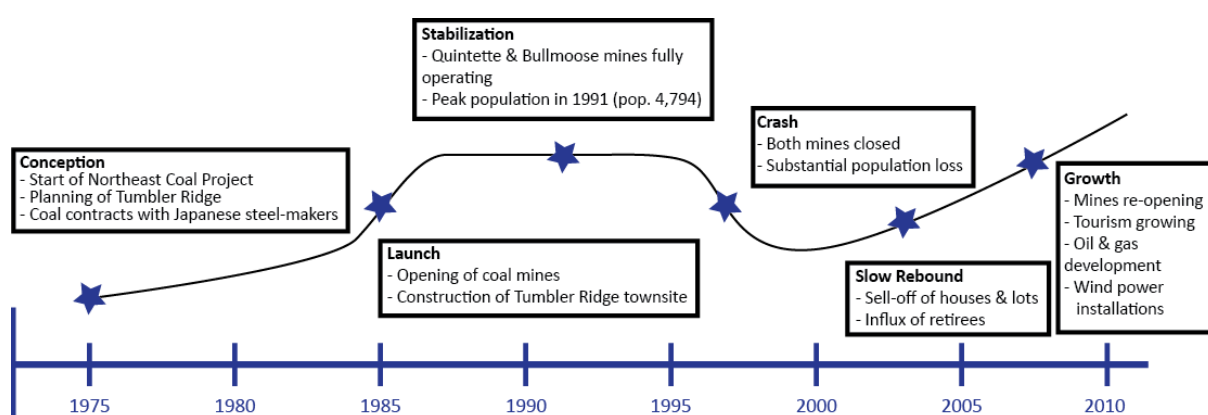
*Part 3 – Community Development Plan* – this part of the OCP provides a description of how the community intends to evolve in the future. This includes a description of how the community will address key issues such as economic development, housing, social needs, and infrastructure, among others.

*Part 4 – Action and Implementation Plan* – this part of the OCP outlines an action and implementation plan for moving forward.

## 2.0 HISTORY

Tumbler Ridge has a unique history. Developed as a master planned community to support the Northeast Coal Project, Tumbler Ridge, in its 30 years of existence, has experienced significant fluctuations in growth and development. Tumbler Ridge has, in fact, gone through six different 'eras' in its history which have greatly influenced the evolution of the community. Figure 2.1 illustrates a general timeline for these six different eras.

Figure 2.1: Evolution of Tumbler Ridge



### Conception Era (late 1970s – early 1980s)

Tumbler Ridge was conceived in the late 1970s as part of the Northeast Coal Project. The purpose of the Project was to service Japan's steel industry with coal produced from two northeast BC mines – Quintette and Bullmoose. A 15-year, 100 million tonne coal contract was negotiated between a consortium of Japanese steel mills and the mine operators.

It was decided early on that a new community would be built to support the coal mines. With significant funding from senior government agencies in place, and a commitment from the coal mine operators to build employee housing, the planning of Tumbler Ridge began. The Ministry of Municipal Affairs (now Community, Sport and Cultural Development) engaged planning and design consultants to assist with the process as well as the writing of planning and design documents. The eventual design of the community was very deliberate and thoughtful; it addressed social and physical issues experienced elsewhere and reflected best practices for resource community development.



### Launch Era (1981 – 1986)

The construction of the Quintette and Bullmoose mines as well as the construction of the Tumbler Ridge townsite occurred in the early 1980s. At the same time, the Ridley Terminal at the Port of Prince Rupert was constructed. Coal mining began at Quintette in 1982 and at Bullmoose in 1983. The first ship was loaded with coal at the Ridley Terminal in January of 1984.

### Stabilization Era (1987 – 1999)

The late 1980s and early-mid 1990s saw full operation and utilization of the Quintette and Bullmoose coal mines. While there were several small fluctuations in mining activity, Tumbler Ridge was generally thriving during this period, and, in 1991, the population peaked at nearly 5,000 residents.

The community was generally attracting single men and young families during the stabilization era. The employment provided by the mines and the services available within the community appealed to a younger demographic. Community goals at this time revolved around supporting industry, active recreation, education and the growth of Tumbler Ridge.

### Crash Era (2000 – 2004)

In the early 2000s, after almost two decades of relative economic stability, Tumbler Ridge encountered significant hardship. The Quintette mine closed in 2000 and Bullmoose shut down in 2003. World coal markets had collapsed to such a degree that operating the larger Quintette Mine became economically unviable. The closure of Bullmoose was related to the depletion of the coal resource.

The mine closures had an immense impact on the community. Many families were forced to move away from Tumbler Ridge to find work elsewhere. A significant number of homes owned by the mining companies were left vacant during this time.

### Slow Rebound Era (2005 – 2009)

Following the closure of the mines and the out-migration of workers and young families from Tumbler Ridge, the community started to diversify. In a sale that garnered world-wide attention, the vacant houses were sold at extremely low prices. People from all over the world responded, and approximately 900 houses were sold.

The home sale attracted many retirees who were looking for low real estate prices in a beautiful setting. It changed the composition of the community from younger families and single people to retirement-aged couples. It also shifted the community's focus towards a greater emphasis on promoting passive recreation, maintenance of the natural environment/quiet atmosphere, and an increased level of service for community members as the key features of the community.



During this era, a slow rebound in coal mining was beginning with Peace River Coal and Western Coal (now Walter Energy) opening mines in the area, along with other natural resource extraction activities such as oil and gas. In addition, a small tourism industry began to emerge, particularly in relation to paleontology as well as strong interest in wind energy production.

#### Growth Era (2010 - today)

Economic conditions in Tumbler Ridge have improved greatly since the early 2000s. Coal mining has resumed in the area and several new coal projects are either in the exploratory or approvals stage. The local economy has also been diversified, with new opportunities such as oil and gas exploration, wind energy and tourism (paleontology, eco-tourism, etc.) providing employment opportunities for existing and future residents of Tumbler Ridge.

Tumbler Ridge is now home to approximately 2,700 permanent residents in addition to a variable, but significant temporary population composed of workers in various industries. Some residents remain from the early years of the community (and have raised their families in Tumbler Ridge), while others are new to the community. Some are choosing Tumbler Ridge as their temporary home base while working in local industries, while others are retirees coming from outside of the community.

Considering Tumbler Ridge's unique history and community, as well as its abundance of opportunity in the foreseeable future, there is an opportunity for the District to take advantage of the significant economic opportunities that it expects to experience in the coming years. This OCP sets a framework for residents, small businesses, industry, and the District to make decisions that will help to ensure Tumbler Ridge can achieve its goals and objectives for the future.



### 3.0 TECHNICAL BACKGROUND

#### 3.1 Population Change

##### 3.1.1 Population Demographics

Since 1996, Tumbler Ridge has experienced significant fluctuations in its population, but on the whole, its population has decreased significantly since 1996 and has decreased by 2000 people from its peak in 1991 when the population was 4,794. According to the 2011 Statistics Canada census, Tumbler Ridge's population was 2710 people while BC Stats, using a different methodology, estimated the population to be 2,436 in 2011. Table 3.1 summarizes the population change for Tumbler Ridge from 1996 to 2010.

Table 3.1: Population Change in Tumbler Ridge, 1996 - 2010

Year	Population	Change
1996	3,930	-
1997	3,731	-5.1%
1998	3,269	-12.4%
1999	2,574	-21.3%
2000	1,960	-23.9%
2001	1,864	-4.9%
2002	2,321	24.5%
2003	2,366	1.9%
2004	2,308	-2.5%
2005	2,343	1.5%
2006	2,491	6.3%
2007	2,434	-2.3%
2008	2,440	0.2%
2009	2,421	-0.8%
2010	2,428	0.3%
2011	2,436	0.3%

Source: BC Stats

The impact that coal mining has had on the community is evident in Table 3.1 as significant population decreases were experienced in conjunction with the closure of the Quintette mine and the slowdown and



eventual closure of the Bullmoose mine. The resiliency of the Tumbler Ridge community was demonstrated in 2002, when the population increased by 25% to 2,321 residents. The population has since remained relatively stable. It should be noted that these recent estimates may be understated somewhat. Some residents live in Tumbler Ridge seasonally, and as a result may not be counted in the population estimates. As well, there are many people who reside in hotels or other arrangements while working in Tumbler Ridge and are not accounted for as part of the permanent population of Tumbler Ridge as their main residences are in other communities.

In addition to witnessing significant population changes, Tumbler Ridge has experienced a shift in the age composition of its population. Table 3.2 summarizes these changes in population demographics.

Table 3.2: Percentage Change by Age Group

Year	Percentage of Total Population (%)				
	0-14 Years	15-24 Years	25-44 Years	45-64 Years	65+ Years
1996	28.9	14.0	39.5	16.8	0.8
2001	21.0	13.0	29.7	31.4	4.9
2006	17.9	11.2	26.8	32.9	11.2
2011	18.1	13.1	27.9	31.2	9.8
Change (1996-2011)	-10.8	-0.9	-11.6	+14.4	+9.0

Source: Stats Canada

From 1996 to 2011, there was a substantial demographic shift as the proportion of the population 45 years of age and older increased from 17.6% to 41.0%. This indicates that over the ten-year period, Tumbler Ridge's population aged significantly. This is most likely due to the significant influx of retirees into the community, the loss of many younger residents due to lack of employment, as well as the general aging of population experienced provincially and nationally. However, it is important to note, that there has been an influx of younger people once again into the community due to the increase in employment and that this population may not be adequately captured in the census.

### 3.1.2 School Enrolment

As the population and age composition in Tumbler Ridge has fluctuated, so too have school enrolments. Historically, school enrolments declined from the mid-1990s to the mid-2000s. However since the mid-2000s, school enrolments have been increasing. Table 3.3 summarizes recent Kindergarten to Grade 12 enrolment trends at Tumbler Ridge Elementary School (K – Grade 6) and Tumbler Ridge Secondary School (Grades 7 – 12).



Table 3.3: School Enrolment in Tumbler Ridge

	Grade	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Tumbler Ridge Elementary	Kind.	27	34	33	32	38	27
	1	17	28	37	28	38	40
	2	17	27	30	30	29	31
	3	39	21	28	28	30	24
	4	33	36	27	23	30	31
	5	20	38	31	26	27	23
	6	40	23	32	29	25	21
	Total	193	207	218	196	217	197
Tumbler Ridge Secondary	7	30	33	23	36	33	25
	8	31	30	33	21	37	30
	9	35	32	27	31	28	33
	10	24	33	40	27	39	32
	11	38	22	30	32	31	33
	12	31	45	34	39	42	41
	Total	189	195	187	186	210	196
Combined	Total	382	402	405	382	427	393
	+ / -	-	+ 5%	+1%	-6%	+12%	-8%

Table 3.4 compares the school enrolment trends to general population trends in the community. It can be seen that school enrolments are generally increasing while population growth, according to BC Stats estimates, is remaining relatively stagnant. This is another indication that the population of Tumbler Ridge is once again attracting younger families.



Table 3.4: Population Change vs. School Enrolments

Year	Population Change (BC Stats Estimate)	School Enrolment Change
2006-2007	-2.3%	+5%
2007-2008	+0.2%	+1%
2008-2009	-0.8%	-6%
2009-2010	+0.3%	+12%
2010-2011	+0.3%	-9%

Also, anecdotally, there has been a significant increase in the number of pre-school aged children requiring daycare services, which, if this continues, will result in further population increases at the local schools.

### 3.2 Employment and Population Projections

The employment base in Tumbler Ridge has also fluctuated over the last decade and a half. As shown in Table 3.5, a shift away from mining, oil and gas towards service sector employment occurred between 1996 and 2006. This is presumably the result of mine closures and the recession of world markets which were occurring during the same time period.

It is likely that today, Tumbler Ridge's employment profile is more heavily weighted back towards the "mining, oil and gas" category. A recent increase in industrial activity and an influx of workers into these industries has been occurring and will likely continue into the foreseeable future.



Table 3.5: Employment by Sector

Sector	Percentage of Labour Force Employed in Sector		
	1996	2001	2006
Mining, Oil and Gas	56.0	30.6	28.5
Retail Trade	6.0	7.7	7.6
Accommodation, Food and Beverage Services	3.9	5.7	6.8
Forestry and Logging	0.4	2.9	2.7
Construction	1.7	5.7	13.9
Transportation and Storage	4.1	6.7	8.3
Education, Public Administration, Health Care and Other Services	27.9	40.7	32.2

Source: BC Stats

### 3.2.1 Growth Scenarios

Tumbler Ridge is expected to achieve significant growth over the next five years. The amount of growth will depend on three key factors:

- The extent to which coal mining and other resource industries ramp up;
- The proportion of new workers that choose to live in the community permanently; and
- The extent to which development of the resource extraction industries creates spin-off employment in the community.

Table 3.6 summarizes the projected number of new employees from the various coal mines as well as through the development of wind energy over the next 5 years. It is important to note that there could be increases in employment due to oil and gas exploration and tourism, though these are more challenging to quantify at this point.



Table 3.6: Total New Employment

Company	Potential # of Additional Employees
Mining	1350 – 1450
Wind Energy	100
Total	1450 - 1550

The expansion of the mining sector could create a number of new jobs in the community over the next 5 years. Based on the use of BC Stats Local Area Economic Dependencies data for 2006, the addition of 1450 new mining jobs in the community would create nearly 900 new jobs in the economy due to indirect and induced employment. Indirect employment refers to employment created in the community because other spending associated with the direct employment (i.e. if a coal mine buys equipment from a local dealer) while induced employment is the employment that results in a community due to new workers spending disposable income in the community (i.e. workers at the coal mine spending money at the grocery store). Table 3.7 summarizes this analysis.

Table 3.7: Indirect and Induced Employment

Type of Employment	Factor	Additional Employment
Indirect Employment Ratio	0.33	478
Induced Employment Ratio	0.31	450
Total New Employment		928

*Utilizes the Local Area Economic Dependencies data for Dawson Creek*

Based on this analysis, there could be, in total, up to 2478 new jobs created as a result of economic activity in Tumbler Ridge.

In order to project this into population growth, it is important to consider:

- There is a potential that not all the jobs created, particularly induced and indirect employment will be based in Tumbler Ridge;
- The new mine projects mentioned may not proceed due to permitting issues or changes in the global market for coal.



An analysis was undertaken to understand the impact that potential ranges of employment growth could have on population growth. Table 3.8 summarizes the result of this analysis.

Table 3.8: Potential New Population Growth

Growth Scenario	Description	Resident Workforce/ Primary Industries	Resident Workforce/ Induced & Indirect	Total Resident Workers	Total New Population (assume 1.8 people per resident employee)
High	All new employment in the primary industries and 50% of new employment due to induced and indirect employment will result in new residents to Tumbler Ridge	1550	464	2014	3625
Moderate	65% of new employment in the primary industries and 30% of new employment due to induced and indirect employment will result in new residents to Tumbler Ridge	1007	278	1285	2314
Low	30% of new employment in the primary industries and 10% of new employment due to induced and indirect employment will result in new residents to Tumbler Ridge.	465	93	558	1004

Based on this, the population in Tumbler Ridge could increase between 1000 and 3625 people, depending in large part on the resiliency of the coal mining industry.

In addition to the growth expected within Tumbler Ridge, there is substantial growth expected in the Peace region including oil and gas expansion, wind power, and mining elsewhere which could have implications on growth in Tumbler Ridge.



### 3.2.2 Housing Needs Projection

Based on the population growth expected in Tumbler Ridge, it is important to assess new housing needs. As indicated in Table 3.8, there could be between 558 and 2014 employees living in the community. If each of these new employees results in a new household, there will be a need for a significant amount of new housing. Table 3.9 summarizes the land that is available and how much development could be accommodated on each of the sites.

Table 3.9: Residential Land Availability

Type of Lot	Potential Units
Single Family Residential (includes mobile homes)	204 lots (served and subdivided)
Unserviced District-owned Land (multi-family)	12 ha (assume 50 units per ha) = 600 potential units
Unserviced District-owned Land (general residential)	55 ha (assume 12 units per ha) = 660 potential lots
Unserviced Crown-owned Land within Town Site	96 ha (assume 12 units per ha) = 1152 potential lots
Total	2616 units

As indicated in Table 3.9, Tumbler Ridge has sufficient land available to accommodate approximately 2600 residential units which is more than their anticipated maximum needs. This is in excess of the number of units needed to meet the requirements of a high growth scenario over the next 5 years. There would even be room to accommodate some of the growth that might occur in other industries such as the oil and gas and tourism industries. However, it is important to note that a significant amount of land is owned by the Crown and thus this land would need to go through a Crown land application process prior to being developed.

### 3.3 Crown Lands in Tumbler Ridge

Much of the land area within the District of Tumbler Ridge is either owned by the provincial Crown or has covenants on it specifying certain community uses and is subject to a reverter clause whereby if the land use is proposed to change, then the land title reverts back to the Crown. An OCP is an instrument of local government and therefore cannot direct senior government priorities or actions. However, it can and does state the preference of the municipality with respect to many areas of provincial jurisdiction.



There are two ways in which the District of Tumbler Ridge may work with the Crown on matters pertaining to this OCP. Firstly, the District may work to communicate local intentions and desires pertaining to growth and development on these lands with the intention of influencing how the Crown may dispose of these lands. Secondly, the District may acquire Crown land, thereby giving the District direct control of land development.



## 4.0 VISION AND GUIDING PRINCIPLES

The following vision and guiding principles establish the philosophy for this OCP. They are intended to give purpose and direction to the policies of the OCP, and to serve as reference points for future decision making.

### 4.1 Vision 2025

The following is the vision for Tumbler Ridge as the community moves forward.

*In 2025, Tumbler Ridge sustains a resident population of 5000 people. While much of this growth is due to the continued extraction of natural resources in the area, the economy has diversified significantly to include a strong tourism sector, a small but substantial manufacturing base, and a deepened sense of entrepreneurship that has taken advantage of the latest technologies to reduce barriers to commerce. Tumbler Ridge has effectively leveraged its pristine natural setting, its small town community charm, and its commitment to innovation to attract and retain a number of businesses as well as a diverse population, age, culture and interests that contribute to a vibrant community social fabric. Given the challenges it faces in terms of isolation and size, Tumbler Ridge has sought to become known as a community that encourages and promotes innovation in community development and unique solutions to key community issues are utilized. The desirable living environment attracts new residents. As the community grows, new residents are integrated into the existing social fabric; different cultures and histories are acknowledged, respected and celebrated.*

*While Tumbler Ridge has always seen fluctuations in its economy, the strong community spirit that has been developed has strengthened the commitment of residents and formed the foundation from which key social, environmental and economic investments into the community have been made to create a sense of stability and permanence. Residents of like interests diversify their opportunities and create new opportunities through commitment, creativity and volunteerism.*

### 4.2 Guiding Principles

The following guiding principles articulate the priorities of Tumbler Ridge:

#### Partnerships

The District will work in partnership with different levels of government, Crown corporations, local industry, small business and community groups to address the broad range of community needs in Tumbler Ridge in an effective and efficient manner.



### Community Engagement

The District will foster an environment where a diverse cross-section of residents is actively engaged in matters pertaining to the community's growth and development, including an emphasis on re-energizing the volunteer base. Participation of community members will be actively sought and unique techniques will be utilized to keep community engagement fresh and interesting.

### Balance

The District will balance fiscal responsibility, economic development, environmental stewardship, and societal betterment in its decision-making processes and its approach to investing in the community.

### Meaningful Integration

The District will work with developers, businesses, new industries and others to implement growth in a manner which ensures physical and social connectivity with the existing community and maximizes community benefit. Inherent in this is respecting and continuing to adhere to the design philosophy with which Tumbler Ridge was developed and which has made Tumbler Ridge a great place to live.

### Resiliency

The District will work to ensure that the community is prepared for uncertainty and is well positioned to be resilient to change that will occur in the future.

### Role of Local Government

The District will play a number of different roles as the community grows and develops. These roles will include acting as a leader, facilitator, partner, and supporting and/or encouraging the actions of others. Inherent to this is recognizing that the District is not solely responsible for the evolution of Tumbler Ridge but can partner with others to achieve important community objectives.

### Innovation

The District, where feasible, will embrace innovation and incorporate new technologies, processes and concepts into key aspects of community development and growth. At the same time, the District will respect and encourage new development to remain consistent with the design principles that the community was based upon.



## *Part 2 – Land Use Plan*



## 5.0 RESIDENTIAL

### 5.1 Background

Residential development in Tumbler Ridge largely occurred during the initial development of Tumbler Ridge in the early 1980s. Much of the housing in the community is nearing 30 years of age and given that it was constructed within a relatively short timeframe, there is not a significant variety in housing and lot styles in the community nor is there a significant amount of modern houses in Tumbler Ridge.



*Residential Street in Tumbler Ridge*

Currently, Tumbler Ridge is experiencing a shortage of housing lots that are available for sale. Many of the serviced vacant lots in the community have been purchased and are expected to be developed soon to meet the growing needs of the mining industry. It is currently a challenge to rent or buy quality and affordable houses in the community. Without a refreshing of the housing stock in Tumbler Ridge, the community may forego many of the benefits of industrial expansion.

Based on a review of new employment expected in the community (see Table 3.8), it is expected that there will be a demand for approximately 550 - 2000 new residential units to accommodate growth. This is based on the assumption that very little of the existing housing in the community can accommodate growth as they are largely occupied.

The existing supply of serviced lots could accommodate approximately 200 new workers. Thus, there could be a need to supply between 350 and 1800 new residential units to accommodate the potential demand in the community. The District's existing land base, as noted in Table 3.9 in Section 3.2.2 of this OCP has sufficient space to accommodate this development provided that land can be acquired from the Crown within a reasonable period of time.

### 5.2 Objective

It is the objective of Council to:

- .1 Ensure that sufficient, appropriately designated land exists to allow for a variety of lot densities, land uses and housing types for the next five years and beyond.



- .2 Acquire sufficient Crown land to enable the subdivision, servicing, and development of new residential land.
- .3 Ensure that future residential development is compatible with adjacent uses, is of high quality, and supports the development of additional amenities in the community.
- .4 Support the provision of a wide variety of housing styles and lot types to meet various needs in the community and to ensure that there is attainable housing available.
- .5 Leverage the land that the District owns to ensure quality housing is available.

## Policies

### 5.3 General Residential

It is the policy of Council to:

- .1 Direct lower density urban residential uses to those areas designated General Residential on Schedule C.
- .2 Allow the development of single-family and semi-detached houses in the General Residential areas.
- .3 Permit modular homes in those areas designated as General Residential.
- .4 Discourage mobile homes in General Residential Areas.
- .5 Allow congregational uses such as churches in General Residential areas provided they have the general support of the adjacent neighbourhood.
- .6 Ensure that General Residential uses do not negatively impact the natural environment, including the District's aquifer.
- .7 Enable the development of secondary suites, including suites over car garages and garden suites as a means of supporting the development of more attainable housing in the community.
- .8 Allow appropriate types of home occupations in General Residential areas, while actively encouraging all businesses to locate in commercial space, where appropriate.
- .9 Ensure that home-based occupations are clearly incidental to the primary residential use of the property.
- .10 Discourage home-based occupations that will have a detrimental effect on surrounding properties in terms of unsightliness, noise, parking congestion, and traffic.
- .11 Prohibit home industry.
- .12 Encourage environmental sensitivity, energy conservation and design consistent with the community's past design when contemplating new General Residential areas.



- .13 Ensure that all homes constructed in the community are appropriate for the climate in Tumbler Ridge.

#### 5.4 Multiple Family Residential

It is the policy of Council to:

- .1 Direct multiple family residential uses to those areas designated Multiple Family Residential on Schedule C.
- .2 Encourage the development of townhouses, apartments, and three- and fourplexes, and other unique, higher density housing styles in Multiple Family Residential Areas.
- .3 Encourage multiple family residential developments to locate close to the Town Centre and recreational and shopping facilities.
- .4 Encourage the development of multiple family residential units above commercial uses in the Town Centre.
- .5 Discourage mobile homes in Multiple Family Residential areas.
- .6 Encourage development in Multiple Family Residential areas to achieve maximum allowable density.

#### 5.5 Manufactured Home Community

It is the policy of Council to:

- .1 Direct manufactured homes to areas designated Manufactured Home Community on Schedule C.
- .2 Prohibit residential housing in those areas designated as Manufactured Home Community which do not meet Canadian Standards Association Z-240 for mobile homes or A-277 standards for modular homes.
- .3 Recognize manufactured home communities as an important form of attainable housing in the community and discourage land use changes in these areas.

#### 5.6 Rural Residential

It is the policy of Council to:

- .1 Direct rural residential uses to those areas designated Rural Residential on Schedules C and D.
- .2 Discourage community water and sewer systems that are not operated by the District of Tumbler Ridge.



- .3 Require proof of potable water on properties not using District-owned water services.
- .4 Ensure that treatment and disposal of sanitary sewer systems meets requirements of agencies responsible for such issues.
- .5 Have any new rural residential development be located within areas that are efficient to service.
- .6 Require that all future residential development outside of the Townsite, as defined on Schedule C and D be designated Rural Residential development.
- .7 Prohibit modular housing in those areas designated as Rural Residential which do not meet Canadian Standard Association A-277 standards.
- .8 Enable the construction of secondary suites, and garden suites as a means of supporting the development of more affordable housing in the community.
- .9 Support agricultural uses in Rural Residential areas as a means of increasing the community's access to local food and diversifying the economy.
- .10 Ensure that Rural Residential uses do not negatively impact the natural environment, including the District's aquifer.

#### 5.7 Future General Residential

It is the policy of Council to:

- .1 Direct that land for residential purposes be located in those areas designated Future General Residential on Schedule C.
- .2 Work with stakeholders to develop broad conceptual plans to determine the mix of residential development for lands designated as Future General Residential.
- .3 Enable a mix of residential densities on areas designated Future General Residential including apartments, townhouses, duplexes, and single family homes.
- .4 Explore the potential to use alternative servicing techniques as part of subdivision servicing that are less costly and/or more environmentally friendly.
- .5 Utilize the District's land sale policies, where applicable, for any new development proposals.
- .6 Encourage developers of new housing development to refer to the Draft Development Guidelines Discussion Paper (April 2011) for Tumbler Ridge.
- .7 Ensure that Future General Residential uses do not negatively impact the natural environment, including the District's aquifer.
- .8 Begin Crown land applications to acquire land for residential use.



- .9 Require comprehensive site area plans be prepared by the development proponent for District-owned lands that are sold for residential uses. These plans shall address the following, among other factors as deemed necessary by the District:
  - .1 Infrastructure works and costs;
  - .2 Density and siting;
  - .3 Viewscapes, including the entrance to the community;
  - .4 Incorporation of parkland and pathways; and
  - .5 Integration with the District's trail system.



## 6.0 COMMERCIAL AND INDUSTRIAL

### 6.1 Background

Ensuring adequate commercial and industrial land is important for community economic development and diversification. While Tumbler Ridge still has significant land available for heavy industrial development, there are shortages of developed land available for general commercial development, which would include light industrial and automobile-oriented commercial development, as well as for modern and flexible office space in the Town Centre. Ensuring that there is land made available for these uses will help the community to fully maximize the opportunities that the expansion in coal mining and other industries presents.

### 6.2 Objective

It is the objective of Council to:

- .1 Ensure land is available for the purposes of economic development.
- .2 Encourage a mix of office space, retail, and commercial services, along with intensive residential and appropriate public facilities in the Town Centre to maintain and enhance the core of the community.
- .3 Recognize the Town Centre as the cultural and commercial heart of the community.

### Policies

### 6.3 Town Centre

It is the policy of Council to:

- .1 Direct town centre uses into the areas identified Town Centre on Schedule C.
- .2 Encourage higher density residential development in and adjacent to the Town Centre.
- .3 Encourage the development of mixed use buildings with commercial use on the ground floor and residential above the commercial use, in the Town Centre.
- .4 Encourage a mix of commercial, residential, office and institutional uses in the Town Centre.
- .5 Require that the ground floor of buildings be dedicated to retail and service commercial.
- .6 Develop a coordinated parking plan to identify future parking needs as development in the Town Centre intensifies, including a review of existing parking supply, and an understanding of the future requirements to meet the needs of new development.



- .7 Develop a Town Centre Revitalization Plan that incorporates the physical and economic development of the Town Centre.
- .8 Encourage pedestrian-oriented development and maintain the walkability and accessibility of the Town Centre.
- .9 Continue to direct commercial lodging, restaurants and similar uses to the Town Centre.
- .10 Review the potential of developing the surplus land at the water treatment plant.

#### 6.4 General Commercial

It is the policy of Council to:

- .1 Direct general commercial uses into the areas identified as General Commercial on Schedule C and D.
- .2 Direct light industrial, highway commercial, and automobile-oriented commercial uses to the General Commercial areas.
- .3 Ensure that general commercial uses are adequately screened from residential areas and the Town Centre.
- .4 Encourage existing congregational uses located in general commercial areas to relocate to areas designated for General Residential or Civic uses.
- .5 Ensure that highway commercial oriented developments are unique in design and use and present a positive visual appearance to motorists entering Tumbler Ridge.
- .6 Ensure that General Commercial uses do not negatively impact the natural environment, including the District's aquifer.
- .7 Utilize the District's land sale policies, where applicable, for any new development proposals.
- .8 Begin Crown land applications to acquire lands for commercial and industrial use.
- .9 Recognize the value of home based occupations as a means of promoting entrepreneurship in Tumbler Ridge and as an affordable entry point into starting new businesses while at the same time promoting the use of commercial facilities for business in Tumbler Ridge.



## 6.5 Home-Based Occupations

It is the policy of Council to:

- .1 Direct home-based occupations into the areas identified as General Residential, Manufactured Home Community, Rural Residential, Future Residential or Multi-Family Residential on Schedule C and D and regulate this use through the Zoning Bylaw.
- .2 Recognize the value of home-based occupations as a means of promoting entrepreneurship in Tumbler Ridge and as an affordable entry point into starting new businesses while at the same time promoting the use of commercial facilities for business in Tumbler Ridge.
- .3 Ensure that home-based occupations are clearly incidental to the primary residential use of the property.
- .4 Prohibit home-based industries within Tumbler Ridge.
- .5 Prohibit any home-based occupation that will have a detrimental effect on surrounding properties in terms of unsightliness, noise, traffic, or parking congestion.
- .6 Encourage home-based occupations to relocate to commercial facilities as appropriate.

## 6.6 Heavy Industrial

It is the policy of Council to:

- .1 Direct heavy industrial uses to those areas identified Heavy Industrial on Schedule C and D.
- .2 Ensure that land development supports the objectives of economic development in Tumbler Ridge.
- .3 Ensure that heavy industrial development uses do not negatively impact the natural environment, including the District's aquifer.
- .4 Investigate the feasibility of developing an industrial park near Highway 29 in the western portion of Tumbler Ridge.

## 7.0 CIVIC

### 7.1 Background

Civic land uses include parks and recreation, municipal, provincial and federal institutions, medical offices, municipal infrastructure, and a variety of community uses such as churches and service clubs. Providing land for these activities is vital to maintaining and enhancing quality of life in Tumbler Ridge and ensuring land is available for key community services.

### 7.2 Objective

It is the objective of Council to:

- .1 Ensure sufficient land is available for Civic uses.
- .2 Encourage the optimal use of land resources for institutional purposes.
- .3 Develop and maintain a system of parks, greenways and related facilities to serve the needs of Tumbler Ridge residents and visitors.
- .4 Set aside land as open space areas to promote public safety, provide recreational opportunities and conserve habitat that contributes to biodiversity.
- .5 Encourage the maintenance and development of institutional facilities to serve the needs of Tumbler Ridge residents.
- .6 Continue to support high quality civic and institutional facilities and services in Tumbler Ridge, such as the Community Centre in order to enhance the quality-of-life experienced in the community.

### Policies

#### 7.3 Parks and Recreation

It is the policy of Council to:

- .1 Direct Parks and Recreation uses to those areas identified Parks and Recreation on Schedules C and D.
- .2 Maintain and improve District-managed parks and consider developing additional neighbourhood parks as residential growth occurs.





- .3 Maintain and improve the existing trail system to promote recreation and good connectivity neighbourhoods.

#### 7.4 Institutional

It is the policy of Council to:

- .1 Direct institutional uses to those areas designated Institutional on Schedule C. Direct new institutional developments toward the vicinity of the Town Centre, where appropriate.
- .2 Direct new, and support the relocation of existing, places of worship and other congregational uses to sites outside of the existing Commercial Park and to areas appropriate for their use.
- .3 Work with the School District No. 59 to identify future space needs for schools in Tumbler Ridge as population increases.
- .4 Encourage various institutional and non-profit agencies to partner to deliver services in Tumbler Ridge and to share facilities when possible.
- .5 Support the expansion of Northern Lights College campus in Tumbler Ridge.
- .6 Ensure adequate land is available for the expansion of community services such as schools.
- .7 Develop a Legacy Development Strategy to identify amenities important for the future development and livability of the community.
- .8 Utilize the Legacy Development Strategy to provide guidance to the District when considering institutional needs that will result from the sale of District-owned land for development or the rezoning of land.

#### 7.5 Infrastructure

It is the policy of Council to:

- .1 Direct land for infrastructure such as water treatment plants, solid waste, water storage, and sewage lagoons, to those areas designated Infrastructure on Schedules C and D, and illustrated in Schedule 6.
- .2 Review land needs for infrastructure such as the water treatment plant to determine the feasibility of future development for other uses.

## 8.0 OPEN SPACE AND RURAL RESOURCE

### 8.1 Background

Due to its large municipal boundary, Tumbler Ridge has ample open space and rural resource areas. The rural areas of the District provide important commercial, recreational, and environmental values and it is important to balance these values. Tumbler Ridge has a spectacular backcountry including mountains, rivers, creeks, plateaus, vegetation and wildlife that contribute to the community's uniqueness. The District supports resource industries but also encourages the stewardship of these resources in an environmentally responsible way. The District also encourages resource industries and provincial agencies to consider recreation and environmental interests as industrial activity occurs.



*Overlooking the Murray River*

### 8.2 Objective

It is the objective of Council to:

- .1 Support resource-based activities throughout the District as an integral part of Tumbler Ridge.
- .2 Recognize the importance of recreational uses throughout the District.
- .3 Encourage the wise stewardship of our resources to protect the environmental integrity of the backcountry.

### 8.3 Policies

It is the policy of Council to:

- .1 Direct resource-based uses such as mining, forestry, wind power, agriculture and oil and gas activities as well as recreation and conservation uses to those areas designated Open Space and Rural Resource on Schedules B, C, and D.
- .2 Recognize the Community Forest as an integral part of the community within the Open Space and Rural Resource lands.



- .3 Encourage resource-based industries to exercise good environmental stewardship as part of their resource management practices.
- .4 Support four season recreational activities in lands designated Open Space and Rural Resource.
- .5 Promote active recreation throughout Tumbler Ridge, including facility maintenance and development.
- .6 Discourage urban expansion from occurring in the Open Space and Rural Resource designation by preserving very large lots.
- .7 Encourage the establishment of agricultural lands and operations in the Open Space and Rural Resource area.
- .8 Work with provincial government agencies to improve road access into recreational areas such as Monkman Provincial Park.



## 9.0 SAND AND GRAVEL

### 9.1 Background

An OCP must include information on sand and gravel resources for the community. Fortunately, Tumbler Ridge is situated on large gravel reserves. However, due to the expected pace of development, there will be a need to develop other sand and gravel resources.

### 9.2 Objective

- .1 Promote the development of sand and gravel resources in Tumbler Ridge where appropriate.

### 9.3 Sand and Gravel

It is the policy of Council to:

- .1 Designate lands for sand and gravel resources as Sand and Gravel on Schedules C and D.
- .2 Encourage the development of sand and gravel resources.
- .3 Work with local stakeholders, such as the Ministry of Transportation and Infrastructure and private developers to ensure that sand and gravel needs are met over the long-term.

## 10.0 HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS

### 10.1 Background

Land development in Tumbler Ridge is limited almost exclusively to the townsite area, with the exception of resource development in the rural areas. It is beyond the scope of this Official Community Plan to perform a complete inventory of hazardous environmentally sensitive areas within the entire municipality. Rather, this OCP identifies potentially hazardous and environmentally sensitive areas that may be affected by urban encroachment. These include avalanche and geotechnical instability areas as well as the District's main aquifer. Readers are cautioned to conduct their own assessment of potential hazards as this OCP contains only a cursory overview.



*Sign warning of active slumping area west of the  
Townsite*

### 10.2 Objectives

It is the objective of Council to:

- .1 Protect environmentally sensitive areas.
- .2 Exercise caution when new development is considered in potentially hazardous areas.

### 10.3 Policies

It is the policy of Council to:

- .1 Designate environmentally sensitive and hazardous areas on Schedule E.
- .2 Prohibit development in designated areas on slopes greater than 25% and lands adjacent to these slopes, unless an engineering study, performed by a professional geoscientist in good standing with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) shows the proposed development to be both safe and feasible.
- .3 Direct development away from lands subject to flooding along the Murray River and Flatbed Creek.
- .4 Encourage the provincial ministry responsible for forests, to maintain the natural forest cover on the face and immediate ridge top of Tumbler Ridge in order to minimize avalanche hazards.



- .5 Encourage developers to be sensitive to key community, environmental, and social values when developing in natural areas.
- .6 Protect the District's aquifer by ensuring that all development does not negatively impact the aquifer.



## 11.0 DEVELOPMENT PERMIT AREAS

Pursuant to the *Local Government Act*, Council may designate Development Permit Areas. These may be established under the following conditions:

1. Protection of the natural environment, its ecosystems and biological diversity;
2. Protection of development from hazardous conditions;
3. Protection of farming;
4. Revitalization of an area in which a commercial use is permitted;
5. Establishment of objectives for the form and character of intensive residential development;
6. Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
7. In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
8. Establishment of objectives to promote energy conservation;
9. Establishment of objectives to promote water conservation; and
10. Establishment of objectives to promote the reduction of greenhouse gas emissions.

This Plan contains five separate Development Permit Areas:

DPA # 1 – Aquifer Protection	Areas that are located above the District's main aquifer and identifies what actions must be undertaken to mitigate development impacts.
DPA # 2 – Hazardous Lands	Areas considered hazardous because of steeply sloping terrain, as well as the presence of unstable soils.
DPA # 3 – Town Centre	Areas subject to guidelines for the form and character of development in the District's Town Centre area, including façade treatments.
DPA # 4 – Multi-Family Residential	Areas subject to guidelines for the form and character of multi-family residential development.
DPA # 5 – Highway Commercial	Areas subject to guidelines for the form and character of highway commercial development.



## 11.1 Development Permit Area # 1 – Aquifer Protection

### *11.1.1 Authorization*

Development Permit Area No. 1 is designated pursuant to *Local Government Act* Section 919.1(1)(a) [protection of the natural environment, its ecosystems and biological diversity].

### *11.1.2 Designated Area*

Development Permit Area No. 1 is the area shown as Aquifer Protection Development Permit Area on Schedule E.

### *11.1.3 Justification*

Development Permit Area No. 1 seeks to protect the District's aquifer, which is the source of its drinking water, from deleterious substances that would compromise the quality and safety of the District's source water. Council seeks to protect this resource from any potentially negative impacts associated with development.

### *11.1.4 Development Permit Triggers*

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 11.1.6, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 1 in accordance with Section 920 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or
- c) Alteration of land.

### *11.1.5 Objective*

The objective of the Aquifer Protection Development Permit Area designation is to protect the subsurface aquifer from which the District draws its water from pollution from surface development.

### *11.1.6 Exemptions*

In Development Permit Area No. 1, a development permit is not required for the following:

- a) the alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to buildings;
- c) The construction of new buildings or structures less than 10 square metres in area;



- d) The erection of signs and fencing;
- e) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities; and
- f) The subdivision of land, the construction of a building or structure, the alteration of land, if the purpose is for a land use that does not include any of the activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

#### *11.1.7 Aquifer Protection Development Permit Guidelines*

- a) Applications should be accompanied by a report certified by a member in good standing of the Association of Professional Engineers and Geoscientists (APEGBC) and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

The purpose of the report is to assist the District in ensuring that hazardous materials storage and handling procedures, and facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up and disposal.

Specified mitigation measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. A Surface and Foundation Drainage Plan may be required which shows that storm waters will be appropriately collected and discharged as part of a system designed, certified, and inspected as-built by a member in good standing of APEGBC. The location of fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, wastewater or natural gas shall be identified in the report.

The report will be used to assist the District in determining whether to issue a development permit and the conditions and requirements the District will impose in the Development Permit. The report may be incorporated into Development Permit terms and conditions, if a Development Permit is granted.

- b) Where feasible, new development should connect to the District's wastewater systems. However, in areas where this is not possible, a means of on-site sewerage disposal, approved by the Northern Health Authority and designed, inspected and certified as-built by a member in good standing of APEGBC with due consideration of the effluent absorption capability of the soils and local groundwater conditions. Notwithstanding this engineering design, the District may require the installation of a holding tank instead of an on-site sewerage disposal system where local aquifer conditions warrant.



## 11.2 Development Permit Area # 2 – Hazardous Lands

### *11.2.1 Authorization*

Development Permit Area No. 2 is designated pursuant to *Local Government Act* section 919.1(1)(b) [protection of development from hazardous conditions].

### *11.2.2 Designated Area*

Development Permit Area No. 2 is the area shown as Hazardous Lands Development Permit Area on Schedule E.

### *11.2.3 Justification*

Development Permit Area No. 2 seeks to protect development from hazardous conditions such as steeply sloping terrain, sloughing embankments and unstable slopes prone to topsoil movement.

### *11.2.4 Development Permit Triggers*

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 11.2.6., a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 2, in accordance with Section 920 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or
- c) Alteration of land.

### *11.2.5 Objective*

The objective of the Development Permit Area No. 2 designation is to protect development from hazardous conditions.

### *11.2.6 Exemptions*

In Development Permit Area No. 2, a development permit is not required for the following:

- a) The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to buildings;
- c) The construction of new buildings or structures less than 10 square metres in area;
- d) The erection of a sign or fence;



- e) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities; and
- f) The consolidation of a lot or road widening.

#### *11.2.7 Hazardous Lands Development Permit Guidelines*

Development Permits shall be issued in accordance with the following:

- a) Any future development, including but not limited to the altering of land and soil, the erection and placement of buildings, and the installation of in-ground sanitary or storm sewer systems, shall ensure that erosion mitigation and slope stabilization measures are implemented; and
- b) All persons desiring to alter or affect lands within the designated area will be required to submit to the District a report certified by a geoscientist registered with APEGBC to assist the District in determining what conditions or requirements it will impose in the permit.

### 11.3 Development Permit Area # 3 – Town Centre

#### *11.3.1 Authorization*

Development Permit Area No. 3 is designated pursuant to *Local Government Act*, section 919.1(1) (d) [revitalization of an area in which a commercial use is permitted] and [(f) for establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

#### *11.3.2 Designated Area*

Development Permit Area No. 3 is the area shown as Town Centre Development Permit Area on Schedule F.

#### *11.3.3 Justification*

Development Permit Area No. 3 recognizes that Tumbler Ridge's Town Centre area is the focal point of the community for residents and visitors. The District's objective is to ensure the form and character of development is of high visual standard, properly integrates residential uses in commercial buildings, considers climate and views in design, and is consistent with existing development.

#### *11.3.4 Development Permit Triggers*

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by 11.3.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or



- c) Alteration of a building or other structure.

#### *11.3.5 Objective*

The objective of the Town Centre Development Permit Area designation is to ensure high quality development of the Town Centre by:

- a) Reinforcing the unique character of Tumbler Ridge
- b) Developing a pedestrian-oriented downtown; and
- c) Encouraging quality building and landscaping.

#### *11.3.6 Exemptions*

In Development Permit Area No. 3, a development permit is not required for the following:

- a) Interior alterations to buildings;
- b) The erection of a sign or fence;; and
- c) The placement of temporary construction site offices, structures used for short-term special events and emergency facilities.

#### *11.3.7 Town Centre Development Permit Guidelines*

Development Permits for Development Permit Area No. 3 shall be issued in accordance with the following:

##### Design

- a) Building facades should include natural materials such as rock or wood, or a suitable substitute, which should be aesthetically pleasing and cost-effective;
- b) Building shape, siting architectural features and exterior finishes should be sufficiently varied to create interest and avoid a monotonous appearance. Where possible, ground floor walls should include windows;
- c) Canopies, awnings and other forms of weather protection are recommended. Canopy systems should be supported on the building façade and should not in any way interfere with the pedestrian right-of-way;
- d) Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas;
- e) Building design and orientation should consider climatic variables, including sun/shade impacts, covered walkways and wind tunnel effects;



- f) In mixed-use commercial and residential developments, pedestrian-level commercial development should be distinguished from residential development above through the use of horizontal architectural features, building indentations, and varying colours and building materials;
- g) Opportunities to use more than one material type are encouraged, to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material;
- h) To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces;
- i) Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged, and light-spill onto adjacent properties should be avoided;
- j) Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints; and
- k) For buildings in which both the front and rear sides of the building are directly adjacent to a street, public entrances to both the front and rear should be provided.

#### Landscaping

- l) Raised planters should be encouraged and construction of planters should reflect similar colours, patterns and should be of a size that complements the adjacent development. Recommended materials include indigenous boulders, split rock facing and or pre-cast concrete blocks with a tumbled natural stone look. Wood is discouraged for use in planters;
- m) Landscaping should utilize a combination of various plant species for year-round colour and foliage;
- n) Landscaping should use plants less than 1.0 meter high (upon maturity) to ensure no "hiding" places are created; and
- o) Consider the use of decorative lighting to add visual impact after sundown.



## 11.4 Development Permit Area # 4 – Multi-Family Residential

### *11.4.1 Authorization*

Development Permit Area No. 4 is designated pursuant to *Local Government Act*, s. 919.1(1)(f) [for establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

### *11.4.2 Designated Area*

Development Permit Area No. 4 consists of all the areas designated Multi-Family Residential Development Permit Area on Schedule F.

### *11.4.3 Justification*

Development Permit Area No. 4 ensures that existing community character is not compromised and that any new multi-family residential areas are developed in such a way that maximizes their visual appeal in the community. Future growth and demographic trends suggest that there will be increased interest in multi-family developments.

### *11.4.4 Development Permit Triggers*

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by 11.4.6., a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) Subdivision of land; or
- b) Construction, addition or alteration of a building or other structure.

### *11.4.5 Objective*

The objective of the Multi-family Residential Development Permit Area designation is to ensure consistency and quality in the form and character of new multi-family residential.

### *11.4.6 Exemptions*

In Development Permit Area No. 3, a development permit is not required for the following:

- a) An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to buildings; and
- c) Temporary structures limited to construction site offices, short-term special event and emergency facilities.

#### 11.4.7 Multi-family Residential Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

##### Building Form and Character

- a) In larger buildings, building mass or bulk should be broken down into a number of volumes to improve the human scale and enhance visual interest. This can be accomplished through the use of horizontal and vertical articulation, varying materials, and different colour treatments. Repetitious forms without significant articulation will be discouraged, and buildings should avoid having large, blank walls, especially when facing the street. If blank walls are unavoidable, they should receive a design treatment to increase visual interest and pedestrian comfort;
- b) In mixed-use commercial and residential developments, pedestrian-level commercial development should be distinguished from residential development above through the use of horizontal architectural features, building indentations, and varying colours and building materials;
- c) Building height is regulated by the Zoning Bylaw, and proposals to exceed the maximum building height will generally be discouraged. Development that proposes to exceed maximum building height may be varied by a development permit upon submission of a visual impact assessment to determine the impact of building height on shadows and important view areas. To mitigate for additional building height, higher levels should be stepped back;
- d) Roof design should be similar to that of surrounding residential areas. Sloped and varied roof lines are encouraged, as are secondary roof forms such as dormers and porches. Elements such as these can add visual interest and break up long expanses of roof;
- e) Building materials should be durable and contribute to an appearance of quality construction that evokes a sense of permanence. The use of natural products is encouraged;
- f) Opportunities to use more than one material type are encouraged, to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material; and
- g) Building colours should induce a sense of richness and liveliness. To reflect Tumbler Ridge's natural setting, earth tones and warm colours should be considered, while bolder colours may be used as accents or trim.



*In this development, visual interest is enhanced through the use of a variety of materials, including stone detailing.*



#### Landscaping, Screening and Signage

- h) All areas not covered by buildings, structures, and parking must be fully landscaped, and development permit applications must be accompanied by a detailed landscape plan for the site and boulevard areas. This plan shall be consistent with the requirements of the Zoning Bylaw. If the development is 10 units or greater, a landscape plan shall be provided to the District;
- i) In boulevard areas, street trees are encouraged. Boulevard treatment should be consistent with that of adjacent properties;
- j) Landscaping is encouraged as a means of defining public and private areas and providing breaks in hard urban surfaces (e.g. parking areas, blank walls, patios);
- k) Wherever possible, the retention of existing trees is strongly encouraged;
- l) Landscape features should be used to enhance and define gateways and entrances into multiple family developments. However, entrance landscaping should be low-level so as not to detract from pedestrian security;
- m) All lawns and landscaped areas should contain an underground irrigation system as required to maintain the integrity of the landscaped features;
- n) Major pedestrian walkways should have a hard, slip-resistant surface, and borders should be well-defined through the use of alternate materials, textures, or landscaping;
- o) Street-side fencing should not provide a continuous wall or barrier. Rather, it should provide regular access to the property and be low in profile, somewhat transparent, and supplemented by landscaping;
- p) Chain-link fences are discouraged adjacent to the street or other residential properties;
- q) Signage should reflect the architectural character of the development and not be visually obtrusive or present a cluttered image. Entry signs should be placed at or below eye level and be integrated with landscaping or other features; and
- r) Street address numbers should be clearly identified on buildings or units.

#### Site Planning

- s) Site planning and building design should consider the view and shadow impact onto adjacent developments and, wherever possible, preserve views through creative building placement and modified building forms. Wherever possible, solar exposure should be maximized;
- t) Outdoor amenity areas should be usable and located in highly visible areas that are overlooked by the development. They should incorporate seating areas, an entry court to the building, or other features to foster social interaction and a sense of community. Such amenity areas should be



oriented to receive the maximum sunlight possible, using trees or overhangs to provide shade from sun or relief from snow as necessary;

- u) There should be a clear definition between public, semi-private, and private spaces. This transition helps users to define what is 'mine' versus 'ours,' and it can be accomplished through changes in grade, landscaping, or other design features;
- v) Where possible, pedestrian routes should be provided to connect to neighbouring commercial properties or open spaces. Direct pedestrian routes to key areas should be provided. In addition, connectivity to the District's trail network should be achieved. Dead-end pathways within the development should be avoided;
- w) To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces;
- x) Active recreational areas such as playgrounds must be safely accessible without vehicular traffic interference, and shall be located in areas that permit visual supervision by residents;
- y) Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged, and light-spill onto adjacent properties should be avoided; and
- z) Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints.

#### Streetscape

- aa) Where possible, buildings should front onto a street or, at minimum, appear to front onto a street. Buildings should be designed to encourage natural surveillance of the street;
- bb) Apartment buildings should have at least one common entrance that is clearly visible from the street. Emphasis and interest for entrances can be provided by special detailing or architectural features such as ornamental glazing, railings, awnings, canopies, decorative pavement and lighting, seats, planter boxes, or art work near the doorway;
- cc) Where possible, first-floor units should provide individual entrances to the street to enhance the level of vitality, activity, and pedestrian comfort on the street;
- dd) Buildings on corner lots should be oriented both to the corner and to the street fronts, and design should add significance or prominence to the corner. This can be accomplished by providing visual and physical access to the building from the corner, expressing height or additional building mass at the corner, or providing other distinctive architectural elements at the corner; and
- ee) Where buildings are set back a significant distance from the street, they should have a sufficient

presence to contribute to that street. Such buildings should be appropriately scaled to relate to the street and surrounding building lines, consider opportunities for porches, picture windows, and garden space, and incorporate suitable edge treatments, such as fencing or landscaping, that contribute to the enclosure of the street.

#### Integration with Adjacent Development

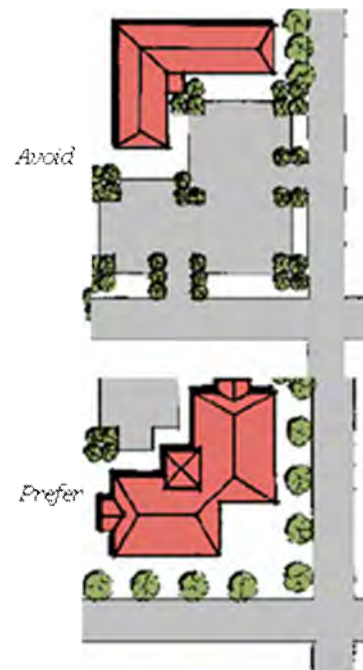
- ff) To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings;
- gg) Continuity of frontage should be provided by ensuring the use of a common building line amongst new and existing development; and
- hh) Building height should consider proportion and the relationship to adjacent buildings and public open space. Where proposed building height is lower or higher than that of adjacent development, consideration should be given to step up or down to adjacent development or to similar roof treatments, horizontal and vertical building articulation, varying materials, and different colours to provide visual relief.



*This multiple family development respects the adjacent site by matching the form of the adjacent single family dwelling, using a similar roof treatment and maintaining a relationship to the street.*

## Parking

- ii) Large expanses of parking should be internally located rather than being adjacent to the length of the street front. If parking areas must be sited adjacent to a street, they should be provided in small clusters and be partially screened from view with durable, attractive materials;
- jj) On corner lots, parking lots should be directed away from the corner, which should be defined instead by a building;
- kk) Parking spaces should be located such that casual surveillance is possible from a number of locations; and
- ll) Large expanses of contiguous, outdoor parking will be discouraged. Large parking areas should be broken up into clusters or smaller areas using landscaped islands to create a pedestrian-friendly, park-like environment. Within large parking areas, defined movement corridors should be provided for pedestrians.



*Parking is best located internally, as opposed to being adjacent to the street front.*

## 11.5 Development Permit Area # 5 – Highway Commercial

### *11.5.1 Authorization*

Development Permit Area No. 5 Area is designated pursuant to *Local Government Act*, section 919.1(1)(f) [establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

### *11.5.2 Designated Area*

Development Permit Area No. 5 consists of all the areas designated as Highway Commercial Development Permit Area on Schedule F.

### *11.5.3 Justification*

Development Permit Area No. 5 is to ensure that form and character of development within the highway commercial corridor along Heritage Highway presents an attractive area for highway commercial development.

### *11.5.4 Development Permit Triggers*

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted in 11.5.6., a development permit must be obtained when any of the following types of



development activity occur in Development Permit Area No. 5, in accordance with Section 920 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or
- c) Alteration of land.

#### *11.5.5 Objective*

The objective of the Highway Commercial Development Permit Area designation is to ensure that highway commercial development south of the Tumbler Ridge Townsite, along Heritage Highway forms a positive impression for tourists and residents of Tumbler Ridge. This development permit area for this gateway area is intended to preserve the visual appeal of this gateway into Tumbler Ridge, to ensure that all development meets a consistently high standard of visual quality, and to provide safe and efficient access to commercial developments.

#### *11.5.6 Exemptions*

In Development Permit Area No. 3, a development permit is not required for the following:

- a) Construction and alteration of a single family residence;
- b) An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- c) Interior alterations to buildings;
- d) The construction of new buildings or structures less than 10 square metres in area;
- e) The erection of a sign or a fence; and
- f) Temporary structures limited to construction site offices, short-term special event and emergency facilities.

#### *11.5.7 Highway Commercial Development Permit Guidelines*

Development Permits shall be issued in accordance with the following:

##### Design

- a) Monolithic structures and long expanses of straight walls should be avoided where possible. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance. Where possible, ground floor walls should include windows;



- b) The use of steel and concrete in structures is permitted but large, un-articulated walls of concrete block, corrugated steel, vinyl siding and similar materials are discouraged. Where possible, and cost effective, buildings are encouraged to be surfaced with durable and natural looking materials such as wood, stone or stucco;
- c) Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas;
- d) Building design and orientation should consider climatic variables, including sun/shade impacts, covered walkways and wind tunnel effects;
- e) Opportunities to use more than one material type are encouraged, to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material;
- f) To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces;
- g) Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged, and light-spill onto adjacent properties should be avoided;
- h) Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints; and
- i) For buildings in which both the front and rear sides of the building are directly adjacent to a street, public entrances to both the front and rear should be provided.

#### Landscaping

- j) The front setback areas should be landscaped to soften the visual image of the development but not in a way which impedes the sightlines on the adjacent streets or highway.
- k) Development should include the planting of trees parallel to the street or highway right-of-way. To help ensure proper growth, the trees should be protected from damage and be of an appropriate species considering relation to power lines.
- l) For major highway commercial development with large land area requirements, a landscape plan should be submitted to the District to illustrate how the development will be incorporated into the streetscape.



### Parking

- m) Parking should be developed where conveniently located for ease and safety of access.
- n) Shared access and egress points should be encouraged where possible.
- o) Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt.

### Signage

- p) Signage should be unobtrusive and form an integral part of the landscaped setback areas of individual buildings.
- q) Signage should be in a scale in keeping with the size of the building and not dominate the visual plane of the highway corridor.

### Access

- r) Access to new development should address safety and congestion issues.
- s) Access should comply with existing access management plans and requirements of the Ministry of Transportation and Infrastructure.

## 11.6 Temporary Commercial and Industrial Use Permits

### Background

- .1 All land and water within the District is designated as a temporary use permit area pursuant to Section 920.2 of the *Local Government Act*.

### Objective

- .2 It is the objective of Council to consider which land may be suitable for temporary commercial or industrial uses.

### Policies

- .3 It is the policy of Council, in considering temporary uses, including commercial and industrial uses, to consider the following uses:
  - Worker camps
  - Nurseries
  - Farmers Market



## *Part 3 – Community Development*

## 12.0 HOUSING

With growth and change in a community come a variety of housing challenges, many of which Tumbler Ridge has experienced in recent years. To ensure that different housing needs and preferences can be satisfied within the District, a number of issues with respect to housing affordability, visitability, accessibility, and availability must be overcome.



### 12.1 Goals

- .1 Satisfy the housing needs of Tumbler Ridge's diverse population.
- .2 Improve the quality, quantity, diversity and condition of the housing stock.
- .3 Enable greater access to housing for seniors and others with limited mobility.
- .4 Establish and maintain an affordable, stable housing market.

### 12.2 Policies

It is the policy of Council to:

- .1 Ensure that there are a range of housing types and tenures available in the community, including but not limited to larger residential lots, townhouses, apartments, duplexes and semi-detached houses.
- .2 Ensure that there is a reasonable stock of attainable and affordable housing in the community. Individuals and families living in Tumbler Ridge should have the ability to meet their housing needs without significant hardship.
- .3 Ensure that there is appropriate housing available for seniors.
- .4 Encourage the visitability and accessibility of new housing. Ensure access for seniors and others with limited mobility in Tumbler Ridge to enable this segment of the population to live in the community with greater ease.
- .5 Mandate achievement of visitability guidelines as part of District land sales for residential development.



- .6 Encourage the retrofit and renovation of existing homes. Due to the age of the existing housing stock, there is a significant need to invest in retrofits and renovations in order to ensure that older homes are attractive and liveable.
- .7 Promote unique and varied architectural designs for new and retrofitted homes. In order to ensure that Tumbler Ridge neighbourhoods are aesthetically pleasing, it is important to consider a variety of architectural techniques and styles.
- .8 Work with BC Housing, Canadian Mortgage and Housing Corporation (CMHC), the Northern Development Initiative Trust (NDIT), large private industries, developers and community groups on initiatives to encourage the development of attainable housing in Tumbler Ridge.
- .9 Ensure that worker camps are for temporary use only.

### 12.3 Actions

- .1 Monitor housing trends, including supply of and demand for different types of housing, and communicate housing needs to developers and major landowners.
- .2 Continue to promote economic diversification within the District, in order to stabilize the economy and ensure a resilient housing market.
- .3 Partner with major industries, developers and other agencies or organizations to expedite the development of new housing and to encourage workers to live in Tumbler Ridge full-time.
- .4 Develop a policy for visitable housing that encourages the construction of visitable homes on privately-owned lots and mandates that homes constructed on lots sold by the District achieve visitability standards.
- .5 Encourage home builders to explore different architectural techniques and styles for new and retrofit housing to encourage greater housing diversity.
- .6 Work with the Peace River Regional District on the regional sustainability fund which will provide grants for housing refurbishment projects that reduce greenhouse gas emissions and improve the efficiency of housing.
- .7 Encourage developers to refer to the Draft Development Guidelines Discussion Paper (April 2011) for ideas on how to accentuate development in Tumbler Ridge.
- .8 Work with BC Housing and CMHC to provide housing for seniors, special needs, and low income families.

## 13.0 ECONOMIC DEVELOPMENT

A healthy economy is a critical component of community growth, development and sustainability. Building a strong economy suited to Tumbler Ridge means ensuring opportunities, facilities and services are available to meet the long-term needs of residents and local businesses. Economic development initiatives in the community should provide the resources required for long-term prosperity and growth, including diversified employment and a strong municipal tax base.



### 13.1 Goals

- .1 Establish and maintain a resilient economy in Tumbler Ridge.
- .2 Provide an environment where businesses of all types and scales can succeed.
- .3 Maintain a thriving and attractive Town Centre.

### 13.2 Policies

It is the policy of Council to:

- .1 Promote the diversification of the local economy away from significant dependence on coal mining by supporting the development of projects pertaining to education, tourism, alternative energy, oil and gas, other types of mining, forestry and other sectors deemed to be appropriate for Tumbler Ridge.
- .2 Maintain a lively, attractive and functional Town Centre area by promoting the Town Centre as a place to live, work, shop and visit. Continue to place emphasis on high quality design of buildings and public spaces.
- .3 Encourage the development of high quality, flexible office space in the Town Centre that could include shared office space between businesses.
- .4 Support and pursue public-private partnerships (P3s) with industry, where possible and deemed appropriate.
- .5 Support and encourage entrepreneurship in the community.



- .6 Work to maximize the economic benefits of temporary worker camps in the community while minimizing the potential social impacts.
- .7 Support and promote key tourism assets within the District. These should include but not be limited to access to natural areas, palaeontology sites/facilities, and arts and cultural resources. This would include working with tourism operators who want to leverage these resources to attract tourists to Tumbler Ridge.
- .8 Continue to explore ways to leverage the palaeontology resources in the area as a key way to generate various forms of educational tourism in the community.
- .9 Support the development of small businesses in the community.
- .10 Manage the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.
- .11 Work towards achieving energy self-sufficiency in the community with respect to electricity and heat for residential and commercial areas.
- .12 Leverage economic development agencies such as Community Futures and the Northern Development Initiative Trust (NDIT) to support economic development initiatives in the community.
- .13 Continue to promote opportunities for alternative forms of energy generation in the community.
- .14 Encourage the expansion of programs and facilities at Northern Lights College.
- .15 Continue the Downtown Revitalization Tax Exemption Program as an incentive for development in the Town Centre.
- .16 Encourage the development of businesses that support recreational activities in Tumbler Ridge (i.e. outdoor sports stores, movie theatre, guiding company).

### 13.3 Actions

- .1 Work with local businesses to promote more local spending by residents of Tumbler Ridge.
- .2 Work with local worker camp operators and mining companies to develop a Community Amenity Package to maximize the economic impact of worker camps by encouraging workers to utilize existing businesses and community facilities as much as possible.
- .3 Review other successful business attraction and retention models in other communities.
- .4 Continue to evolve the relationship with the Peace River Palaeontology Research Centre as a means of enhancing the visitor experience in this regard as well as supporting continued research in the area.
- .5 Review business taxation levels to ensure Tumbler Ridge is competitive with other communities, recognizing the unique nature of each community.



- .6 Develop and implement a Downtown Improvement Plan.
- .7 Implement the District's Tourism Investment Attraction Strategy.
- .8 Develop a Community Forest Development Strategy which identifies and implements potential opportunities for the community forest. In support of the community forest, a wood first policy will be developed.
- .9 Prepare a marketing and recruitment strategy to attract new businesses to Tumbler Ridge.
- .10 Develop a strategy for leveraging transportation resources including Tumbler Ridge's rail and airport facilities.
- .11 Undertake an opportunity assessment with respect to high speed internet. Determine what economic development opportunities (new businesses and ventures) might be possible with the introduction of high speed internet service to Tumbler Ridge.
- .12 Review the feasibility of developing complementary uses at the golf course such as an RV Park, residential development, and other recreational facilities.
- .13 Encourage the development of accommodation to meet the needs of tourists coming to Tumbler Ridge.
- .14 Establish a wood first policy for new municipal buildings and encourage the use of wood in new construction in the community.

## 14.0 ENVIRONMENT

Tumbler Ridge is blessed with a pristine natural setting that contributes to the health, well-being and unique character of the community. As the townsite develops, it is important that the surrounding natural environment is preserved for future generations. Mitigating human impacts, conserving natural resources, respecting environmental constraints and protecting sensitive areas together will ensure community safety as well as the health and productivity of natural ecosystems.



*Kinuseo Falls*

### 14.1 Goals

- .1 Protect and enhance the natural environment within the District.
- .2 Reduce greenhouse gas emissions from the community and the municipal corporation.
- .3 Raise environmental awareness in the community.
- .4 Reduce the threat to community safety of natural events.

### 14.2 Policies

It is the policy of Council to:

- .1 Strive to achieve community-wide greenhouse gas emissions reduction targets of 15% by 2020, 25% by 2030, and by 80% by 2050 from 2007 levels.
- .2 Encourage the protection and sustainable use of water resources. Promote innovative measures for aquifer protection, water conservation, and wastewater treatment.
- .3 Develop responsible measures for managing storm water in the community.
- .4 Encourage the responsible disposal of solid waste, including: recycling, reusing and composting.
- .5 Encourage the community to become well-educated with respect to environmental stewardship and sustainability.
- .6 Continue to work with key partners to mitigate the risk of dangerous wildfires where feasible.
- .7 Work with various agencies to maintain good air quality in Tumbler Ridge.
- .8 Provide municipal services in an environmentally efficient manner.



- .9 Manage the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.
- .10 Work towards energy self-sufficiency in the community with respect to electricity and heat to ensure energy security and to reduce community greenhouse gas emissions.
- .11 Encourage respect of natural hazards such as avalanche zones, slide areas, active slumping areas, steep slopes and other geotechnical issues.

#### 14.3 Actions

- .1 Continue to develop the Aquifer Protection Plan. Identify how or if development can occur on aquifer lands without adversely affecting the community's water supply.
- .2 Develop a water conservation strategy to identify how to reduce consumer demand for water in the community and incorporate into the updated Water Regulations Bylaw.
- .3 Maintain appropriate treatment levels for wastewater that will be discharged to the natural environment.
- .4 Continue to implement wildfire protection initiatives in order to reduce the potential impact of wildfires on the community. This will include working with provincial ministries responsible for forests, lands and natural resources as well as for administering Crown lands to ensure that forest fire fuels are monitored and addressed proactively as well as working with local property owners to reduce forest fire risks.
- .5 Work with the provincial ministry responsible for highways to select materials and operations/procedures for winter road maintenance that reduce the risk of contamination to the natural environment, in particular the community aquifer.
- .6 Continue to maintain access into natural areas while protecting ecological habitat.
- .7 Review opportunities to improve solid waste management and recycling in Tumbler Ridge.
- .8 Work with community partners such as Tumbler Ridge Elementary School, Tumbler Ridge Secondary School and seniors groups to implement environmental education programs and encourage environmental entrepreneurship.
- .9 Continue to preserve natural areas and greenspace in the community.
- .10 Consider a buffer that would protect the community forest immediately adjacent to the townsite.
- .11 Work with the province and private developers to mitigate the visual impacts of wind towers.



- .12 Pursue the reduction of greenhouse gas emissions in the community by:
- Implementing the recommendations of the Community Energy Plan;
  - Reducing greenhouse gas emissions from solid waste by encouraging composting of food and yard waste;
  - Reducing greenhouse gas emissions from buildings by encouraging new buildings to be built to be more energy efficient, and by encouraging the refurbishment of existing buildings; and
  - Reducing emissions from transportation by continuing to provide a compact, walkable townsite and encouraging alternative transportation in the community, such as bussing workers to the site.



## 15.0 SOCIAL NEEDS

Social issues and the means and extent to which they are addressed can have a significant impact on the sustainability of a community. In order for Tumbler Ridge to thrive and prosper over the long term, it is essential that a range of facilities and services be developed or enhanced to improve key social services and to support a vibrant community. At the same time, it is also important that efforts be focused on enhancing the lives of all residents through the provision of educational opportunities and the promotion of active, healthy lifestyles.

### 15.1 Goals

- .1 Ensure the social needs of the community can be largely met within Tumbler Ridge.

### 15.2 Policies

It is the policy of Council to:

- .1 Work with community partners and provincial agencies to expand the range of social services offered in Tumbler Ridge.
- .2 Support the continued operation and expansion of Tumbler Ridge health services. New and expanded services are necessary to support a growing and diversifying population.
- .3 Encourage the expansion of daycare resources in the community.
- .4 Continue to provide a high level of protective services (fire and police) in the community.
- .5 Diversify educational opportunities for all ages in the community.
- .6 Encourage School District # 59 to limit their use of portables at school sites in the community.
- .7 Promote healthy and active lifestyles.
- .8 Promote the integration of all new employees in the community into the community social fabric, including those that choose to live in workers camps.
- .9 Provide a variety of recreation opportunities for youth, adults and seniors.



### 15.3 Actions

- .1 Develop parks and recreation programs that encourage healthy and active lifestyles for people of all ages.
- .2 Work with local industries and worker camp operators to identify measures to positively integrate employees living in worker camps into the community by offering opportunities for participation in various community recreation programs.
- .3 Maintain Tumbler Ridge's design philosophy to ensure a safe and healthy community.
- .4 Continue to operate the District's Health Needs Committee, Seniors Needs Committee, and the Family Needs Committee.
- .5 Maintain appropriate municipal budgeting for policing and fire protection.
- .6 Advocate for higher levels of service from BC Ambulance.
- .7 Advocate for increased service levels at the Tumbler Ridge Health Unit.
- .8 Work with Northern Health to attract more doctors and nurses to Tumbler Ridge.
- .9 Review opportunities to encourage other health professionals such as physiotherapists, chiropractors and speech therapists to relocate to Tumbler Ridge.
- .10 Identify space suitable for a permanent heli-pad for the Tumbler Ridge Health Unit and work with the Health Unit to develop the facility.
- .11 Work with local community groups and organizations to address potential space needs.
- .12 Support the continued expansion of daycare services in Tumbler Ridge and explore a range of potential opportunities to reduce daycare space shortages. Traditional daycare as well as flexible (24 hour) service is necessary to accommodate the range of needs in Tumbler Ridge.
- .13 Support the development of services for people with special needs in Tumbler Ridge.
- .14 Ensure new development in Tumbler Ridge incorporate the Crime Prevention Through Environmental Design (CPTED) principles that Tumbler Ridge is premised on.



## 16.0 PARKS AND RECREATION

Parks and recreation facilities are core to the quality of life and overall well-being of a community. Tumbler Ridge has a variety of facilities in place that make it an interesting and enjoyable place to live. As the community grows and the recreational needs of its residents evolve, it will become increasingly important to maintain and upgrade existing facilities, identify appropriate locations for new facilities, and develop new and revised programs.



*Tumbler Ridge Golf Course*

### 16.1 Goals

- .1 Provide a range of recreational resources to meet the needs of a diverse population.
- .2 Promote a healthy and active community.

### 16.2 Policies

It is the policy of Council to:

- .1 Ensure access to a wide range of programs and recreation types for all residents including children, youth, adults, and seniors.
- .2 Maintain quality recreational resources and programs. Parks and other resources should be maintained to a high standard in order to encourage continued use.
- .3 Partner with regional, provincial, industrial and non-governmental organizations to enhance the quality of trails and natural areas within the District.
- .4 Ensure universal access to recreational facilities where possible. The elderly and persons with disabilities should not be at a disadvantage.
- .5 Continue to provide access into natural areas for a variety of uses including hiking, biking, ATV'ing and snowmobiling in appropriate areas.
- .6 Balance the environmental, recreational and aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.

### 16.3 Actions

- .1 Develop a Parks and Recreation Master Plan. Within the plan, inventory current parks and recreation infrastructure, programs and services; analyze future needs; and determine how to accommodate future needs.
- .2 Partner with the Peace River Regional District, and provincial ministries responsible for parks, forests, lands, and natural resources on parks and trails development and maintenance in natural areas.
- .3 Rehabilitate and upgrade key parks and recreation resources to new standards. Resources to be rehabilitated and upgraded should include playgrounds, trails, tennis courts and the boat launch.
- .4 Ensure appropriate parks and greenspace are incorporated into new development areas.
- .5 Determine the feasibility of new parks and recreation facilities in the community such as: mountain biking trails, a gymnasium, toboggan hill, ski hill, mountain bike park, running track, outdoor hard-surfaced court for basketball/road hockey, disc golf course and indoor multi-use facility. Determine how these facilities could be provided through a mixture of District-led, private sector led or partnership-based initiatives.
- .6 Determine the feasibility of expanding the golf course including the potential of adding a small Par 3 facility.
- .7 Review the feasibility of developing complementary uses at the golf course such as an RV Park, residential development, and other recreational facilities.
- .8 Upgrade hiking/walking trails in the vicinity of the golf course.
- .9 Improve the roadway to the golf course and ensure it meets District road standards in conjunction with new development in the area.
- .10 Add more handicapped parking stalls at the Community Centre to improve access to recreation.
- .11 Continue to support the development of community sports organizations. Continue to provide affordable and quality space for community sports to thrive and work with the volunteer base to ensure that these sports are sustainable over the long-term.
- .12 Continue to partner with the School District No. 59 on the provision of facilities for recreation and sports facilities.



*Hiking Trail in Tumbler Ridge*



- .13 Work with the volunteer community to ensure that there is a wide range of recreational/sports programs for various groups including children, youth, adults, and seniors.
- .14 Work to reinvigorate the volunteer base in Tumbler Ridge to support expansion of recreational opportunities.
- .15 Encourage the private sector to provide recreational services such as a bowling alley, paintball, and other recreational activities as per the recommendations of the Legacy Development Strategy (to be developed).
- .16 Investigate the feasibility of establishing a Tumbler Ridge Parks Board to oversee parks and recreation issues in Tumbler Ridge.
- .17 Advocate for better road access into key recreational and wilderness areas such as Monkman Provincial Park.



## 17.0 TRANSPORTATION

The ways in which people and goods are transported throughout a place can have significant implications for community life and environmental sustainability. Tumbler Ridge is fortunate to have a compact development pattern, which includes an interconnected street layout that allows for ease of movement and short trips between destinations. Most of these trips, however, are currently made using personal motor vehicles. As the community grows and as greenhouse gas emissions reduction becomes increasingly important, it is critical that alternatives to personal vehicles are made viable and are widely promoted. At the same time, recognizing the northern climate in Tumbler Ridge and the necessity of vehicular travel, it is important that existing road and parking infrastructure is utilized in the most efficient manner possible.

### 17.1 Goals

- .1 Ensure that all residents of Tumbler Ridge have suitable transportation options to access their daily needs.
- .2 Provide safe and accessible alternatives to the personal motor vehicle.

### 17.2 Policies

- .1 Strive for a high quality pedestrian environment in Tumbler Ridge.
- .2 Support the use of a wide range of alternative vehicles, including electric cars, scooters and bicycles.
- .3 Ensure access and mobility for all within the community. People of all ages and states of health in Tumbler Ridge should be able to access the same facilities.
- .4 Continue to maintain important transportation linkages in the community, including trails, sidewalks and roadways.
- .5 Pursue strong transportation linkages to neighbouring communities.
- .6 Utilize existing parking resources in a manner consistent with the needs of the community. Different parking arrangements as well as parking enforcement shall be considered.
- .7 Seek to find appropriate locations and travel routes for trucks and buses travelling in town in order to reduce negative impacts (environmental, noise and safety) associated with that travel.
- .8 Promote existing traffic calming principles in all new development. The curvilinear street pattern in place today shall be preserved as the community builds out in the future.



### 17.3 Actions

- .1 Identify immediate and future needs and plan accordingly for sidewalk, street furniture, beautification or other relevant pedestrian-friendly design elements in capital plans.
- .2 Ensure that important trail, pedestrian and vehicular connections are maintained or enhanced as a result of new development.
- .3 Support the development of an inter-community bus service.
- .4 Work with and encourage the provincial ministry responsible for highways to upgrade highways into and out of Tumbler Ridge.
- .5 Undertake a parking needs assessment to determine how much parking is needed in the Town Centre.
- .6 Consider removing no-parking signs in areas where parking could be implemented without negative consequence to the community.
- .7 Explore and implement methods to discourage misuse of existing parking facilities, including new signage and parking enforcement.
- .8 Develop a wayfinding signage strategy for the community including the installation of entrance features to the community, as well as signage that highlights civic facilities and other key locations within Tumbler Ridge.
- .9 Develop a Pedestrian Master Plan for the community which would integrate trails and sidewalks in the community.
- .10 Work with industry to develop a 'truck' route for mine buses, shuttles and other large vehicles. Establish pick up and drop off points for workers to minimize impacts (noise, safety) on residential neighbourhoods.
- .11 Determine the feasibility of developing a secure storage area for large trucks.
- .12 Explore and implement options to ensure that trucks and other personal vehicles do not transfer coal dust or other harmful pollutants from the mines into the community.
- .13 Incorporate traffic calming principles into all new development.
- .14 Develop and implement standards for ensuring mobility and access for persons with disabilities. Features at a very minimum should include curb cuts, cross walks and ramps.

## 18.0 INFRASTRUCTURE

Infrastructure is the backbone of any community. The District of Tumbler Ridge offers a range of infrastructure services including water treatment, distribution and storage, sewage collection and transmission, stormwater management, roads and trails, solid waste disposal and others. As with other facilities in the District, the community's infrastructure is aging. It is important to ensure that vital infrastructure systems in Tumbler Ridge have the capacity to meet the needs of today and the demands of the future, recognizing the burden of this investment must not fall solely on today's generation.



*Tumbler Ridge Water Treatment Plant*

### 18.1 Goals

- .1 Ensure that infrastructure in Tumbler Ridge meets the needs of the community.
- .2 Maintain the community's infrastructure in a fiscally responsible and sustainable manner.
- .3 Ensure that the costs for future rehabilitation of infrastructure are equitable across generations.

### 18.2 Policy

- .1 Ensure infrastructure is maintained and rehabilitated in a timely manner.
- .2 Ensure that infrastructure rehabilitation is fiscally responsible.
- .3 Ensure that the full costs for infrastructure renewal are incorporated into taxes and utility rates.
- .4 Ensure efficient utilization of existing infrastructure, including municipal buildings.
- .5 Consider innovative solutions to the community's energy needs.
- .6 Require that all development be provided with a safe and healthy supply of drinking water.
- .7 Encourage water conservation measures.
- .8 Require that all development be served by the District's sanitary sewer system or an on-site system which is approved by the appropriate provincial authority.
- .9 Require that all development manages stormwater in a manner which provides adequate disposal, does not negatively impact adjacent properties and does not negatively impact the natural environment.



### 18.3 Actions

- .1 Continue to develop the Aquifer Protection Plan.
- .2 Develop an Asset Management Plan that considers operations planning and capital reinvestment for the community's infrastructure.
- .3 Review water and sewer rate charges to ensure that they are equitable and sufficient to cover future costs for maintenance, repairs, and upgrades.
- .4 Review infrastructure levels of service for new development and determine if and when alternate levels of service are appropriate.
- .5 Investigate the feasibility of a new building for protective services. As part of this exercise, identify how the existing emergency service buildings will be used.
- .6 Investigate options for local/district energy within the townsite.
- .7 Develop a wellhead protection strategy to ensure the long-term sustainability of Tumbler Ridge's source water.
- .8 Review options for upgrading the Water Treatment Plant to address current issues and to meet the needs of future growth.
- .9 Develop a plan for infrastructure expansions that ensures that costs are appropriately allocated.
- .10 Develop policies and procedures for emergency infrastructure issues such as watermain breaks.



## 19.0 GENERAL COMMUNITY DEVELOPMENT

Community development, while a broad term, is generally known as the creation and promotion of safe, healthy, attractive, and inspiring places. How community development is pursued can vary from place to place, depending on local circumstances and conditions. In Tumbler Ridge, there are many existing resources that can be leveraged to enhance quality of life in the community. At the same time, new resources and programs are needed to ensure people of all ages, cultures and backgrounds feel comfortable and integrated within the community.

### 19.1 Goals

- .1 Ensure a high quality of life for all who choose to live in Tumbler Ridge.

### 19.2 Policies

- .1 Celebrate the many cultures present within the community.
- .2 Ensure cultural integration as new people move to the community.
- .3 Foster community cohesiveness through a mixture of events and celebrations.
- .4 Pursue businesses and activities that will be attractive to the changing, younger adult demographic that is emerging in Tumbler Ridge.
- .5 Support a diverse and active arts community.
- .6 Reinvigorate the volunteer base of Tumbler Ridge to ensure that more community programs and services can be offered.
- .7 Maintain the cleanliness and aesthetic appeal of Tumbler Ridge.
- .8 Continue to promote heritage resources.
- .9 Encourage local food production in the community to ensure food resiliency.

### 19.3 Actions

- .1 Identify initiatives to expand the volunteer base and create excitement around community building exercises.
- .2 Develop an Arts and Culture Plan which will identify potential programs and facilities to support arts and culture in the community.
- .3 Work with interested parties/potential sponsors to develop a family-oriented event that could be focused on multiculturalism, the arts, community recreation or another community interest topic.



- .4 Work with interested parties/potential sponsors to develop community events, both for Tumbler Ridge as a whole as well as for specific segments of the population.
- .5 Work with the District of Chetwynd and the Peace River Regional District to prepare the Community Resource Needs Assessment Program. Within the Program, identify important needs and ways to address important needs as growth occurs in the community.
- .6 Enforce bylaws for the upkeep of residential and commercial properties.
- .7 Encourage well-designed neighbourhoods and enhancement of key areas of the Town Centre.
- .8 Encourage the private sector to resolve storage needs for those living on small lots and apartments.
- .9 Update the Community Greenhouse feasibility plan. Review whether it is feasible to develop a community greenhouse in Tumbler Ridge.
- .10 Explore potential initiatives to encourage the production of food locally, including community gardens, community greenhouses, food production on individual lots, backyard egg production, and other agricultural types of initiatives.
- .11 Identify ways of connecting youth with food production and gardening.
- .12 Work with community groups to identify and preserve important heritage resources and make them accessible to the general public.
- .13 Develop a Legacy Development Strategy to identify amenities important for the future development and livability of the community.
- .14 Utilize the Legacy Development Strategy to provide guidance to the District when negotiating with purchasers of District-owned land as well as through the rezoning process.



## *Part 4 – Implementation and Action Plan*



## 20.0 IMPLEMENTATION AND ACTION PLAN

Implementation is the key to moving policies in the Official Community Plan forward. The table below summarizes the implementation items that relate to policies in each section of the OCP. In following with the Guiding Principles outlined in Section 4.2, it will be important to recognize that the District will not necessarily lead all of these initiatives, but rather work in partnership with various community groups and other agencies to ensure that these actions are implemented.

Implementation Items		Policy Reference
Residential/ Housing	Work with BC Housing and the CMHC to provide housing for seniors, special needs, and low income families.	12.3.8
	Work with stakeholders to develop broad conceptual plans to determine the mix of residential development for lands designated as Future General Residential.	5.7.2
	Partner with major industries, developers and other agencies or organizations to expedite the development of new housing and to encourage workers to live in Tumbler Ridge full-time.	12.3.3
	Work with the Peace River Regional District on the regional sustainability fund which will provide grants for housing refurbishment projects that reduce greenhouse gas emissions and improve the efficiency of housing.	12.3.6
	Develop a policy for visitable housing that encourages the construction of visitable homes on privately-owned lots and mandates that homes constructed on lots sold by the District achieve visitability standards.	12.3.4
	Begin Crown land applications for residential land.	5.7.8
Economic Development	Consider revising the Development Permit Area #3 guidelines – Town Centre once the Downtown Revitalization Plan is completed Require that the ground floor of buildings be dedicated to retail and service commercial.	6.3.5
	Develop a coordinated parking plan to identify future parking needs as development in the Town Centre intensifies.	6.3.6
	Develop a Town Centre Revitalization Plan that incorporates the physical and economic development of the Town Centre.	6.3.7 13.3.6
	Begin Crown land applications to acquire commercial and industrial lands.	6.4.8



Implementation Items		Policy Reference
	Work with local worker camp operators and mining companies to develop a Community Amenity Package to maximize the economic impact of worker camps by encouraging workers to utilize existing businesses and community facilities as much as possible.	13.3.2
	Review business taxation levels to ensure Tumbler Ridge is competitive with other communities, recognizing the unique nature of each community.	13.3.5
	Implement the District's Tourism Investment Attraction Strategy.	13.3.7
	Develop a Community Forest Development Strategy which identifies and implements potential opportunities for the community forest. In support of the community forest, a wood first policy will be developed.	13.3.8
	Develop a marketing and recruitment strategy to attract new businesses to Tumbler Ridge.	13.3.9
	Develop a strategy for leveraging transportation resources including Tumbler Ridge's rail and airport facilities.	13.3.10
	Undertake an opportunity assessment with respect to high speed internet. Determine what economic development opportunities (new businesses and ventures) might be possible with the introduction of high speed internet service to Tumbler Ridge.	13.3.11
	Review the feasibility of developing complementary uses at the golf course such as an RV Park, residential development, and other recreational facilities.	13.3.12 16.3.7
Environment	Continue to develop the Aquifer Protection Plan. Identify how or if development can occur on aquifer lands without adversely affecting the community's water supply.	14.3.1
	Develop a water conservation strategy to identify how to reduce consumer demand for water in the community.	14.3.2
	Continue to implement wildfire protection initiatives in order to reduce the potential impact of wildfires on the community. This will include working with provincial ministries responsible for forests, lands and natural resources as well as for administering Crown lands to ensure that forest fire fuels are monitored and addressed proactively as well as working with local property owners to reduce forest fire risks.	14.3.4



Implementation Items		Policy Reference
	Work with the provincial ministry responsible for highways to select materials and operations/procedures for winter road maintenance that reduce the risk of contamination to the natural environment, in particular the community aquifer.	14.3.5
	Review opportunities to improve solid waste management and recycling in Tumbler Ridge.	14.3.7
	Pursue the reduction of greenhouse gas emissions in the community by: <ul style="list-style-type: none"><li>• Implementing the recommendations of the Community Energy Plan;</li><li>• Reducing GHG emissions from solid waste by encouraging composting of food and yard waste;</li><li>• Reducing GHG emissions from buildings by encouraging new buildings to be built to be more energy efficient, and by encouraging the refurbishment of existing buildings; and</li><li>• Reducing emissions from transportation by continuing to provide a compact, walkable townsite and encouraging alternative transportation in the community.</li></ul>	14.3.12
Social Needs	Continue to operate the District's Health Needs Committee, the Seniors Needs Committee and the Family Needs Committee.	15.3.4
	Review opportunities to proactively recruit other health professionals such as physiotherapists, chiropractors and speech therapists to Tumbler Ridge.	15.3.9
	Identify space suitable for a permanent heli-pad for the Tumbler Ridge Health Unit and work with the Health Unit to develop the facility.	15.3.10
Parks and Recreation	Develop a Parks and Recreation Master Plan. Within the plan, inventory current parks and recreation infrastructure, programs and services; analyze future needs; and determine how to accommodate future needs.	16.3.1



Implementation Items		Policy Reference
	Partner with the Peace River Regional District, and provincial ministries responsible for parks, forests, lands, and natural resources on parks and trails development and maintenance in natural areas.	16.3.2
	Rehabilitate and upgrade key parks and recreation resources to new standards. Resources to be rehabilitated and upgraded should include playgrounds, trails, tennis courts and the boat launch.	16.3.3
	Determine the feasibility of new parks and recreation facilities in the community such as: mountain biking trails, a gymnasium, toboggan hill, ski hill, mountain bike park, running track, outdoor hard-surfaced court for basketball/road hockey, disc golf course and indoor multi-use facility. Determine how these facilities could be provided through a mixture of District-led, private sector led or partnership-based initiatives.	16.3.5
	Add more handicapped parking stalls at the Community Centre.	16.3.10
Infrastructure	Review land needs for infrastructure such as the water treatment plant to determine the feasibility of future development.	7.5.2
	Develop an Asset Management Plan that considers operations, planning and capital reinvestment for the community's infrastructure.	18.3.1
	Review water and sewer rate charges to ensure that they are equitable and sufficient to cover future costs for maintenance, repairs, and upgrades.	18.3.2
	Review infrastructure levels of service for new development and determine if and when alternate levels of service are appropriate.	18.3.3
	Investigate the feasibility of a new building for protective services. As part of this exercise, identify how the existing emergency service buildings will be used.	18.3.4
	Investigate options for local/district energy within the townsite.	18.3.5
	Develop a wellhead protection strategy to ensure the long-term sustainability of Tumbler Ridge's source water.	18.3.6
	Develop a plan for infrastructure expansions that ensures that costs are appropriately allocated.	18.3.7



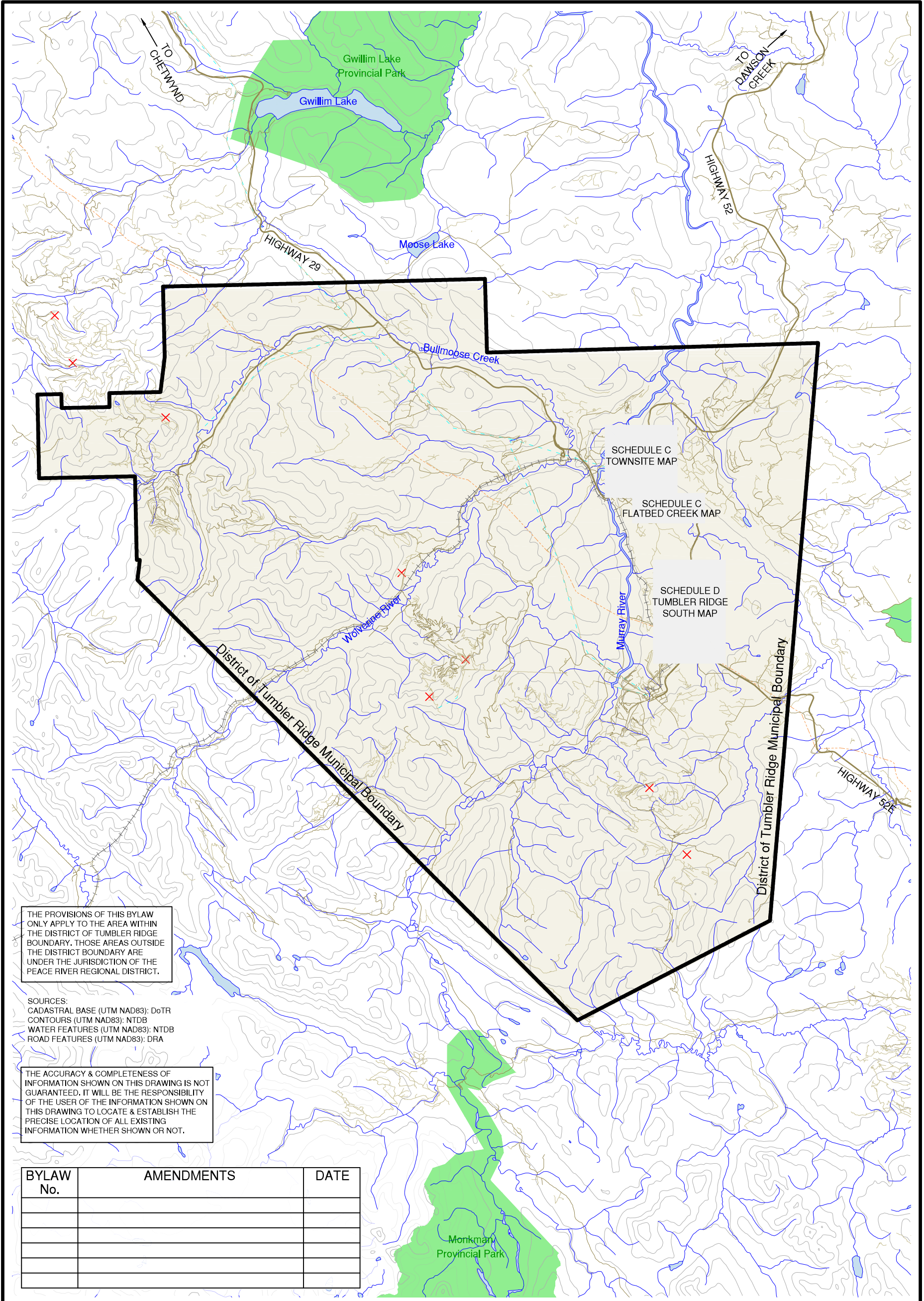
Implementation Items		Policy Reference
General Community Development	Identify initiatives to expand the volunteer base and create excitement around community building exercises.	19.3.1
	Work with interested parties/potential sponsors to develop a family-oriented event that could be focused on multi-culturalism, the arts, community recreation or another community interest topic.	19.3.3
	Work with the District of Chetwynd and the Peace River Regional District to prepare the Community Resource Needs Assessment Program. Within the Program, identify important needs and ways to address important needs as growth occurs in the community.	19.3.5
	Update the Community Greenhouse feasibility plan. Review whether it is feasible to develop a community greenhouse in Tumbler Ridge.	19.3.9
	Develop a Legacy Development Strategy to identify amenities important for the future development and livability of the community.	19.3.13
	Utilize the Legacy Development Strategy to provide guidance to the District when negotiating with purchasers of District-owned land as well as through the rezoning process.	19.3.14



## SCHEDULE B

### District Wide Map

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THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:  
CADASTRAL BASE (UTM NAD83): DoTR  
CONTOURS (UTM NAD83): NTDB  
WATER FEATURES (UTM NAD83): NTDB  
ROAD FEATURES (UTM NAD83): DRA

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

BYLAW No.	AMENDMENTS	DATE



OS

Open Space and Rural Resource



Mine Locations



# DISTRICT OF TUMBLER RIDGE OFFICIAL COMMUNITY PLAN

Official Community Plan Bylaw No. 584

District Wide Land Use Map  
Schedule B

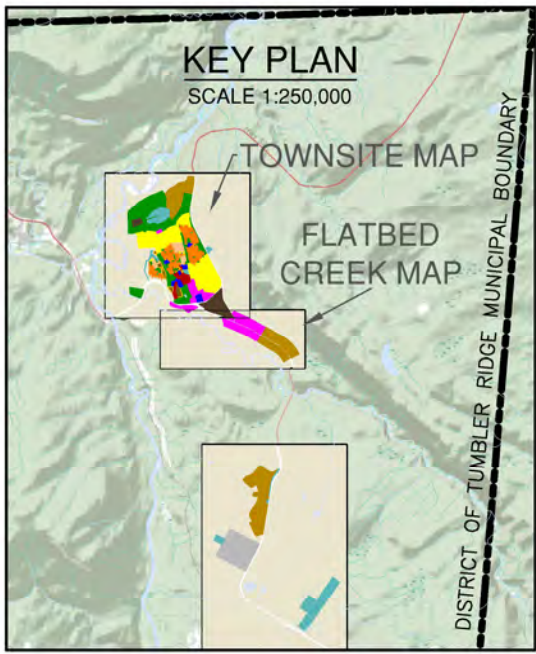
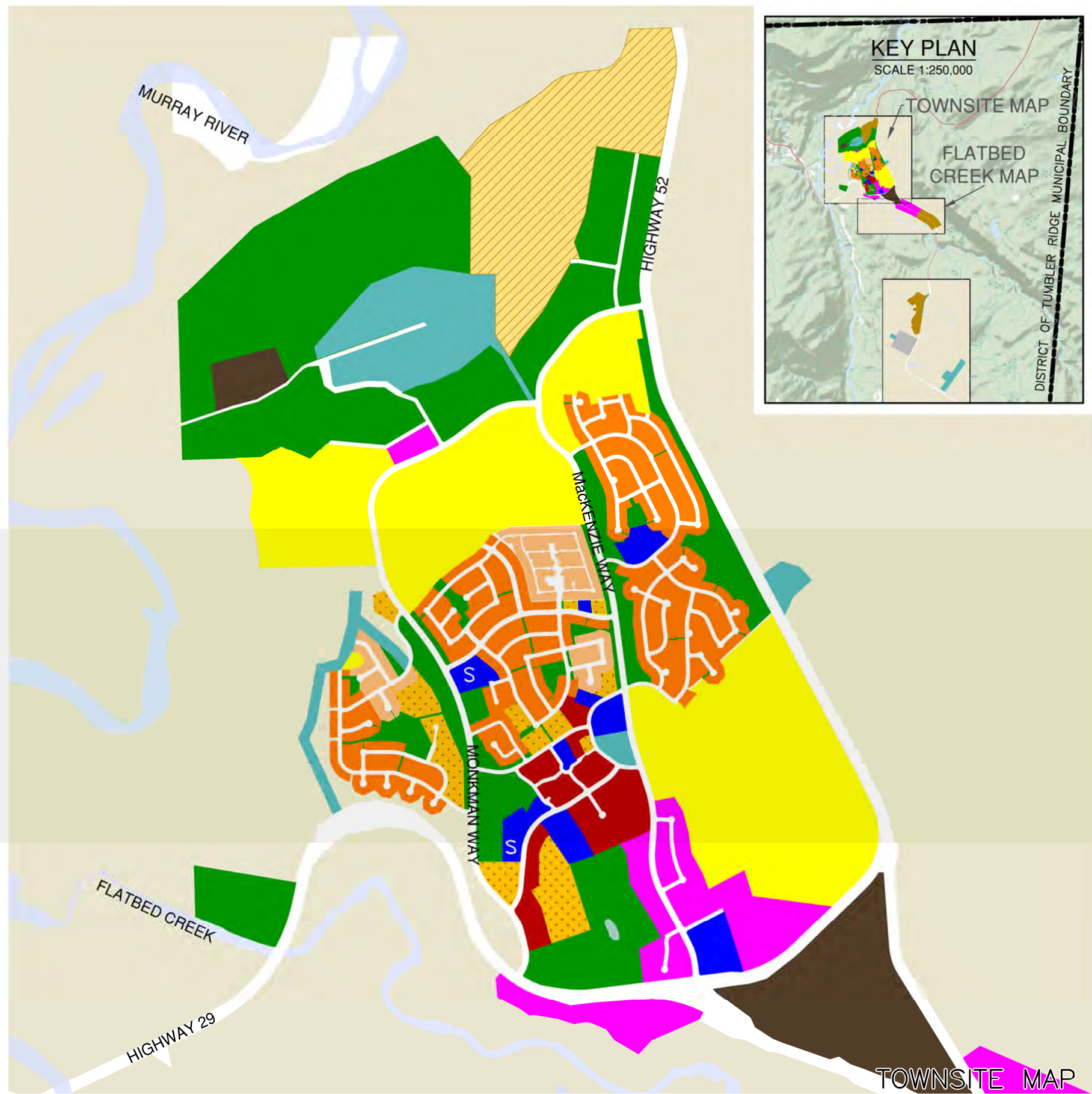




## SCHEDULE C

### Townsite Land Use Map

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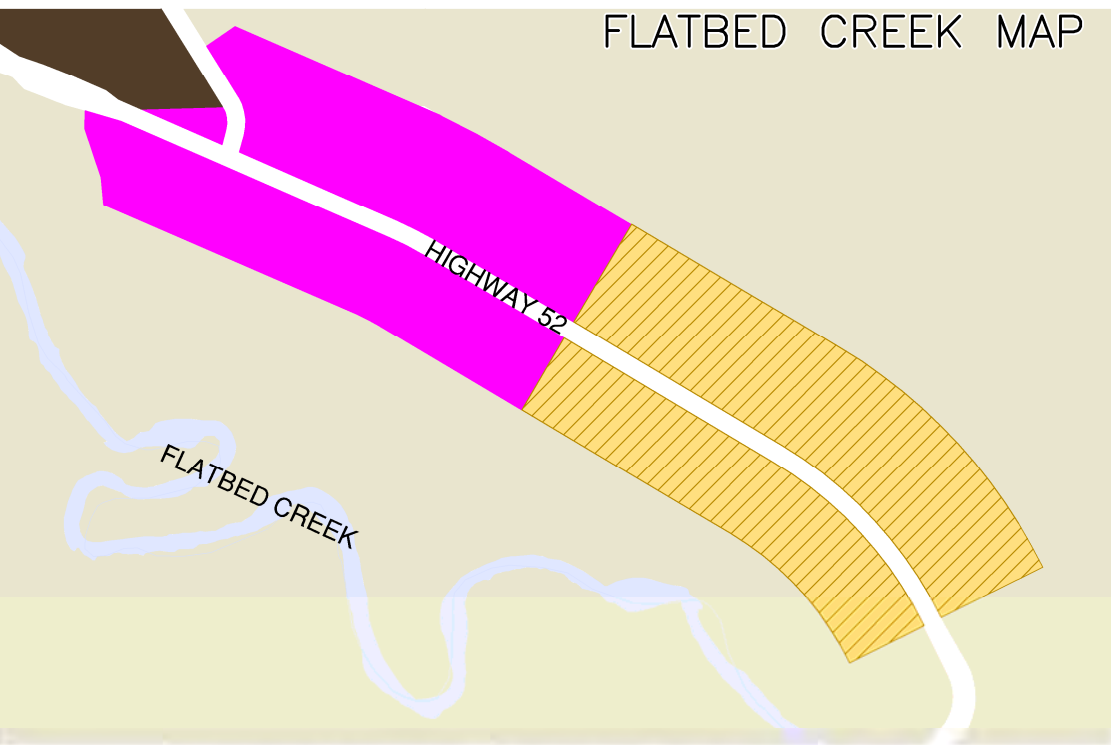
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SOURCES:  
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
RIGHT OF WAYS (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
WATER FEATURES (UTM NAD83): NTDB

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BYLAW No.	AMENDMENTS	DATE

FLATBED CREEK MAP



**Residential**

GR General Residential  
MFR Multi-Family Residential  
MHC Manufactured Home Community  
RR Rural Residential  
FR Future General Residential

**Commercial and Industrial**

TC Town Centre Commercial  
HI Heavy Industrial  
GC General Commercial

**Civic**

PR Parks and Recreation  
IT Institutional  
IF Infrastructure  
SG Sand and Gravel  
OS Open Space and Rural Resources  
S School

0 200 400 600 800 1000 metres

N

# DISTRICT OF TUMBLER RIDGE OFFICIAL COMMUNITY PLAN

Official Community Plan Bylaw No. 584

Townsite Land Use Map  
Schedule C

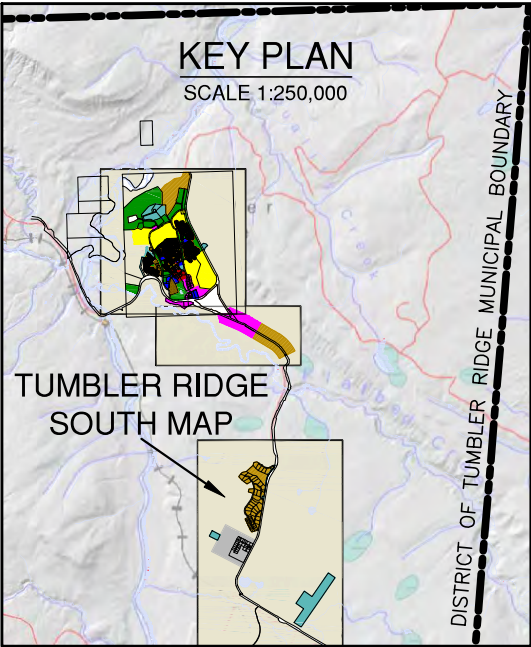




## SCHEDULE D

### South Land Use Map

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THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:  
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
RIGHT OF WAYS (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
WATER FEATURES (UTM NAD83): NTDB

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BYLAW No.	AMENDMENTS	DATE

- Residential

GR General Residential

MFR Multi-Family Residential

MHC Manufactured Home Community

RR Rural Residential

FR Future General Residential
- Commercial and Industrial

TC Town Centre Commercial

HI Heavy Industrial

GC General Commercial
- Civic

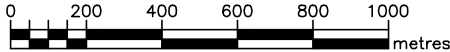
PR Parks and Recreation

IT Institutional

IF Infrastructure

SG Sand and Gravel

OS Open Space and Rural Resource



# DISTRICT OF TUMBLER RIDGE OFFICIAL COMMUNITY PLAN

Official Community Plan Bylaw No. 584

Tumbler Ridge South Land Use Map  
Schedule D

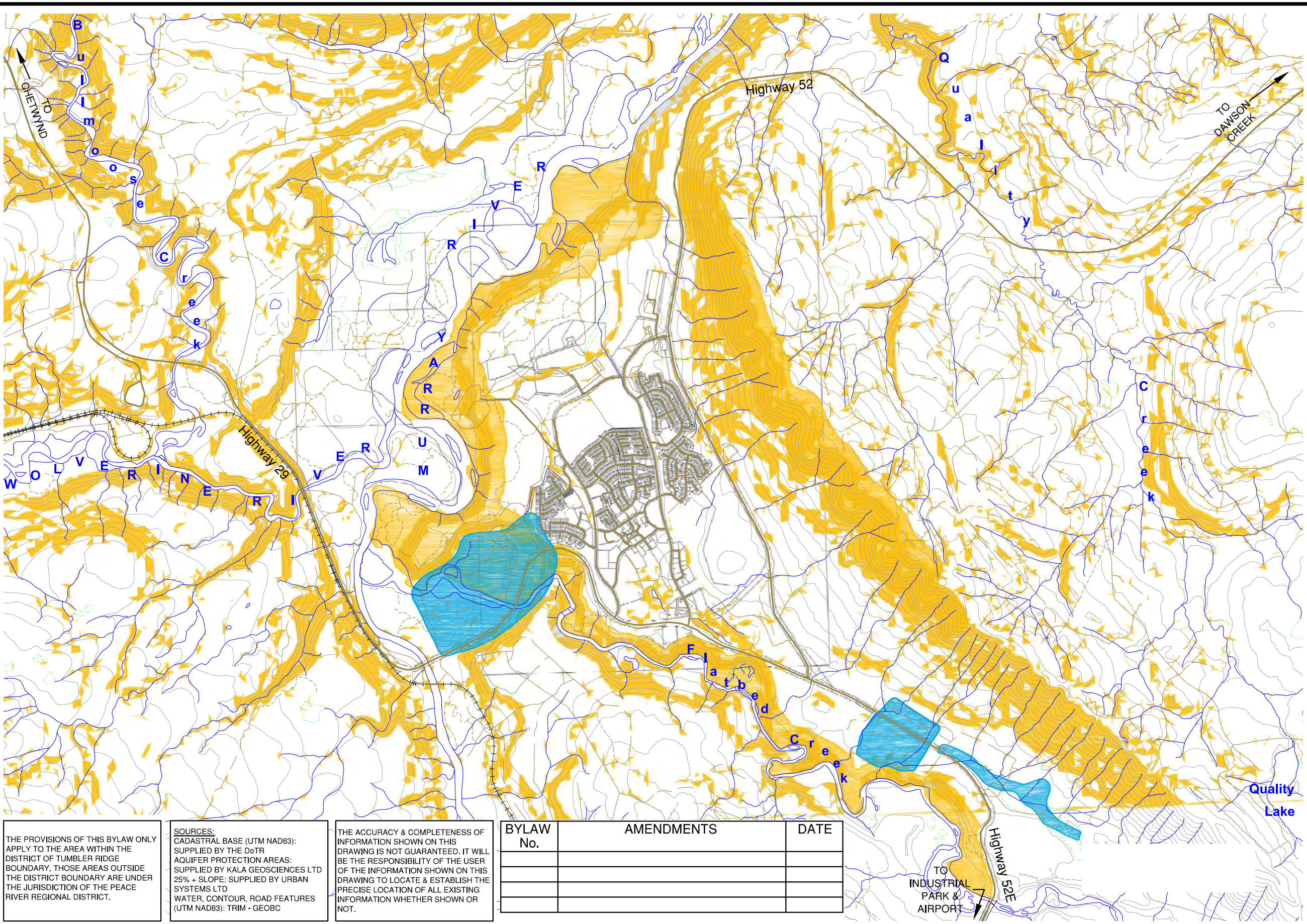




## SCHEDULE E

### Aquifer Protection and Hazardous Lands Development Permit Areas

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LEGEND

N

0 400 800 1200 1600 metres

Development Permit Areas

#1  Aquifer Protection

#2  Hazardous Lands

Topography Contour  
Road  
Surface Water  
Wetland

DISTRICT OF  
TUMBLER RIDGE

# OFFICIAL COMMUNITY PLAN

Official Community  
Plan Bylaw No. 584

Aquifer Protection &  
Hazardous Lands  
Development  
Permit Areas

Schedule E

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

**SOURCES:**  
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DoTR  
AQUIFER PROTECTION AREAS: SUPPLIED BY KALA GEOSCIENCES LTD  
25% + SLOPE: SUPPLIED BY URBAN SYSTEMS LTD  
WATER, CONTOUR, ROAD FEATURES (UTM NAD83): TRIM - GEOBC

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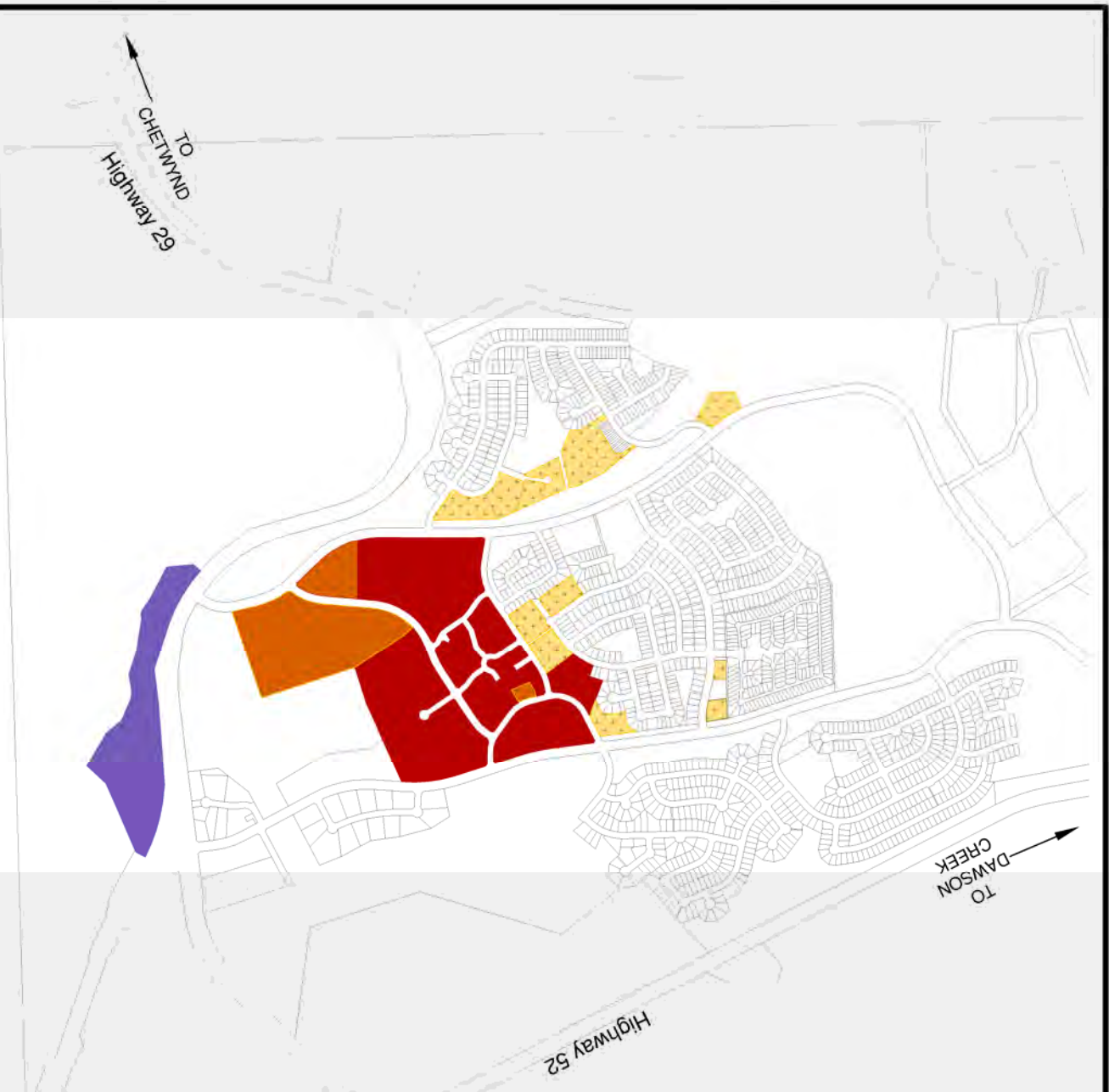
BYLAW No.	AMENDMENTS	DATE



## SCHEDULE F

Town Centre, Multi-Family Residential, and Highway Commercial  
Development Permit Areas

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TO  
DAWSON  
CREEK

TO  
CHETWYND  
Highway 29

Highway 52

Highway 52E

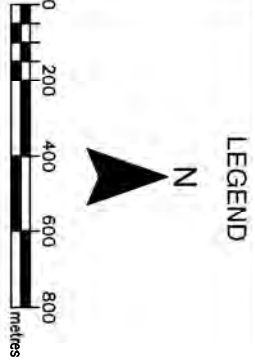
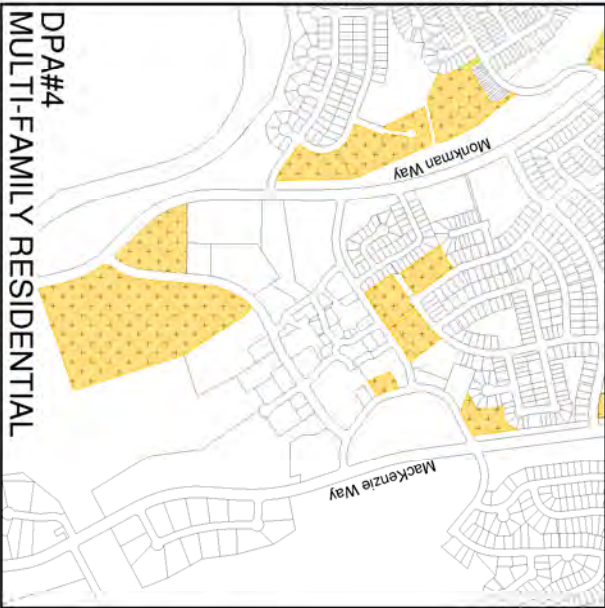
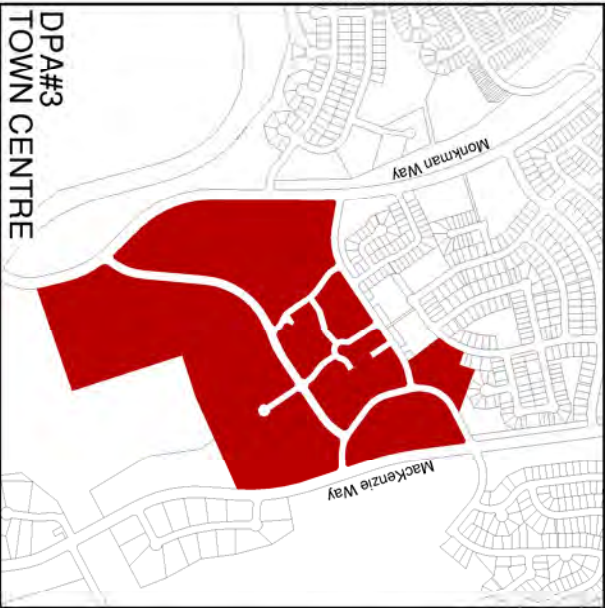
THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:  
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DQTR  
WELL PROTECTION AREAS: SUPPLIED BY KALA GEOSCIENCES LTD  
25% + SLOPE: SUPPLIED BY URBAN SYSTEMS LTD  
WATER, CONTOUR, ROAD FEATURES (UTM NAD83): TRIM - GEOBC

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

BYLAW No.	AMENDMENTS	DATE

TO  
INDUSTRIAL  
PARK &  
AIRPORT



- Development Permit Areas
- #3 Town Centre
  - #4 Multi-Family Residential
  - #5 Highway Commercial

- Surface Water
- Welland
- Topography Contour
- Road

# DISTRICT OF TUMBLER RIDGE OFFICIAL COMMUNITY PLAN

Official Community Plan Bylaw No. 584  
Town Centre Development Permit Areas  
Schedule F



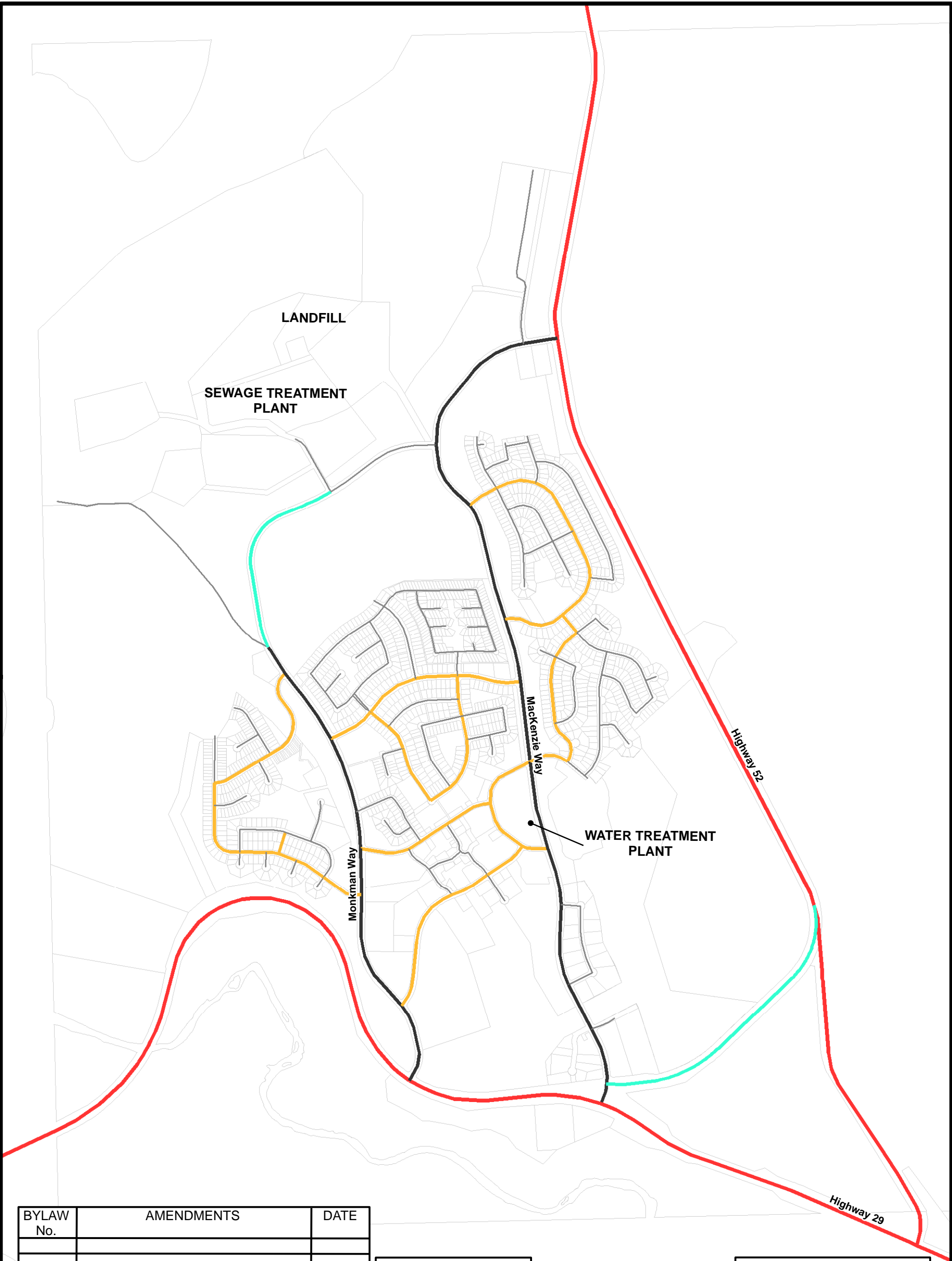


## SCHEDULE G

### Infrastructure and Major Road Network Plan

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U:\Projects\_KM\06-2020\010-Drafting-Design-Analysis\GIS\Projects\MDX\Current\OCP\Schedule G - Infrastructure and Major Road Network Plan.mxd



BYLAW No.	AMENDMENTS	DATE

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:  
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
RIGHT OF WAYS (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE  
WATER FEATURES (UTM NAD83): NTDB

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

LEGEND

Roads

Road Class

Highway

Arterial

Collector

Proposed Road

Local / Street

0

200

400

800

Meters

N

DISTRICT OF TUMBLER RIDGE

OFFICIAL COMMUNITY PLAN

Official Community Plan Bylaw No. 584

Infrastructure and Major Road Network Plan

Schedule G