



# OFFICIAL COMMUNITY PLAN

**DISTRICT OF LOGAN LAKE**

Click or tap to enter a date.



## PREPARED FOR:

District of Logan Lake  
1 Opal Drive, PO Box 190  
Logan Lake, BC V0K 1W0

501 - 121 5th Avenue, Kamloops, BC V2C 0M1 | T: 250.374.8311

File: 0409.0072.01

This report is prepared for the sole use of District of Logan Lake. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. © 2026 URBANSYSTEMS®.

# CONTENTS

<b>PART 1 INTRODUCTION &amp; BACKGROUND</b> .....	<b>1</b>
<b>1.0 INTRODUCTION</b> .....	<b>2</b>
1.1 BACKGROUND .....	2
1.2 VISION & GUIDING PRINCIPLES.....	3
1.3 OCP PURPOSE .....	4
1.4 WHY UPDATE THE LOGAN LAKE OCP? .....	5
1.5 OCP ENGAGEMENT .....	6
.....	7
1.6 ORGANIZATION OF THE OCP .....	7
<b>2.0 HISTORY OF LOGAN LAKE</b> .....	<b>8</b>
<b>3.0 CURRENT CONTEXT</b> .....	<b>9</b>
3.1 DEMOGRAPHICS .....	9
3.2 EXISTING CONDITIONS.....	12
3.3 REGIONAL CONTEXT.....	13
3.4 INDIGENOUS COMMUNITIES.....	16
3.5 PLANNING CONTEXT .....	17
<b>PART 2 COMMUNITY DEVELOPMENT PLAN</b> .....	<b>18</b>
<b>4.0 ECONOMIC DEVELOPMENT</b> .....	<b>19</b>
4.1 GOALS.....	19
4.2 POLICIES AND ACTIONS .....	19
<b>5.0 ENVIRONMENTAL PROTECTION &amp; EMERGENCY PREPAREDNESS</b> .....	<b>21</b>
5.1 GOALS.....	21
5.2 POLICIES AND ACTIONS .....	22
<b>6.0 ENERGY &amp; GREENHOUSE GAS EMISSIONS</b> .....	<b>24</b>
6.1 GOALS.....	25
6.2 POLICIES AND ACTIONS .....	25
<b>7.0 COMMUNITY DEVELOPMENT</b> .....	<b>27</b>
7.1 GOALS.....	27
7.2 POLICIES AND ACTIONS .....	27
<b>8.0 SOCIAL NEEDS</b> .....	<b>29</b>
8.1 GOALS.....	29
8.2 POLICIES AND ACTIONS .....	29

<b>PART 3 LAND USE PLAN</b> .....	<b>31</b>
<b>9.0 GENERAL POLICIES</b> .....	<b>32</b>
<b>10.0 RESIDENTIAL</b> .....	<b>33</b>
10.1 MEETING HOUSING NEEDS .....	34
10.2 GOALS .....	36
10.3 POLICIES .....	36
10.4 GENERAL RESIDENTIAL .....	37
10.5 ESTATE RESIDENTIAL .....	37
10.6 MEDIUM DENSITY RESIDENTIAL .....	38
10.7 FUTURE GENERAL RESIDENTIAL .....	39
<b>11.0 COMMERCIAL</b> .....	<b>40</b>
11.1 GOALS .....	41
11.2 POLICIES .....	41
<b>12.0 INDUSTRIAL</b> .....	<b>45</b>
12.1 GOALS .....	46
12.2 POLICIES .....	46
<b>13.0 COMMUNITY USES</b> .....	<b>48</b>
13.1 GOALS .....	48
13.2 POLICIES .....	49
<b>14.0 AGRICULTURE</b> .....	<b>51</b>
14.1 GOALS .....	51
14.2 POLICIES .....	51
<b>15.0 RURAL RESOURCE</b> .....	<b>52</b>
15.1 GOALS .....	52
15.2 POLICIES .....	52
<b>16.0 INFRASTRUCTURE</b> .....	<b>54</b>
16.1 GOALS .....	55
16.2 POLICIES .....	55
<b>17.0 HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS</b> .....	<b>56</b>
17.1 GOALS .....	56
17.2 POLICIES .....	56
<b>18.0 SAND AND GRAVEL RESERVES</b> .....	<b>57</b>
18.1 GOALS .....	57
18.2 POLICIES .....	57

<b>PART 4 DEVELOPMENT GUIDELINES &amp; APPROVALS:</b> .....	<b>58</b>
<b>19.0 DEVELOPMENT PERMIT AREA GUIDELINES</b> .....	<b>59</b>
19.1 DEVELOPMENT PERMIT AREA NO. 1 – INDUSTRIAL.....	59
19.2 DEVELOPMENT PERMIT AREA NO. 2 – TOWN CENTRE .....	62
19.3 DEVELOPMENT PERMIT AREA NO. 3 – HIGHWAY COMMERCIAL .....	66
19.4 DEVELOPMENT PERMIT AREA NO. 4 – MULTIPLE DWELLING UNIT RESIDENTIAL .....	69
19.5 DEVELOPMENT PERMIT AREA NO. 5 – WILDFIRE HAZARD.....	73
19.6 DEVELOPMENT PERMIT AREA NO. 6 – RIPARIAN AREAS.....	75
<b>20.0 DEVELOPMENT APPROVAL INFORMATION</b> .....	<b>78</b>
20.1 AUTHORIZATION.....	78
20.2 WILDFIRE HAZARD .....	78
20.3 LANDS NOT SERVICED BY MUNICIPAL SANITARY SEWER SYSTEM .....	79
<b>PART 5 IMPLEMENTATION STRATEGY</b> .....	<b>80</b>
<b>21.0 IMPLEMENTATION PLAN</b> .....	<b>81</b>
21.1 IMPLEMENTATION STRATEGY .....	81

## SCHEDULES

**SCHEDULE B – LAND USE PLAN (TOWNSITE)**

**SCHEDULE C – LAND USE PLAN (DISTRICT-WIDE)**

**SCHEDULE D – ENVIRONMENTALLY SENSITIVE AND HAZARDOUS AREAS**

**SCHEDULE E – DEVELOPMENT PERMIT AREAS**

**SCHEDULE F – TRANSPORTATION NETWORK**

**SCHEDULE G – INFRASTRUCTURE**

**SCHEDULE H – BUSINESS FAÇADE IMPROVEMENT PROGRAM GUIDELINES**

**SCHEDULE I – BUSINESS FAÇADE IMPROVEMENT PROGRAM BUILDING DESIGN GUIDELINES**



## **PART 1 INTRODUCTION & BACKGROUND**

This part describes the vision and community goals, the planning process, and the legal requirement for the OCP. It also provides the history of Logan Lake and an overview of key community characteristics, including demographics, economic context, development patterns, infrastructure, and the regional setting.

## 1.0 INTRODUCTION

The District of Logan Lake has undertaken an update to its Official Community Plan (OCP), the community's primary bylaw which sets the vision and directs other policy, including the Zoning Bylaw. It speaks to the location and characteristics of future residential, industrial, commercial, and park land use. The OCP also directs how Logan Lake protects its environment and reduce Greenhouse Gas emissions (GHGs); how it plans to develop a sustainable economy; and how it plans to encourage the development of a range of suitable housing types which support the varied demographics of the area.

The District of Logan Lake's last OCP was adopted in 2010. Given changes in the community and at the regional, provincial and national level, it is important that the documents be updated to enable the District to respond to development and community issues with more current perspectives. This update aims to align this key bylaw with the present-day context and vision for Logan Lake and streamline it to increase its utility as well as meet new provincial requirements for housing planning.

### 1.1 BACKGROUND

The District of Logan Lake is a district municipality located in south-central British Columbia approximately 50 km southwest of Kamloops in the scenic Highland Valley region. With a modest but growing population of just under 2,500 people, the municipality also administers a large geographical area of 324 km<sup>2</sup> which includes an urban townsite at the east end of the District with a rural area, featuring the Highland Valley Copper Mine in the central and western portions of the District.

The community was founded in 1970 to support nearby mining operations and was incorporated as a Village the same year. It gained District Municipality status in 1983. Today, while Logan Lake continues to serve as a residential hub for workers at the Highland Valley Copper Mine (one of the largest copper mining operations in Canada) it has also emerged as a tourism destination and a place to live for retirees and for people working in Kamloops to live.

This update to Logan Lake's Official Community Plan (OCP) is driven by several intersecting factors. The community's population is growing, creating demand for recreational areas and services for families, while also seeing high demand for market and non-market seniors' housing; sustained and expanded health services; and age-friendly infrastructure. Logan Lake is also working to diversify its economy beyond mining by supporting small businesses, tourism, and investment opportunities. Housing demand is rising, particularly for more affordable and varied options to support both seniors and local workers. As the community evolves, the OCP update will guide future land use, improve infrastructure and services, and ensure Logan Lake remains a resilient and livable place for current and future residents.

## 1.2 VISION & GUIDING PRINCIPLES

**The vision for Logan Lake is:**



Logan Lake is a community which strives for **prosperity, health, access to the outdoors, and connectedness.**



This vision is guided by the following principles:



**Collaboration** – we will collaborate with our neighbours, businesses and industries operating in Logan Lake and the volunteer sector to continue to make Logan Lake a great place to live



**Investment in community infrastructure** – we have great community infrastructure and we will make smart investments to maintain and enhance our recreational, administrative, and servicing infrastructure for residents and visitors



**Environmental stewardship** – we will strive to protect sensitive areas and maintain environmental values where possible to enhance the well-being of the community and the natural environment while also addressing our greenhouse gas emissions and adapting to climate change.



**High quality development to support growth** – we will encourage private development to be well thought out and consider a range of impacts while promoting maximum benefits, and for any district-led development to do the same.



**Economic diversification** – we will work to diversify our economy and prepare for the potential closure of the HVC mine in the future.



**Long-term focus** - we will design our policies and regulations to encourage quality development which will meet the community's long-term needs by considering future impacts and benefits.



**Pedestrian-Friendly, Universally Accessible Community** – we will promote the development of a community which maximizes active transportation options for the health of the whole community and the particular benefit of demographics such as young people without a vehicle or license and elderly residents using motorized scooters.



**Community safety** – we will promote community safety within the built environment through design guidelines and regulations as well as through communications with the community by the District, RCMP, TNRD, First Nations, and other organizations as needed. At the same time, we will work in an ongoing manner to keep our community safe from natural disasters such as wildfires and floods.

## 1.3 OCP PURPOSE

An Official Community Plan (OCP) is a policy document used by local governments to guide land use decisions and to establish policies and goals regarding community development. According to the Local Government Act of BC, an OCP is a general statement of the collective desires of a community, identified through public consultation and expressed through broad goals and policy statements. It must address issues relating to residential, commercial, and community land uses; location of sand and gravel deposits; restrictions on development in areas with hazardous conditions or environmental sensitivities; and infrastructure requirements among others.

### An Official Community Plan serves a number of important purposes:



### 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 when adopting bylaws or undertaking works to 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
- Be used to support applications to acquire 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

## 1.4 WHY UPDATE THE LOGAN LAKE OCP?

There are several reasons why it is timely for Logan Lake to update its OCP. Some of these reasons include:

- **The age of the current OCP** – best practices suggest that OCPs should be reviewed and updated every 5 to 10 years. The current OCP was adopted in 2010 and is 15 years old. Moving forward, the province is requiring that OCPs be updated every 5 years.
- **Compliance with provincial legislation** – the Province passed several laws in 2023 to encourage increased housing development. These changes require local governments like the District of Logan Lake to create Housing Needs Reports and update their OCPs and Zoning Bylaws to ensure there is enough capacity to accommodate housing needs.
- **The need to address economic change and diversification** – The District is preparing for potential changes to the local economy, particularly with respect to large-scale industrial projects, including the Highland Valley Copper (HVC) Mine Life Extension project, two wind power generation projects and the Enbridge Sunrise Expansion project. These projects, especially the HVC expansion, may increase the local population, at least temporarily, and result in development pressure. The updated OCP reflects these shifts and helps guide residential and commercial development accordingly.
- **The desire to build resilience and respond to community needs** – The updated OCP reflects Logan Lake’s evolving population and priorities, integrates climate change adaptation strategies (including wildfire, drought, and flood preparedness), and incorporates key documents such as the 2024 Housing Needs Report, 2025 Active Transportation Network Plan, and 2023-2026 Strategic Plan. This will put the District in a stronger position to respond to community needs.
- **The opportunity to engage the community on the future of Logan Lake** – A strong focus on inclusive community engagement ensures that residents, stakeholders, and local First Nations had meaningful opportunities to shape the plan. This approach will help reflect the identity of Logan Lake and build broad support for this Plan.
- **Support of infrastructure funding grants** – senior governments often provide municipalities with funding through competitive grants to update and/or develop new infrastructure. Having a recently adopted OCP in place that provides guidance and policy direction on municipal infrastructure is important to support these funding grant applications.
- **Community services have changed** – the community is currently confronting a number of challenges related to the services provided in Logan Lake, particularly relating to healthcare and education. Leveraging the OCP development process to discuss these issues further is critical to finding solutions that will support the long-term sustainability of the community.
- **Logan Lake is in transition** – Since 2016, Logan Lake’s population has increased by 262 people, or 13%. During the same period, the median age decreased by 1.3 years, suggesting some growth in younger residents; however, the median age remains higher than both the TNRD and provincial averages, indicating the community continues to age overall. The population growth indicates that there is demand for people to move to Logan Lake to live. While some of this growth is driven by the HVC Mine, there are also other drivers of people choosing to live in Logan Lake, namely the high quality of life experienced there. The OCP reflects this desire to attract more people to move to the community.

- **Ironstone Ridge is nearly complete** – the first 3 phases of Ironstone Ridge are completely developed. While Phase 4 contemplates approximately 40 single family lots, there may need to be consideration of changing the unit mix to enable more housing, while also identifying the next area(s) for subdivision.

## 1.5 OCP ENGAGEMENT

An OCP is guided directly by community members. The OCP should be an accurate reflection of the community's priorities, vision, and how they see their community. To help in the development of the OCP and determining the goals, policies, and actions Logan Lake should pursue, significant community engagement and background research was undertaken. Figure 1.1 summarizes the community engagement.

### Figure 1.1: Community Engagement

*Graphic to be included in final draft*

The following actions constitute the community engagement carried out in 2025 to support the creation of this OCP:

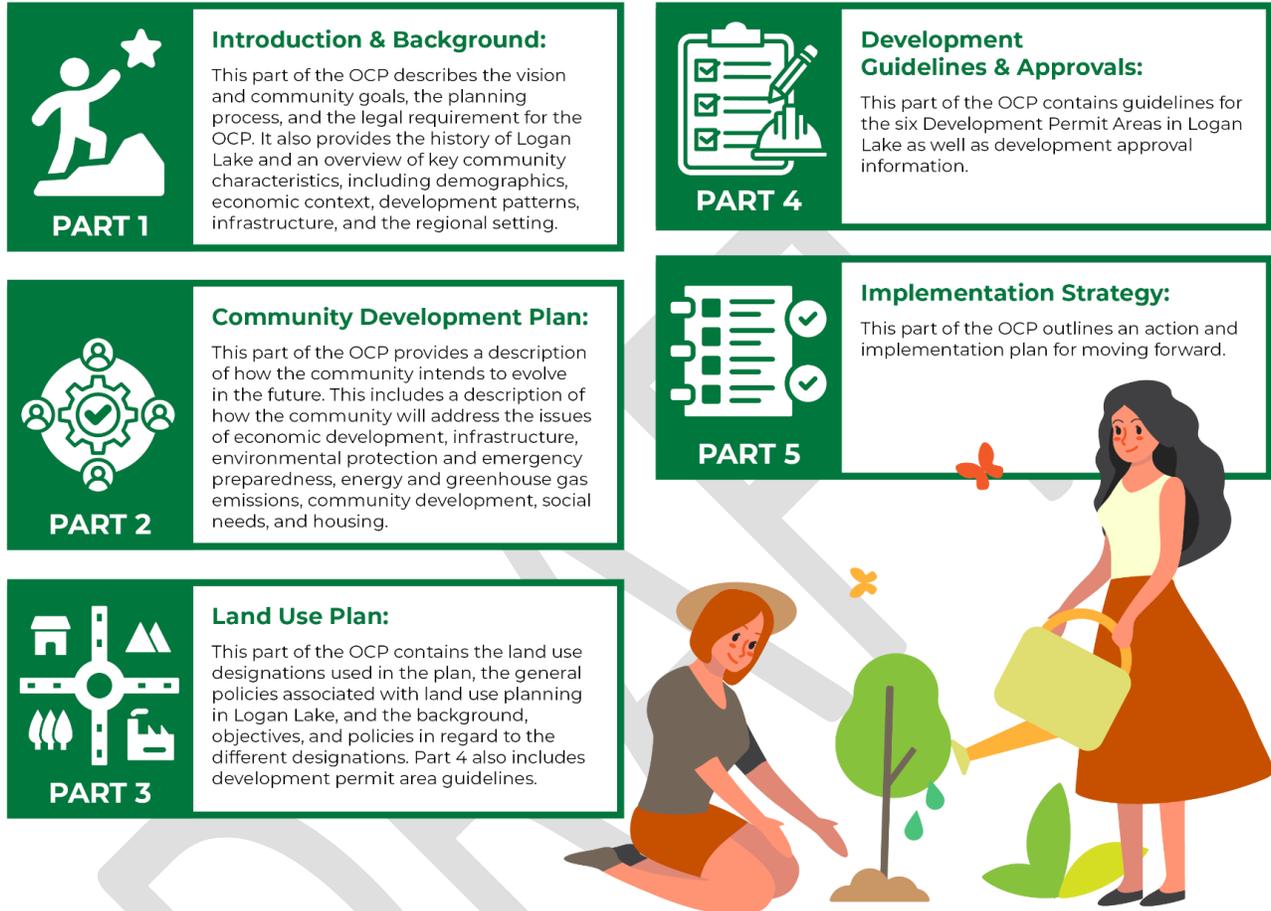
**Pre-Engagement Period** – this period consisted of a community survey, which was available online and in paper format from April 22<sup>nd</sup> to May 9<sup>th</sup>, 2025. A total of 74 responses were received.

**Engagement Period** – from May 15<sup>th</sup> to June 23<sup>rd</sup> a series of engagement activities occurred including two open houses, two residents workshop sessions, and targeted discussions with various demographics, community groups, and local businesses. Key groups and businesses that participated in engagement activities included:

- Public;
- Grade 6 students and grade 11 and 12 students for specific activities;
- Most school children;
- Arts Council;
- Royal Canadian Mounted Police;
- Parent Advisory Committee;
- Wellness, Health, Youth Society (WHY);
- Seniors;
- Local businesses (i.e., Logan Lake Auto Sales, Esso, Purr-fect Paws, etc.); and
- Highland Valley Copper

## 1.6 ORGANIZATION OF THE OCP

The OCP is organized into five parts:



## 2.0 HISTORY OF LOGAN LAKE

Logan Lake, located in BC's Highland Valley, was officially incorporated in November 1970 and later redesignated a district municipality in 1983. The town was established to support the Lornex copper mine (now part of the Highland Valley Copper Mine), which attracted workers and their families from across North America. By 1971, approximately 200 residents had settled in the area, moving into newly constructed homes and forming a close-knit community.

Modern large-scale mining in the Highland Valley began with the Bethlehem mine in 1962, followed by Lornex in 1972 and Highmont in 1979. In 1986, these operations were consolidated into Highland Valley Copper (HVC), which remains Canada's largest open-pit copper mine.

Logan Lake's growth and stability have always been closely tied to HVC. During periods of high copper prices and mine expansion, the community thrived, while downturns and layoffs brought economic uncertainty and population decline. For instance, in 1999, the mine nearly closed due to low copper prices, creating significant stress for the town. Later, in 2015–2016, Teck announced workforce reductions affecting approximately 80 positions, primarily non-union and contract roles. More recently, renewed investment and approvals for mine-life extensions have contributed to a rebound in the community, with the population increasing by over 13% between 2016 and 2021.

The region's history extends beyond its industrial beginnings. The area lies within the traditional territories of the Nlaka'pamux, Secwépemc and Syilx peoples, who have lived on and cared for the land since time immemorial. These Nations have deep cultural, spiritual, and economic connections to the region, relying on its lakes, forests, and wildlife for sustenance, medicine, and ceremony. Long before European contact, extensive knowledge systems and land stewardship practices shaped the landscape in ways that continue to resonate today.

The onset of modern mining brought profound impacts to Indigenous communities. Four reserve lands belonging to the Cook's Ferry Indian Band, a Nlaka'pamux Nation community, were located within the Highland Valley Copper lease area, and these were transferred during mine development, an act of dispossession. In January 2024, Cook's Ferry and Teck signed a Legacy Agreement that formally acknowledges this history. The agreement commits to cultural and language revitalization, community infrastructure, business opportunities, and considers the potential return of some lands.

The Lower Nicola Indian Band (LNIB), a Nlaka'pamux Nation community, also maintains strong relationships with both Logan Lake and HVC. The LNIB has collaborated with the District on municipal land development and holds agreements with HVC, including revenue-sharing and business contracts, which provide economic opportunities and support for cultural and environmental stewardship. Additionally, LNIB has participated in Logan Lake planning and community forest management, including wildfire risk reduction projects. This has included treating hazardous fuels near downtown and critical infrastructure in the Logan Lake Community Forest and securing funding for additional wildfire management projects.

The Stk'emlúpsemc te Secwépemc Nation (SSN), represent the Tk'emlúps te Secwépemc and Skeetchestn Indian Band. The Secwépemc nation asserts jurisdiction and stewardship obligations over culturally significant areas, such as the landscapes between Tunkwa Lake and Logan Lake, long used for harvesting plants like sxúsem (soapberries) and for other cultural practices.

Today, Logan Lake has evolved into a vibrant community, balancing its industrial heritage with a commitment to preserving its natural surroundings and honoring its rich cultural history.

## 3.0 CURRENT CONTEXT

This section provides an overview of the past, present, and future demographics of Logan Lake, as well as the existing conditions in and around the community.

### 3.1 DEMOGRAPHICS

This section reviews the characteristics of the current population and population change by census year, the age profile of the population, population projections, and considerations for future development.

#### Current Population

The current population of the District of Logan Lake, according to a BC Stats estimate for 2025 is 2,409.<sup>1</sup> Before 2016, the population was declining, but since then has been growing.

Several factors have influenced recent population growth. The Covid-19 pandemic enabled individuals to move from city centers to more rural areas due to many jobs becoming online-based.<sup>2</sup> It is possible this trend has been continuing after Covid-19 and is contributing to population growth in the last couple years. In addition, the development of the Ironstone Ridge subdivision has added housing stock to the community, which combined with the relatively lower cost of property in Logan Lake have likely contributed to the recent population growth; median home values in Logan Lake, according to the 2021 census, were only \$348,000, compared to \$500,000 in the TNRD. Further, the investment that the District has made in indoor and outdoor recreational facilities along with the general environment has attracted people to live in the community. Table 3.1 shows the population change over the five most recent census years.

**Table 3.1: Historical Population Change by Census Year**

	2001	2006	2011	2016	2021
<b>Population</b>	2,185	2,162	2,073	1,993	2,255
<b>Change</b>		-0.1%	-4.1%	-3.9%	+13.1%

District of Logan Lake Census Profiles, Statistics Canada

#### Age Profile

Logan Lake has an older population relative to the TNRD and the province as a whole. In terms of the age profile, the biggest differences are that Logan Lake has significantly fewer people aged 15-44 and a significantly higher number of people that are over the age of 65. However, it is important to note that since 2016, the median age in Logan Lake has decreased by 1.3 years, from 55.7 years in 2016 to 54.4 years in 2021, indicating while the population shows signs of aging overall, the recent trend shows a slight reversal.

**Error! Reference source not found.** shows the comparative demographic breakdown proportions of Logan Lake, the TNRD, and the province of BC.

<sup>1</sup> BC Stats, Population Estimated & Projections for British Columbia. <https://bcstats.shinyapps.io/popApp/>

<sup>2</sup> Statistics Canada, Population Growth in Canada's rural areas, 2016 to 2021. <https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm>

**Table 3.2: Comparative Age Profiles 2021**

Age Group	Logan Lake	TNRD	BC
0-14 years old	15%	15%	14%
15 – 24 years old	5%	11%	11%
25 – 44 years old	20%	25%	27%
45 – 64 years old	27%	27%	27%
65+	33%	23%	20%
<b>Total Population</b>	<b>2,255</b>	<b>143,680</b>	<b>5,000,880</b>
<b>Median Age</b>	<b>54.4</b>	<b>45.2</b>	<b>42.8</b>

District of Logan Lake Census Profiles, Statistics Canada  
Thompson Nicola Regional District Census Profiles, Statistics Canada  
British Columbia Census Profiles, Statistics Canada

Rising enrollment at Logan Lake Elementary and Logan Lake Elementary-Secondary Schools also reflects an increase in younger residents in the community. While between the 2020/2021 and the 2024/2025 school years the elementary school enrollment increased minimally, the elementary-secondary school saw an increase of 61 students, a 47% growth over five years.

## Population Projections

Future population growth in Logan Lake will be influenced by the following:

- Projected increased median age of the population
- Extension of the Highland Valley Copper Mine (HVC), including a mine life extension to 2046 and expanding operations<sup>3</sup>
- Housing values in Logan Lake relative to other centers, particularly Kamloops and the Lower Mainland
- Continued investment in Logan Lake’s quality of life to attract people to the community
- Expansion of the housing stock

With an increasing number of residents at retirement age, there are fewer people in typical child-bearing years and population growth is mainly through in-migration.

Population projections for the District of Logan Lake have been based on three scenarios:

**Low:** The average annual growth rate (0.27% per year) for the District between 1996 and 2021.

**Medium:** The average annual growth rate used for projecting population in the 2024 Housing Needs Report between 2021 and 2041 (0.47% per year).

**High:** The average annual growth rate derived from the BC Stats projections for the TNRD between 2021 and 2045 (1.07% per year).

<sup>3</sup> Teck, Highland Valley Copper Mine Life Extension Project. <https://www.teck.com/operations/canada/projects/hvc-mine-life-extension-project/>

Under all three growth scenarios the population will continue to grow over the next 20 years.

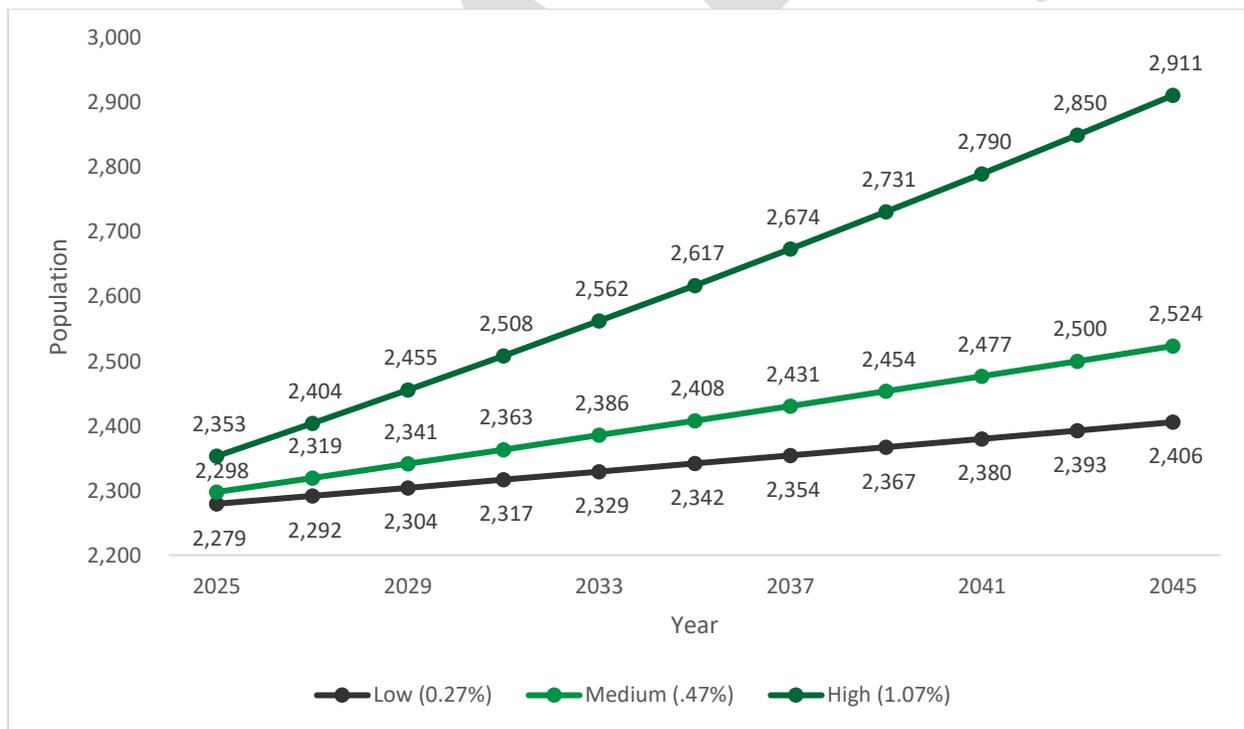
In the low growth scenario, the population would increase by 151 individuals to 2,406 people. In the medium growth scenario, by 2045 Logan Lake's population will be 2,524, an increase of 269 individuals from 2021.

Considering the high growth rate between 2016 and 2021 and the success of the HVC Mine Life Extension Project (MLE), a high growth scenario may be appropriate. The mine life extension project will result in a significant number increase in employment at the mine during the construction phase and it is expected that there will be an additional 200 jobs created as a result of the extension bringing the total permanent workforce to approximately 1,500 employees.<sup>4</sup> If 12% (the current rate of HVC employee residency) of the 200 additional workers reside in Logan Lake, this would represent 24 employees living in Logan Lake along with their families.

In the high growth scenario, the population could reach 2,911 residents over the next 20 years, an increase of 656 residents from the 2021 census population.

Figure 3.1 shows the projected population of Logan Lake from 2025 to 2045, based on the 2021 census population of 2,255.

Figure 3.1: Population Projections



<sup>4</sup> Teck, Highland Valley Copper Mine Life Extension Project. <https://www.teck.com/operations/canada/projects/hvc-mine-life-extension-project/>

## Future Development Considerations

The District is projected to grow between 151 and 656 residents in the next 20 years. Achieving any of these growth scenarios is dependent on a number of factors, including:

- Continuing the HVC mine life extension and having a portion of the additional employees choose to live in Logan Lake.
- Diversifying the economy and the services offered in the community to attract more economic activity and more people to live in the community.
- Continuing to attract people to live in Logan Lake for lifestyle reasons.
- Ensuring there is adequate housing supply for individuals and families moving to Logan Lake.

## 3.2 EXISTING CONDITIONS

The existing conditions include the environmental characteristics and existing community services.

### 3.2.1 ENVIRONMENTAL CHARACTERISTICS

The District of Logan Lake is situated within the Thompson Plateau, characterized by a mix of gently rolling terrain and areas of steeper slopes. The community's natural environment includes features such as steep slopes, riparian areas, and watercourses, which are integral to its ecological health and require careful consideration in land use planning.

#### Steep Slopes and Terrain Stability

Logan Lake has many areas with moderate to steep topography that have environmental considerations as well as impacting developability of certain parcels of land. Steeper gradients, particularly near watercourses and in forested regions may be susceptible to erosion and require assessment prior to development to ensure slope stability and minimize environmental impact.

#### Riparian Areas and Watercourses

Logan Lake encompasses several riparian zones associated with its lakes, streams, and wetlands, with a small portion of District land being adjacent to the Thompson River. These areas support biodiversity, contribute to water quality, and offer recreational opportunities. Preservation of riparian buffers is essential to maintain these ecological functions and to protect against potential flooding and erosion.

#### Floodplain Considerations

The only portion of Logan Lake that is within a documented floodplain is the small area located adjacent to the Thompson River. Although Logan Lake is not situated within a major floodplain, localized flooding can occur near water bodies and during significant precipitation events. Land use planning should incorporate strategies to manage stormwater and protect low-lying areas from potential flood risks.

### 3.2.2 EXISTING COMMUNITY SERVICES

Key community services provided in Logan Lake by the District and other service providers include:

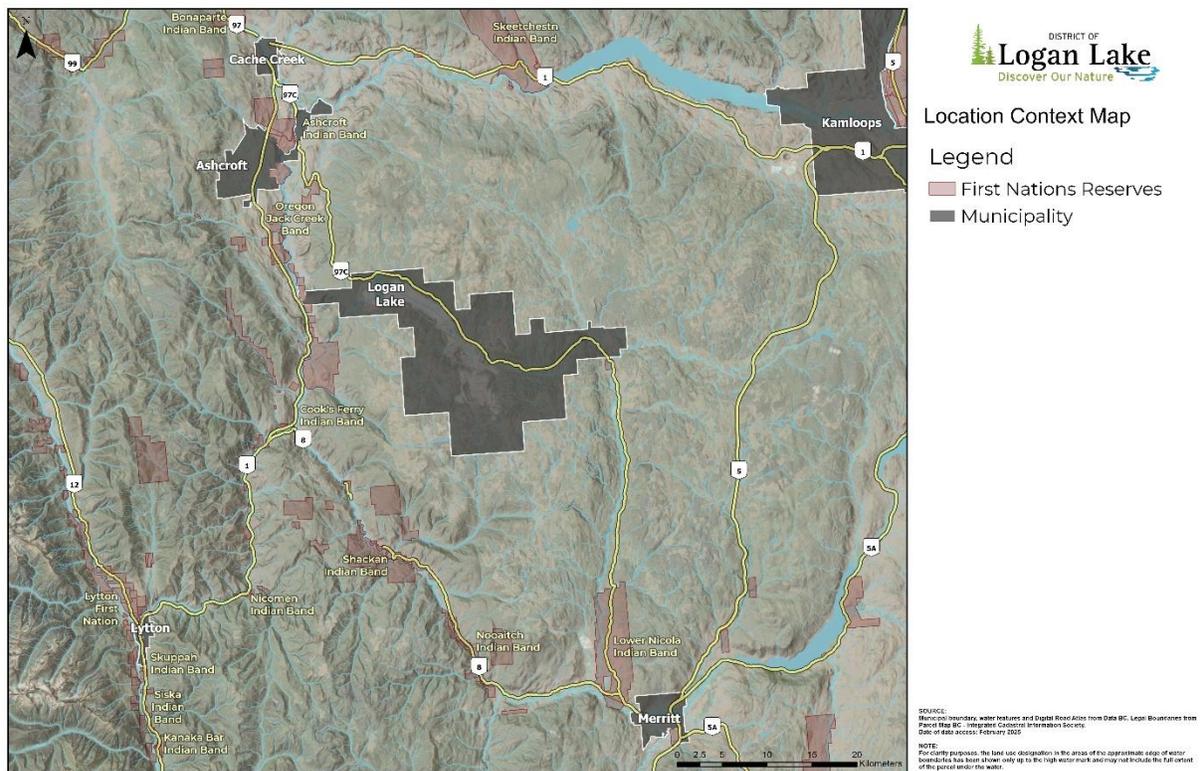
- Recreation
- Fire Protection
- RCMP Detachment
- Solid Waste Management (curbside solid waste collection with a recycling depot)
- Animal Control
- Transit
- Library

## 3.3 REGIONAL CONTEXT

The District of Logan Lake is situated in the southwest portion of the TNRD, approximately 60 km southwest of the City of Kamloops and 59 km northeast of the City of Merritt. The Village of Ashcroft is also approximately 56 km northwest of Logan Lake.

Figure 3.2 shows the location of the District of Logan Lake in relation to other nearby communities and First Nations.

Figure 3.2: Location of the District of Logan Lake



### 3.3.1 REGIONAL CONTEXT STATEMENT

As required by the *Local Government Act*, municipalities must include a regional context statement in their Official Community Plans if their regional district has adopted a regional growth strategy. The purpose of the regional context statement is to identify how the OCP policies support the principles of the regional growth strategy.

In 2000, the Thompson Nicola Regional District (TNRD) adopted a Regional Growth Strategy that outlines a cooperative strategy for achieving a sustainable future for the region. In 2013 the Growth Strategy was updated. The policies contained in the Regional Growth Strategy support the TNRD's vision statement, which reads:

*The TNRD is a unique region of diverse urban and rural communities, wilderness and natural resource opportunities, and a vibrant economy. Building on this diverse mix of urban and rural, resource and wilderness settings shall be the dominant guiding principle as new development is encouraged. Urban places will grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed. (Bylaw No. 2409, 2013, p. 3).*

#### Logan Lake Regional Context Statement

The District of Logan Lake's regional context statement was developed in accordance with and to support the TNRD's Regional Growth Strategy.

#### Human Settlement

The Human Settlement component of the TNRD's Regional Growth Strategy includes policies which aim to direct residential development to existing communities and developed areas. The projections used at the time indicated growth of 29,000 people over the next 25 years with most destined for Kamloops or Merritt. The Housing Needs Assessment done for Logan Lake projects a significant housing need over the next twenty years. In order to align with the Regional Growth Strategy, the District of Logan Lake's Official Community Plan supports the Strategy by doing the following:

- Promoting higher density residential building in the Town Centre area, including mixed commercial/residential development;
- Concentrating residential uses within defined land use areas to prevent sprawl;
- Allowing secondary units in all lower density residential zones;
- Allowing detached suites in larger lot residential areas;
- Promoting infill of central areas, particularly close to the Town Centre and existing subdivisions, before expanding infrastructure and residential area;
- Directing residential development away from areas of significant environmental values; and
- Restricting density on rural lots that are not close to community services.

#### Energy and Transportation

The District of Logan Lake supports the TNRD's Regional Growth Strategy policies which seek to integrate energy and transportation considerations with land use and planning to increase efficiency and mobility while protecting the environment.

The District of Logan Lake OCP supports this component of the Strategy by:

- Encouraging easy access to Highway 97C and commercial areas from all residential areas and directing most commercial uses and key community and institutional uses to central areas;
- Promoting active transportation throughout the community, including cycling and motorized scooters to allow most community members the ability to access the Town Centre without driving; and
- Upgrading infrastructure when possible to reduce energy use.

### Economic Development

The District of Logan Lake supports the TNRD's objective to diversify the region's economic base and to support the development and inclusion of a variety of industry and being open to new economic opportunities. The District of Logan Lake OCP supports this component of the Strategy by:

- Promoting a variety of light, general, and heavy industry within areas designated for industry;
- Promoting forestry within the Community Forest;
- Supporting mining within the municipal boundaries and working collaboratively with Highland Valley Copper;
- Continuing to encourage agriculture, particularly ranching in the vicinity;
- Encouraging independent artisans and vendors through the local open air market;
- Promoting tourism, particularly recreational tourism, in the area;
- Encouraging home-based and small industries and businesses through streamlined development permit processes; and
- Encouraging a variety of commercial businesses within commercial land use areas.

### Environmental Protection

The District of Logan Lake supports the TNRD's objective to protect and enhance the environment by commitment to stewardship principles. The District of Logan Lake OCP supports this component of the Strategy by:

- Directing development away from environmentally significant areas and habitats;
- Orienting community activities, tourism, and recreation around the benefits of maintaining environmental values;
- Encouraging efficient water use, particularly during the summer by encouraging residents to voluntarily reduce water use within the home, and implement required restrictions on domestic irrigation; and
- Encouraging active transportation to improve air quality through reduced car use by investing in trail networks.

### Open Space & Cultural Heritage

The District of Logan Lake supports the TNRD's objectives to maintain the heritage, cultural values, and rural character of the region by maintaining open space and guiding development to established development areas. The District of Logan Lake OCP supports this component of the Strategy by:

- Protecting open space for a variety of low impact uses;

- Encouraging the preservation of community history and promotion for community and tourism purposes; and
- Working with First Nations, particularly Lower Nicola Indian Band and Stk'emlúpsenc te Secwépemc Nation, on heritage and historical initiatives.

### Co-operation and Process

The District of Logan Lake supports the TNRD's objectives regarding co-operation and process to implement the Regional Growth Strategy by:

- Working collaboratively with First Nations, provincial government agencies, and the TNRD on growth and lands management issues.

## 3.4 INDIGENOUS COMMUNITIES

The District of Logan Lake is situated within the traditional territories of the Nlaka'pamux, Secwépemc and Syilx Nations. First Nations continue to have a strong presence in the area and are an important part of the Logan Lake community. The First Nations within the closest proximity to Logan Lake are the Nlaka'pamux communities of Lower Nicola Indian Band and Cook's Ferry Indian Band, and the Secwépemc community of Skeetchestn Indian Band.

### Lower Nicola Indian Band

Lower Nicola Indian Band's total membership population is 1,588, with 533 members residing on-reserve.<sup>5</sup> South of Logan Lake's Town Centre is LNIB's Pipecul IR # 3, which is largely undeveloped. The main community is located on Nicola Mameet IR #1, located just west of Merritt, and about 45 km south of Logan Lake.

### Cook's Ferry Indian Band

Cook's Ferry Indian Band has a total membership population of 391 members with approximately 75 members living on-reserve.<sup>6</sup> The main community of the Cook's Ferry Band is at Spences Bridge, which is located approximately 100 km southeast of the Logan Lake Town Centre. Bordering the District's western boundary, along the Thompson River, is Shpazchinh IR # 20.

Historically, Cook's Ferry also held four reserves in Highland Valley which were dissolved in the 1960s to make way for mining.<sup>7</sup>

### Skeetchestn Indian Band

Skeetchestn Indian Band has a total population of 587 members, with approximately 243 members living on-reserve.<sup>8</sup> Skeetchestn's main community, Skeetchestn IR # 0, is located just west of Savona, approximately 50 km northwest of Logan Lake.

<sup>5</sup> Indigenous and Northern Affairs Canada, First Nation Profiles.  
[https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND\\_NUMBER=695&lang=eng](https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=695&lang=eng)

<sup>6</sup> Indigenous and Northern Affairs Canada, First Nation Profiles.  
[https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND\\_NUMBER=694&lang=eng](https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=694&lang=eng)

<sup>7</sup> Citxw Nlaka'pamux Assembly, <https://www.cna-trust.ca/blog/CNA-announces-decision-on-proposed-Highland-Valley-Copper-Mine-Life-Extension-asserting-Aboriginal-Rights-and-Title-to-the-Highland-Valley.htm>

<sup>8</sup> Indigenous and Northern Affairs Canada, First Nation Profiles.  
[https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND\\_NUMBER=687&lang=eng](https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=687&lang=eng)

## 3.5 PLANNING CONTEXT

Key documents were reviewed to provide background information and context into recent planning initiatives the District has undertaken. These documents include:

- Active Transportation Network Plan – August 2025
- 2023-2026 Strategic Plan
- District of Logan Lake 2025 Accessibility Plan
- District of Logan Lake Housing Needs Assessment – November 2024
- Economic Development Strategy – December 2014
- Teck Highland Valley Copper Mine Social Transition Plan – March 2025

DRAFT



## **PART 2 COMMUNITY DEVELOPMENT PLAN**

Part 2 of the OCP outlines goals and policies related to key aspects of community development, including economic development, environmental protection and emergency preparedness, energy and greenhouse gas emissions, community safety, and social well-being. The policies in each area outline how Logan Lake intends to reach its goals in order to promote long-term resilience and vitality.

## 4.0 ECONOMIC DEVELOPMENT

Logan Lake's economy is driven by a mix of resource-based, service, and tourism-related sectors. The Highland Valley Copper Mine (HVC), operated by Teck Resources, is located within the District boundaries and is the community's largest employer and a key driver of regional economic activity. Logan Lake's trail network, sporting events, recreational opportunities, municipal campground, and natural setting attract visitors year-round boosting the tourism industry.

While HVC is the largest employer in the community, other major employers include government services, light industrial businesses and retail. The Logan Lake Community Forest is also an important resource which brings in recreational visitors utilizing the network of trails, as well as its use in supporting the region's forestry industry, while protecting the community from fire risk through strategic mitigation initiatives.

A few key issues that the community is currently facing are a lack of job availability for younger people, the need for revitalization of the Town Centre, and a need for increased accommodations for people visiting Logan Lake for hockey tournaments, disc golf, or tourism.

The District continues to prioritize tourism infrastructure and has identified a strong community desire for hotel renovation or development to accommodate visitors and support economic diversification. The District supports initiatives that promote sustainable growth, broaden the tax base, supports the vitality of local business, and creates jobs.

### 4.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage a successful and diverse natural resource economy.
- .2 Foster a diverse manufacturing and industrial sector which enhances our economic base.
- .3 Encourage a vibrant tourism sector which draws visitors to the region.

### 4.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Work with the mining industry to encourage its maintenance and growth.
- .2 Cooperate with business and industry organizations by sharing information, expertise and resources aimed at fostering economic diversification and industrial innovation.
- .3 Collaborate with other organizations interested in attracting business and industry able to manufacture products and provide services consistent with the inherent strengths and characteristics of Logan Lake.
- .4 Promote Logan Lake as a location for a range of light, general, and heavy industry in Logan Lake in suitable locations which maintain quality of living for residents while diversifying the job and economy.
- .5 Promote further development in the Logan Lake Industrial Park.
- .6 Encourage the growth of tourism in the area by enhancing community recreational facilities and attracting accommodation providers to invest in Logan Lake.

- .7 Continue to operate the municipal campground and plan for upgrades to the facility.
- .8 Work with the Thompson Nicola Film Commission to promote Logan Lake as a site for filming.
- .9 Encourage land use regulation which supports a variety of commercial uses and provides flexibility to maximize the viability of investing in the community.
- .10 Work in concert with local organizations toward maintaining and improving the all-season recreational trail system.
- .11 Continue to operate the community forest and promote its use for recreation and natural resource extraction.
- .12 Continue to identify opportunities to facilitate the ongoing implementation of the:
  - a. 2014 Economic Development Strategy
  - b. 2015 Business Retention and Expansion program
  - c. 2015 First Impressions Report
- .13 Encourage the revitalization of the Town Centre, specifically the Village Centre Mall, to make it more attractive for new businesses and local consumers.
- .14 Work collaboratively with prospective businesses to find creative solutions that reduce barriers to establishing, operating, or expanding a business in Logan Lake.
- .15 Allow a broad range of businesses and activity in the Town Centre to promote visitation and vibrancy.
- .16 Permit residents to establish home-based businesses and industries in ways which minimize negative impact to neighbours.

## 5.0 ENVIRONMENTAL PROTECTION & EMERGENCY PREPAREDNESS

The District of Logan Lake is home to a diverse natural landscape that includes forested uplands, wetlands, and aquatic features. Key environmental features include Logan Lake, the Duck Pond, Meadow Creek, Chartrand Creek, Guichon Creek, and the Logan Lake Community Forest. Together, these areas contribute to the community's environmental health, biodiversity, and quality of life. Protecting our water resources is a key objective in order to sustain the community but also the surrounding ecosystems and our ability to fight fires.

The District has long recognized the value of protecting and enhancing the natural environment by avoiding development in environmentally sensitive areas. In addition to this, the District aims to minimize risk to development by directing future growth away from hazardous and sensitive areas including steep slopes, riparian areas, and watercourses.

Key environmental priorities for the District include protecting water quality, respecting the wildlife in and around Logan Lake, continuing to manage the community forest, strengthening wildfire protection, and reducing the community's overall carbon footprint.

Wildfire has become an increasingly significant risk for numerous communities in BC, prompting Logan Lake to implement measures aimed at mitigating and managing wildfire hazards. In 2013, Logan Lake achieved designation as Canada's first official FireSmart community. The fuel management undertaken annually in the Community Forest had a key role in protecting the community during the 2021 Tremont Creek fire.

To further support emergency preparedness, the District participates in the Voyent Alert! system, which delivers real-time notifications to residents during critical events such as wildfires, floods, or evacuations. Emergency response is coordinated through the Logan Lake Fire/Rescue, whose Chief also acts as the community's Emergency Coordinator. In addition, the District maintains a trained Emergency Support Services (ESS) team to assist evacuees and coordinate emergency response centers. Residents can access up-to-date alerts and preparedness resources through the District's website.

### 5.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Work towards protecting and enhancing the natural environment.
- .2 Protect water sources for drinking water and irrigation.
- .3 Reduce the impacts of the existing built environment and future development on the natural environment.
- .4 Prepare for emergencies that Logan Lake may encounter due to natural disasters.

## 5.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Promote the use of native species in landscaping to reduce water use and positively impact the local ecosystem.
- .2 Promote environmental education in the community.
- .3 Remove invasive vegetation from parks wherever possible in collaboration with the TNRD and Invasive Species Council of BC.
- .4 Ensure that riparian areas are protected appropriately through the use of Development Permit Area Guidelines.
- .5 Require developments to adhere to applicable senior government legislation to protect watercourses and fish habitat from urban encroachment.
- .6 Protect public safety and minimize property damage associated with flooding events by encouraging flood susceptible areas to be used as park, recreational, or conservation areas.
- .7 Work to ensure that the impacts of development on environmentally sensitive areas are minimized to the greatest extent possible.
- .8 Encourage the public to practice water conservation on an ongoing basis through landscape design and plant selection.
- .9 Provide informational material during drought conditions to the community to promote reduced domestic water use.
- .10 Consider the implementation of a water meter program to promote water conservation.
- .11 Continue to cooperate and provide input to the Thompson Nicola Regional District towards achieving ongoing improvements to solid waste reduction, recycling, and management including further development of the recycling service to include seasonal pick up, chipping and composting of household yard and garden waste within the community of Logan Lake and the Regional District as a whole.
- .12 Support efforts to reduce solid waste by continuing to offer recycling programs.
- .13 Consider the feasibility of developing a compost program.
- .14 Maintain an up-to-date municipal Emergency Response Plan to address the possibility of a spill of hazardous material, wildfire, or other natural or human-caused disaster.
- .15 Leverage tools such as development permit guidelines to reduce the use of natural and built materials that are more combustible.
- .16 Continue to maintain the rooftop sprinkling program.
- .17 Continue to promote public FireSmart education to encourage property owners to contribute to the overall objective of community safety and emergency preparedness.
- .18 Promote a high degree of coordination and response by BC Emergency Health Services and Fire Department.
- .19 Continue to perform fuel management annually, particularly in the urban interface.
- .20 Ensure that neighbourhoods have emergency egress routes, if no alternative official access exists.

- .21 Maintain a high level of communication and coordination with the Thompson Nicola Regional District and nearby First Nations in emergency situations.
- .22 Ensure Emergency Support Services are up-to-date on training and have required resources.
- .23 Increase public education on water conservation and water consumption for residents during natural disasters.

DRAFT

## 6.0 ENERGY & GREENHOUSE GAS EMISSIONS

The *Local Government Act* requires that an OCP include targets for the reduction of greenhouse gas (GHG) emissions. The District of Logan Lake is committed to reducing its energy usage and greenhouse gas (GHG) emissions. In 2007, the District signed the Climate Action Charter committing local governments to make their operations carbon neutral by 2012. The overall GHG emissions reduction targets will be met through reductions in residential emissions, commercial emissions, and transportation-related emissions.

Community GHG emissions are estimated through the Community Energy and Emissions Inventory (CEEI), which provides consistent, province-wide data on emissions from three sectors:

- Buildings (residential, commercial, institutional, and small/medium industry),
- On-road transportation, and
- Solid waste (landfill “waste in place” emissions).

It is important to note that HVC is not included in Logan Lake’s CEEI totals. Emissions from large industrial operations are reported separately under provincial industrial emissions reporting. Logan Lake’s transportation emissions in the CEEI primarily reflect local travel and commuting, rather than mine haul trucks or through-traffic.

Table 6.1 summarizes Logan Lake’s GHG emissions for 2007, 2016, and 2022. Although CEEI methodology has evolved since 2007, the Province has re-modeled earlier years using the most current approach, allowing for accurate comparisons over time.

**Table 6.1: Community Greenhouse Gas Emissions**

	Buildings (tonnes CO <sub>2</sub> e)	On-Road Transportation (tonnes CO <sub>2</sub> e)	Solid Waste (tonnes CO <sub>2</sub> e)	Total Emissions (tonnes CO <sub>2</sub> e)	Tonnes CO <sub>2</sub> e/Capita <sup>9</sup>
2007	18,968	8,128	713	27,809	12.9
2022	18,881	6,987	4,621	30,489	13.5

Current Community Energy and Emissions Inventory Data

Between 2007 and 2022, Logan Lake’s total emissions increased by approximately 2,680 tonnes of CO<sub>2</sub>e, with per-capita emissions rising from 12.9 to 13.5 tonnes with all of the growth in emissions attributable to solid waste increases which is more of a function of a change in reporting methodology. The largest contributor to GHG emissions in 2022 was natural gas use in commercial, small, and medium industrial buildings.

The District’s Community Energy and Emissions Plan (CEEP) created in March 2019 by the Community Energy Association explains that it is believed that the District had already substantially surpassed its 2020 target and should achieve a 17% reduction by 2020.

<sup>9</sup> The per-capita calculation for 2007 is based on the 2006 Census population and the 2022 calculation is based on the 2021 Census population.

Logan Lake's CEEP reports different GHG totals than the provincial CEEI because it uses detailed, community-specific data and tailored methodologies, while the CEEI applies standardized provincial methods that may overlook local nuances. The CEEI is calculated periodically, providing a consistent baseline for comparison and benchmarking across BC communities, whereas the CEEP is updated only periodically to reflect local planning priorities.

The District has taken a number of steps to reduce emissions, supported through the Climate Action Revenue Incentive Program (CARIP) and other initiatives, including:

- Replacement of streetlights with LED fixtures,
- Expansion of composting and recycling programs,
- Achieving Corporate Carbon Neutrality in 2017 through the purchase of offsets, and
- Development of a Climate Change Action Package (2018–19), which included a Corporate GHG Reduction Plan, a Community Energy and Emissions Plan, and a Community Renewable Energy Scan.

## 6.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Reduce GHG emissions in the community by 25% from 2022 levels by 2040.
- .2 Improve the environment in the community by reducing air pollution from vehicles and heating/cooling systems.
- .3 Inspire and help our residents and businesses to reduce their energy use and GHG emissions.
- .4 Work towards implementing the actions described in the Community Energy and Emissions Plan.

## 6.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Identify and implement strategies to quantify and reduce energy consumption and greenhouse gas emissions in District buildings, facilities, and vehicles.
- .2 Encourage residents and businesses to consider rooftop solar panels.
- .3 Encourage residents and businesses to consider investing in lower carbon heating and cooling systems such as heat pumps.
- .4 Encourage homeowners to obtain home energy audits and/or apply for senior government grants to help offset the costs of eligible energy retrofits.
- .5 Upgrade energy systems in community facilities as funding becomes available.
- .6 Engage the community on the potential use of electric golf carts on community roads excluding the highway.
- .7 Encourage the installation of more publicly available EV fast-chargers in Logan Lake.
- .8 Continue to develop the active transportation network in Logan Lake to provide people alternatives to driving.

- .9 Promote senior government wood stove programs to encourage community members to replace older, less efficient wood stoves.
- .10 Convert streetlights and other facility lighting gradually to LED as funding allows.
- .11 Develop opportunities and infrastructure that enables residents to reduce their motor vehicle travel within the community.
- .12 Investigate how the urban forest in Logan Lake may be utilized to meet the goals and objectives of GHG reduction.

DRAFT

## 7.0 COMMUNITY DEVELOPMENT

Community development refers to collective efforts that enhance social, economic, environmental, and cultural well-being, ultimately improving quality of life. In Logan Lake, this takes shape through initiatives that strengthen inclusion, support local identity, and foster a vibrant, connected community. This helps build a strong sense of belonging, strong community involvement, and a spirit of mutual support and aid.

The District supports a wide variety of volunteer groups that bring residents together through shared passion and purpose. These include, but are not limited to:

- Logan Lake Arts Council;
- Logan Lake Wellness, Health, and Youth Society;
- Highland Valley Outdoor Association;
- Logan Lake Lions Club; and
- Logan Lake Seniors' Society.

The Logan Lake Community Forest Corporation also plays an important role in supporting community life. Through initiatives like FireSmart youth crews, trail maintenance, student bursaries, and contributions to events such as Canada Day and the Mimi Falls trail project, the organization helps foster environmental stewardship and create opportunities for residents of all ages to get involved.

Community groups noted that attracting and retaining younger members is becoming increasingly important, as many current leaders and participants are aging and may eventually be unable to continue running their activities. Encouraging a healthy ecosystem of community groups, volunteerism, and community-building events are key to social cohesion and resident well-being.

### 7.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Strengthen community cohesiveness.
- .2 Support the arts and culture community in Logan Lake.
- .3 Encourage volunteering and community organization.

### 7.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Maintain open lines of communication with the Board of Directors of the Logan Lake Community Forest Corporation and facilitate development of a Community Forest Plan which identifies actions, operational techniques, and phasing of activities on lands within the District boundaries.
- .2 Review options that could lead to improved communications in the community between the municipality and residents.
- .3 Review space needs of community groups and the best way to support them.
- .4 Continue to prioritize indoor and outdoor recreational facilities to enhance community enjoyment, health, and connection building.

- .5 Consider preparing a business case for the potential development of a community pool.
- .6 Implement the 2023 Parks Master Plan Update including proposed improvements to the Topaz Tot Lot, Lion's Park, Emerald Park, and Cenotaph/Marie King Park.
- .7 Encourage activities and spaces for seniors to meet and stay active.
- .8 Work collaboratively with the Logan Lake WHY to provide programs for adults and youth in Logan Lake.
- .9 Continue to build connections with neighbouring First Nations.
- .10 Work with key stakeholders and partners to develop more community events that embrace inclusion by bringing people together.
- .11 Acknowledge and promote participation in volunteer activities to build connections between people and strengthen organizations in the community.
- .12 Promote key events by coordinating publicity and facilitating connections and fundraising where possible.
- .13 Consider the best way to inform community members of upcoming events.
- .14 Strengthen working relationships with and between volunteer groups in Logan Lake.

DRAFT

## 8.0 SOCIAL NEEDS

Having stable services and programs in place to support health, safety, education, and recreation encourage people to move to Logan Lake and people to stay. Reliable access to social services provides a foundation for community participation, personal well-being, and long-term stability.

Community members have expressed ongoing concern about the availability and consistency of healthcare services. Community engagement highlighted that improving access to healthcare, including having a full-time community doctor and expanded services through the Health Centre are top priorities for residents.

Education in the District is administered by School District 73, which operates Logan Lake Elementary for students in Kindergarten to Grade 4, and Logan Lake Elementary-Secondary for students in Grades 5 to 12. Looking ahead, maintaining and strengthening core services will be critical to meeting the needs of all residents and supporting the town's continued growth and resilience.

### 8.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that people of all ages can meet their key social needs in the community.

### 8.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Advocate for seniors housing, potentially including assisted living and/or long-term care facilities in the community.
- .2 Encourage the continued operation of the Better at Home program and other similar services.
- .3 Promote accessible transportation either on foot or using motorized scooters or walkers.
- .4 Advocate to Interior Health to maintain health services and ensure a doctor is always employed to serve the community.
- .5 Advocate for the provision and retention of services to meet the special needs of people facing challenges related to their economic, physical, mental, or emotional well being.
- .6 Continue dialogue with School District No. 73 to ensure the best interest and needs of local students are met.
- .7 Encourage the expansion of the volunteer driver program to assist those in need in the community.
- .8 Consider the need for food bank/food kitchen community-group driven services.
- .9 Encourage the continued operation of the community garden.

- .10 Keep apprised of proposed changes to the delivery of policing services and negotiate to sustain the level and type of community policing service needed to maintain a low crime rate and feeling of safety in the community.
- .11 Encourage proponents of new development and redevelopment to incorporate the principles and techniques of Crime Prevention Through Environmental Design (CPTED) wherever possible.
- .12 Monitor the number of requests for ambulance services and work cooperatively with the BC Ambulance Service to maintain a level of service appropriate to the needs of the community of Logan Lake.

DRAFT



## **PART 3 LAND USE PLAN**

Part 3 of the Official Community Plan is focused on the development of goals and policies related to land use in specific areas of the community.

## 9.0 GENERAL POLICIES

General land use policies apply to the use of land regardless of its land use designation. The General Policies identified below are of broad interest and application in the community and should be considered as related issues are addressed and in conjunction with applicable plans or actions.

It is the policy of the District of Logan Lake to:

- .1 Monitor the supply of land available for various forms of development by maintaining an inventory listing the location, zoning, OCP designation, and size of vacant and underdeveloped parcels.
- .2 Obtain Development Approval Information in accordance with the *Local Government Act* and this Official Community Plan regarding geotechnical or floodplain conditions, wildfire hazard, and the potential impacts that new, expanded, or redeveloped land uses may have on the natural environment including groundwater, transportation systems or traffic, public facilities, or community services, in order to assist in community decision making.
- .3 Consider mechanisms such as, but not limited to, inclusion of provisions within the Building Bylaw to require that all buildings within the urban /wildland interface area be located, designed, and constructed in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the wildland.
- .4 Maintain a system of recording and managing information and data of value to the District's operations and future planning.
- .5 Encourage new and existing building development and properties to follow FireSmart guidelines.
- .6 Promote development in a way which conserves open space in the community by directing development to existing development areas.
- .7 Encourage infill development where feasible before extending services for new development.
- .8 Continue to protect environmentally sensitive areas and ensure that future development follows all relevant environmental guidelines.
- .9 Ensure that development in Logan Lake is compatible with environmental conservation of wildlife and waterways, and avoids negatively impacting air quality in residential areas.
- .10 Ensure that any development taking place on unstable soils be proven to be safe and feasible by a professional geoscientist in good standing with the Engineers and Geoscientists British Columbia (EGBC).
- .11 Support the Provincial Archeological Branch in its initiatives by:
  - .1 Encouraging developers to undertake archeological reviews of their properties as required by Provincial legislation; and
  - .2 Undertaking archeological overview assessments for all developments led by the District, such as for infrastructure development projects.

## 10.0 RESIDENTIAL

Logan Lake's residential areas consist of a number of subdivisions radiating out from the Town Centre. The topography of Logan Lake greatly influences subdivision patterns in the community. The most recently developed subdivision is Ironstone Ridge, located in the southeast portion of Logan Lake. This has been a successful subdivision project developed by the District and Lower Nicola Indian Band and has brought many people to live in Logan Lake at a time when many small communities in similar situations as Logan Lake were experiencing population decline and stagnated development.

Housing in Logan Lake consists predominantly of single detached dwelling units, which accounts for 63% of the 1,063 occupied private dwellings in the District. In addition to single-detached dwellings, there are a number of mobile homes, apartments and semi-detached homes. Over half of the dwelling units were constructed prior to 1981. The average household size in Logan Lake is 2.1 individuals per household.

Housing need in Logan Lake is a key consideration in community planning and addressing the province-wide housing shortage has become a key provincial government priority. In November 2023, the BC Government adopted new legislation aimed at accelerating housing delivery and removing barriers to housing development. As part of this effort, the Province introduced updated requirements for Housing Needs Reports (HNRs). Sections 585.1 through 585.41 of the *Local Government Act* (the Act) outline requirements specific to HNRs including requirements related to collection of housing information; content of HNRs; when and how HNRs must be received; publication of HNRs; and regulation-making powers.

Local governments were required to complete an Interim Housing Needs Report by January 1, 2025, followed by a full report every five years starting in 2028. These reports must follow the standardized provincial methodology, which uses a multi-component assessment to identify current and future housing needs. In turn, local governments are required to update their OCPs and Zoning Bylaws in 2025 to ensure zoned land and OCP policies can accommodate the housing units needed over 20 years.

Each report must now assess housing needs using the following six components:

- **Extreme Core Housing Need:** The number of units needed for households that cannot afford acceptable housing without spending 50% or more of their income.
- **Persons Experiencing Homelessness:** Includes how many new units are needed to provide stable housing for persons experiencing homelessness.
- **Suppressed Household Formation:** Accounts for people who would form independent households (such as young adults or seniors) but currently cannot due to lack of housing availability or affordability.
- **Anticipated Household Growth:** Projects the number of units required to accommodate expected population changes and household formation over time.
- **Rental Vacancy Rate Adjustment:** Calculates the number of additional units needed to achieve a healthy rental vacancy rate (3%), helping reduce pressure on the rental market.
- **Additional Local Demand:** Captures demand beyond basic population-driven needs, such as residents wanting to move closer to work, families needing larger homes, or seniors downsizing within their community.

The District of Logan Lake completed its Interim HNR in November 2024, aligning with the provincial framework. The report identifies a need for 193 additional housing units over the next five years and 558

units over the next 20 years, representing an 18% and 52% increase, respectively, over the current housing stock. This accounts not only for anticipated population growth but also for additional factors such as suppressed household formation (households that have not formed due to limited housing availability), market pressures, and local demand trends.

Table **Error! Reference source not found.**10.1 shows the number of units needed over the next 5 years and 20-years broken down by the six components.

Table 10.1: 5-Year and 20-Year Housing Needs by Component

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	7.59	30.37
B. Persons Experiencing Homelessness	9.30	18.60
C. Suppressed Household Formation	23.26	93.05
D. Anticipated Growth	119.36	281.04
E. Rental Vacancy Rate Adjustment	0.73	2.93
F. Additional Local Demand	32.96	131.83
<b>Total New Units</b>	<b>193</b>	<b>558</b>

## 10.1 MEETING HOUSING NEEDS

The recent provincial legislation requires the District to plan for 193 additional housing units over the next five years, and a total of 558 units over the next 20 years. In order to meet the immediate and longer-term needs, the following will need to be considered:

### New Homes on Easier-to-Service Lots

*Sale and development of lots at Ironstone Ridge* – there are approximately 10 lots that have been sold but construction on houses has not started. In addition, there are approximately 40 lots that remain to be developed and sold in Phase 4 of the development. In order to meet the housing demand, these lots will need to be developed with consideration of encouraging a portion of the development to include duplexes.

*Seniors Housing at 300 Opal Drive* - the District and the Logan Lake Social Housing and Commercial Development Society are planning the development of an affordable housing project at 300 Opal Drive, in the Town Centre. The first phase of development will include building 40 to 50 units, most of which will be accessible and designed for seniors. This project is in the conceptual phase and if the project progresses as intended, the first phase of the project should reach occupancy by January 2028 if senior government funding is provided.

*Development of lots on Chartrand Avenue and Chartrand Place* – there are several large lots in the Town Centre area that could accommodate higher density multi-unit development that collectively could accommodate over 150 – 200 units of residential development. Developing 1 – 2 lots in this area for higher density residential development would help accommodate the needs for housing.

*Infill development* – Logan Lake has limited infill development potential; however, one recent example is the approval and development of a prefabricated laneway-style duplex to address a growing rental shortage. The project will be funded by the District and operated by the Logan Lake Social Housing and

Commercial Development Society, in an effort to meet housing needs with cost-efficient prefab housing. It is assumed that infill development could accommodate another 10 dwelling units.

*Suites* – the installation of suites in homes, whether that would be in the principal dwelling or as an accessory dwelling (detached suite) could result in significant amounts of new rental housing units. For the purposes of estimating the impact of developing suites in single detached housing areas, it has been assumed that suites could be installed in approximately 7% of single detached homes in the District, which is approximately 47 units.

## Longer-Term Development

Meeting longer-term needs will necessitate, in most cases, a combination of the following:

- Acquiring unceded land from the province with permission of local First Nations;
- Preparing subdivision plans and undertaking greenfield development in areas that are generally on the periphery of the Townsite and extending infrastructure services into these sites;
- Repurposing some government-owned land that includes under-utilized park-space and school yards.

The District of Logan Lake has previously identified areas which would be areas to develop for housing and other uses. Potential areas for development include:

- Expansion of the Estate Lot Residential development (approximately 20 – 30 lots)
- Another phase of development at the Ironstone Ridge Subdivision (approximately 40 – 50 lots)
- Development of residential lots at the Logan Lake Golf Course (approximately 10 lots)
- Development of Lakeview residential lots north of Highway 97D and south of the recreational trails (approximately 40 – 50 lots)

In order to meet short and long-term needs for housing and to ensure there is an appropriate mix of housing types and tenures, the following residential land designations have been identified:

**General Residential** generally includes established residential areas including single-detached housing, duplexes, rowhouses and modular homes. These are located on typical urban-sized lots and serviced with community water and sewer.

**Estate Residential** includes development on larger 1 acre lots in the northwest part of the main townsite. These lots are serviced by the community water system but has individual septic systems. This meets the demand for larger rural lots in close proximity to community services.

**Medium Density Residential** generally includes lots being used for apartment buildings.

**Future General Residential** identifies large areas that could be developed for additional housing and that could include a mix of housing types and densities. These are large greenfield sites where subdivision designs and infrastructure servicing plans would need to be prepared to determine what the potential development could include.

## 10.2 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that sufficient, appropriately designated land exists to allow for a variety of housing types to address the 5-year and 20-year needs identified in the 2024 HNR.
- .2 Encourage housing affordability by enabling development of new homes.
- .3 Ensure that future residential growth is compatible with adjacent uses and is of a high visual quality.
- .4 Protect groundwater and the environmental integrity of lakes, streams, and wetlands when new development is considered.

## 10.3 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Encourage the development of a housing co-operative or non-profit housing society in Logan Lake to provide affordable housing.
- .2 Develop feasibility studies for new residential subdivisions focusing on the Estate Lot Residential area; further expansion of Ironstone Ridge; and the Lakeview area north of Highway 97D.
- .3 Work in partnership with First Nations and the province to make unceded land available for housing development.
- .4 Work with housing providers and BC Housing to develop affordable housing in Logan Lake.
- .5 Encourage the development of rental housing through the provision of attached and detached suites in single detached homes and construction of new market housing that includes multiple-unit residential.
- .6 Encourage HVC to develop housing strategies for its temporary and permanent workforce that contribute to the development of the Logan Lake housing stock.
- .7 Review options to re-purpose underutilized government-owned land for housing.
- .8 Encourage the development of additional housing appropriate for seniors' independent living, the design of which would include principles of universal accessibility.
- .9 Permit Neighbourhood Commercial uses within residential areas where appropriate in terms of need, parking requirements, general site and use descriptions.
- .10 Ensure that all residential lots are connected to the community water system and sewer system.
- .11 Encourage houses to be constructed to meet *visitability*<sup>10</sup> guidelines that include a bathroom and visiting areas on the ground floor of a house and a level entry that enables people with reduced mobility more ability to enter and visit homes.
- .12 Advocate to Interior Health for long-term care beds in Logan Lake.

---

<sup>10</sup> According to the Whole Building Design Guide, *Visitability* refers to an affordable, sustainable, and inclusive design approach for integrating a few core accessibility features as a routine construction practice into all newly built homes. These features allow the home to be visited by relatives, friends, and others who may have disabilities, accommodate short term occupancy by people with disabilities, and facilitate additional adaptations that may be needed by an individual.

### 10.3.1 GENERAL RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Direct low density residential uses to those areas designated General Residential on Schedule B, Land Use Plan (Townsite).
- .2 Ensure that areas within the General Residential designation are serviced by community water and sewer.
- .3 Require an average density of at least 12 dwelling units per hectare in areas designated General Residential.
- .4 Permit the development of either an attached or detached suite on lots with single detached homes.
- .5 Promote infill development of existing low-density parcels rather than new development on the periphery.
- .6 Allow a variety of lot sizes, from those typically considered “small lot” to 1/3 acre.
- .7 Permit modular homes built within the last 10 years to be located in a General Residential area provided that they meet Canadian Standard Association A-277 standards<sup>11</sup>.
- .8 Direct single-wide mobile homes to existing mobile home parks and mobile home subdivisions.
- .9 Ensure that mobile homes meet the Canadian Standards Association Z240 standards and have been built within the last 10 years.
- .10 Permit home-based businesses which are incidental to the home while encouraging businesses to relocate to the downtown.
- .11 Permit the establishment of daycares, both within homes and as stand-alone uses.
- .12 Allow triplexes, fourplexes and rowhouses in the Low Density Residential designated areas in addition to single detached dwellings and duplex dwellings.

### 10.3.2 ESTATE RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Direct large lot, single detached dwellings to those areas designated as Estate Residential on Schedule B, Land Use Plan (Townsite).
- .2 Establish a minimum parcel size for new subdivisions between 3,000 and 5,000 m<sup>2</sup> (¾ to 1¼ acres) in the Estate Residential designation. The soil capability to handle sewage effluent and effects on groundwater quality will influence decisions regarding how such effluent is managed on Estate Residential parcels.
- .3 Consider expanding the existing acreages subdivision by connecting Lea Rig Crescent west towards Tunkwa Lake road.

<sup>11</sup> **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. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

**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 and must meet local bylaws and the BC Building Code.

- .4 Require the development proponent to engage an appropriately qualified professional to prepare a site specific report, acceptable to the District, before any rezoning or subdivision for Estate Residential use is permitted. The report shall address the following among other factors:
  - a. the capability of soil to adequately handle sewage effluent;
  - b. the on-site, and broader, cumulative effect of septic disposal on groundwater quality;
  - c. the overall impact and form and character of development in a rural or remote setting;
  - d. urban/wildland interface issues such as wildfire hazard;
  - e. retention, removal, and replacement of trees; and
  - f. integration with District trail system.
- .5 Ensure the detailed site investigation and plan be consistent with recommendations in the District of Logan Lake groundwater supply investigation and, if accepted by Council, form the basis of a restrictive covenant, building scheme or other regulatory tool.
- .6 Permit manufactured and modular housing in those areas designated Estate Residential which meets Canadian Standard Association Z-240 or A-277 standards.
- .7 Permit the development of either an attached suite or detached suite on a parcel designated Estate Residential.
- .8 Ensure that the installation of a detached suite does not interfere with the proper operation of a septic system and does not preclude the installation of a replacement field in the future.
- .9 Permit home-based businesses and industries which are incidental to the home while encouraging businesses to relocate to commercial areas or industrial areas as appropriate.

### **10.3.3 MEDIUM DENSITY RESIDENTIAL**

It is the policy of the District of Logan Lake to:

- .1 Direct medium density residential uses to those areas designated Medium Density Residential on Schedule B, Land Use Plan (Townsite).
- .2 Allow the development of multiple dwelling unit residential homes including rowhouses and apartments.
- .3 Encourage medium density developments to locate close to community, recreational, and shopping facilities.
- .4 Encourage affordable or subsidized housing, and seniors housing in areas designated Medium Density Residential.
- .5 Encourage adequate buffering and screening of future medium density housing from adjacent lower density residential or non-residential uses.
- .6 Allow a maximum density of 75 units per hectare.
- .7 Prohibit manufactured housing in those areas designated Medium Density Residential which does not meet Canadian Standard Association A-277 standards.

### 10.3.4 FUTURE GENERAL RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Designate land for future, medium term residential purposes in those areas designated Future General Residential on Schedule B, Land Use Plan (Townsite).
- .2 Ensure that detailed site plans are prepared by the development proponent and approved by the District before any rezoning or subdivision for residential uses is permitted. These plans shall address the following among other factors:
  - a. infrastructure works and costs;
  - b. density and siting;
  - c. urban/wildland interface issues such as wildfire hazard;
  - d. retention, removal, and replacement of trees;
  - e. visual impact (of the development as seen from off-site);
  - f. incorporation of park land and pathways;
  - g. integration with the District trail system.
- .3 Ensure that the detailed site area plan approved by Council form the basis of a restrictive covenant, building scheme or other regulatory tool.
- .4 Encourage a mixture of housing types and densities in areas designated Future General Residential.
- .5 Ensure that future general residential development builds off of existing development rather than expanding far beyond currently serviced areas.
- .6 Achieve an average density of 15 dwelling units/ha for development in Future General Residential.
- .7 Integrate the implementation of the Active Transportation Network Plan into the design and development of new residential neighbourhoods.

## 11.0 COMMERCIAL

Commercial development in Logan Lake is primarily concentrated in the town centre, particularly along Chartrand Avenue. Some home-based businesses also operate out of residential properties and are dispersed throughout the town site. Additionally, there are two smaller areas designated for commercial use located along Meadow Creek Rd/Highway 97D, south of the Town Centre. These two commercial areas are for Hotel Viewmont and the Esso.

Additionally, tourism continues to play an important role in Logan Lake's economy, supported by a range of outdoor recreational amenities and accommodations. The community offers a golf course, disc golf course, an extensive trail network, and a well-maintained municipal campground that attracts visitors during the warmer months. A small selection of accommodations is available for tourists, including two hotels, two bed and breakfasts, and a municipal campground.

There appears to be a sufficient quantity of zoned and designated commercial land to meet the needs of Logan Lake residents for the next five years. Vacancies in the mall occur from time to time and a large undeveloped parcel directly west of the mall is zoned for commercial purposes. With two gas stations/convenience stores, there also appears to be adequate automobile-oriented commercial areas to serve short-term needs. The focus going forward is strengthening the Town Centre and providing a supportive environment for small businesses.

Commercial areas include:

### Town Centre

Commercial development in Logan Lake has occurred primarily in and around the main Town Centre, along Chartrand Avenue and within the Village Centre Mall and surrounding lots. The Town Centre consists of businesses offering commercial goods and services including restaurants, a hotel, a grocery store, and general retail stores.

In general, the Town Centre commercial area encompasses both sides of Chartrand Avenue west of Meadow Creek Road/Highway 97D with the northern boundary being Opal Drive and the southern boundary being Meadow Creek Road/Highway 97D.

To promote commercial development within the commercial core, the District launched the Chartrand Commercial Investment Opportunity consisting of nine fully serviced commercial lots ready for immediate development. The lots range in size from .54 to 1.2 acres and start at \$97,000. As of July 2025, three of the nine lots have been sold.

During community engagement, residents consistently emphasized the need for improvements to the Town Centre commercial area, particularly Lakeview Plaza. Many expressed concern about the uneven brick surface noting that it creates accessibility challenges, poses a tripping hazard, and becomes dangerously icy during winter months. There is strong community support for revitalizing the Town Centre, with a focus on redeveloping the privately-owned mall; enhancing the aesthetics and functionality of public spaces; attracting new businesses; and increasing hotel availability to stimulate economic activity.

In addition to the desire to attract commercial development in the Town Centre, this area also includes the potential to develop higher density residential buildings that are either part of mixed commercial/residential buildings or stand-alone residential buildings. This type of developed is

encouraged in order to help the District meet its housing needs in the future and to support the viability of existing and future businesses in the Town Centre.

## Neighbourhood Commercial Areas

Neighbourhood commercial activities may include such uses as a convenience store, liquor store, coffee shop, or laundromat. Neighbourhood Commercial uses should only be considered in residential areas if there is a demonstrable need for the use and that the use has the support of area residents.

## Commercial Recreation Areas

Commercial Recreation activities include such uses as the golf course, campground and ancillary uses. These uses are currently situated in the northeast portion of the Townsite. These uses support the tourism industry in Logan Lake and result in job creation and economic activity that take advantage of the investment that has been made in other recreational infrastructure including trails, disc golf courses and the mountain bike skills park.

## Highway Commercial Areas

Highway Commercial uses cater to people travelling by automobile. They include service stations, accommodation, and restaurants. In Logan Lake, such uses are located in high traffic locations on Meadow Creek Road (Highway 97D).

Highway Commercial uses currently occupy lands along both sides of Highway 97D and within Highway Commercial designated lands located near the highway between Ponderosa Avenue and Apex Drive.

# 11.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that there is adequate land available for Town Centre, Recreation and Highway Commercial uses to serve the needs of area residents, visitors and businesses.
- .2 Ensure that the Town Centre is active, viable and serves as the primary focal point of the community.
- .3 Permit a variety of uses in the Town Centre to create a village ambience.
- .4 Recognize home-based occupations and industries as legitimate functions while ensuring that residential neighbourhoods are not adversely affected by business activities.

# 11.2 POLICIES

## 11.2.1 TOWN CENTRE COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct a range of retail, office, and related uses to those areas designated Town Centre Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Direct most future commercial development to the Town Centre area.
- .3 Encourage a mix of commercial uses in the Town Centre including retail stores, restaurants, offices and commercial services.

- .4 Permit mixed-use developments of commercial and residential uses in the Town Centre provided that the ground floor contains only commercial uses.
- .5 Encourage building owners and business owners to leverage Business Façade Improvement Program funding to invest in their buildings.
- .6 Support a higher density, multiple dwelling unit residential development either with or without a Commercial use on the Chartrand Commercial properties.
- .7 Pursue a collaborative private/public partnership to develop an affordable housing complex on the Chartrand Commercial properties.
- .8 Invest in the upgrade of Lakeview Plaza in the Town Centre Commercial Area for safety, utility, and aesthetic reasons.
- .9 Promote pedestrian and active transportation accessibility within the mall and plaza area.
- .10 Encourage the redevelopment of the mall.

### 11.2.2 NEIGHBOURHOOD COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct future neighbourhood commercial uses such as a laundromat or convenience store to those areas designated with a General Residential and Medium Density Residential land use on Schedule B, Land Use Plan (Townsite).
- .2 In permitting Neighbourhood Commercial uses, consider the following criteria:
  - a. there is a demonstrable need for the Neighbourhood Commercial use within the residential area;
  - b. the use is on a road with higher traffic volumes (i.e. a collector or arterial road); and
  - c. the proposed use has the support of area residents.

### 11.2.3 COMMERCIAL RECREATION

It is the policy of the District of Logan Lake to:

- .1 Direct Commercial Recreation uses to those areas designated Commercial Recreation on Schedule B, Land Use Plan (Townsite).
- .2 Ensure that the expansion of Commercial Recreation uses are integrated with the expansion of the District trail system.
- .3 Consider the development of residential or further accommodations that complement Commercial Recreation uses.
- .4 Consider further expansion of the campground depending on financial viability.
- .5 Review options to make the golf course more commercially viable.
- .6 Ensure that any future expansion of commercial recreation uses preserve and protect natural environmental features including riparian areas, watercourses and waterfowl habitat.

## 11.2.4 HIGHWAY COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct highway commercial uses to those areas designated Highway Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Enable the development of highway commercial uses such as convenience stores, restaurants, and service stations.
- .3 Ensure that Highway Commercial developments present a positive visual appearance to motorists entering Logan Lake.
- .4 Review options to expand highway commercial uses in Logan Lake.
- .5 Ensure that there is adequate screening and landscaping to separate commercial from residential uses.

## 11.2.5 HOME-BASED OCCUPATIONS AND HOME-BASED INDUSTRIES

It is the policy of the District of Logan Lake to:

- .1 Ensure that home-based occupations and home-based industries are clearly incidental to the primary residential use of the property.
- .2 Make certain that the operation of the home-based occupation or home-based industry will not have a detrimental effect on surrounding properties in terms of unsightliness, noise, odour, smoke, exhaust, traffic, or parking congestion.
- .3 Permit home-based occupations in all residential areas. Home-based occupations are home-based businesses which are conducted entirely indoors and do not have any perceptible impacts on surrounding properties.
- .4 Permit home-based industries only in Estate Residential land use areas which have a minimum parcel size of 1 hectare (2.5 acres). Home-based industries are home-based businesses which require a greater amount of site area to accommodate outside storage of equipment and materials or operation from an accessory building such as a garage or workshop.

## 12.0 LAKEVIEW DEVELOPMENT AREA

The Lakeview Development Area is located north of Highway 97D and immediately east of the main town site. It comprises over 10 ha of land that overlooks Logan Lake with its natural topography offering views of the lake. It is located in close proximity to recreational features such as a disc golf course and trails. While currently unserved with infrastructure, this area represents an opportunity for future development of a mix of residential and commercial uses. The area is currently unceded (Crown) land and as such, the District would need to work with area First Nations and the province to make the land available for development.

### 12.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Develop the Lakeview Development Area as a new mixed use neighbourhood once growth in the District necessitates new development areas be opened up.

### 12.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Work with area First Nations and the province to obtain tenure to the land one demand warrants new areas to be opened up for development.
- .2 Develop a neighbourhood master plan for the Lakeview Development Area that considers infrastructure servicing, land uses, amenities, and densities for the parcel.
- .3 Consider a mix of residential densities in the area along with commercial development along Highway 97D.
- .4 Preserve access into the trail network and connection to other community amenities.
- .5 Ensure that future infrastructure planning for the District consider development of the Lakeview Development Area.

## 13.0 INDUSTRIAL

Industry in Logan Lake is predominantly related to mining, specifically the Highland Valley Copper (HVC) Mine. HVC is located within the municipal boundaries of Logan Lake and is approximately 16 km from the Town Centre, along Highway 97C. The Highland Valley Copper Mine (HVC), operated by Teck Resources, is the single largest employer in the municipality and provides a significant tax assessment base to the District. In July 2025, the HVC Mine Life Extension project was approved, which will keep HVC operational until 2046. Prior to the Mine Life Extension HVC was scheduled for closure in 2028.

According to Teck Resources, the capital investment into this project of about \$2 billion will be the largest critical mineral investment in BC history. The project will increase access to ore and improve processing capacity, allowing the mine to maintain strong copper production levels over the next two decades. It includes upgrades to existing infrastructure and expansion of the mine's operational areas within its current 50,000-hectare footprint. The project is expected to sustain approximately 132,000 tonnes of copper production annually and generate significant employment, including an estimated 2,900 construction jobs. Once the project is fully implemented, the mine will support approximately 1,500 ongoing operational jobs, an increase from the current 1,320 positions.

Within the Townsite, the Logan Lake Industrial Park has a large number of light industrial and service commercial uses including mechanics, storage, and used car sales, among others. There are a number of vacant lots in this area. District Council has indicated that they would like to encourage non-polluting, energy efficient, light industrial businesses to locate in the Industrial Park as opposed to heavier industry that may cause negative consequences to the environment or to other land uses in the vicinity. An additional area for light and medial industrial development is the proposed Pipecul Industrial Park, which is located along Highway 97C, southwest of the Townsite. This area is to be developed by the Lower Nicola Indian Band Development Corporation.

The OCP provides for both heavy and light industry by designating a General Industrial area, appropriate to heavier industry, on the unceded land near Witches Brook west of the Townsite area along Highway 97C.

### Light Industrial/Service Commercial

For the purposes of these land use designations, light industrial activity is defined as being generally oriented towards warehousing, storage and distribution, light manufacturing, wholesaling, technological or knowledge-based, and some retailing of large bulky goods requiring extensive storage and display space. MedFlora, a distribution company of pharmaceutical and nutraceutical products is one of the most recent businesses to locate in the industrial park.

Service Commercial activities include such uses as automotive repair shops, building supply centres, and storage facilities. Most of these uses are presently found in the Logan Lake Industrial Park. As long as undeveloped lots in the Industrial Park are available, it would appear logical to continue to direct Service Commercial uses to this area. As lots within the Industrial Park are built-out, future Service Commercial and Light Industrial development could be directed south of the Industrial Park should demand for this type of land increase.

### General Industrial

Heavy industrial uses appropriate for the General Industrial area are regarded as oriented towards more extensive manufacturing activities including the storage and processing of raw materials, such as logs and wood products, fibreglass, aggregates, concrete and minerals, metallic industrials and petroleum

products. Heavy industrial activities often require special attention due to their potential impact on the urban and natural environment.

## Mining Operations

Mining operations use is regarded as any properties designated for mining, and any adjacent parcels which are used to support mining operations (e.g., equipment storage, mobilization, administration). The Highland Valley Copper Mine is the major mine in the District. The expanded footprint as part of the Mine Life Extension is within previous designated areas.

## 13.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage industrial businesses to locate in Logan Lake.
- .2 Support mining activity in the Highland Valley area.

## 13.2 POLICIES

### 13.2.1 INDUSTRIAL/SERVICE COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct light industrial uses to those areas designated Light Industrial/Service Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Direct general and heavy industrial uses to those areas designated General Industrial on Schedule C, Land Use Plan (District-Wide).
- .3 Encourage further business development in the Logan Lake Industrial Park and encourage the redevelopment of parcels that are underutilized.
- .4 Market industrial development to industrial businesses that could support the HVC mine.
- .5 Ensure that industrial uses are adequately buffered or screened from residential, recreational, institutional or commercial uses other than Service Commercial.
- .6 Ensure industrial development complies with applicable environmental standards.
- .7 Ensure that any future expansion of the Logan Lake Industrial Park will protect the waterfowl habitat south of the secondary school by providing sufficient setbacks, buffering, stormwater management, and vegetation retention.
- .8 Prevent the removal of trees within 20 metres west of the western fence of the duck ponds (situated south of the secondary school).
- .9 Use a restrictive covenant pursuant to the *Land Title Act* to implement restrictions on tree removal near the duck ponds before any lands south of the existing industrial park are zoned for industrial uses.
- .10 Recognize the District's ongoing relationship and successful partnership with the Lower Nicola Indian Band in the following manner:
  - a. collaborate with the Lower Nicola Indian Band on developing its Pipeseul Industrial Park at the District's southern boundary in a sustainable manner; and

- b. encourage light and medium industrial uses within the Pipeseul Industrial Park. High water usage uses (i.e., data centre) will be discouraged.
- .11 Consider the impact of air, noise, and light pollution on local residents when evaluating any industrial development application.
- .12 Promote industrial development that is compatible with current servicing infrastructure.
- .13 Support large-scale Cannabis Grow Operations (CGO's) that are not detrimental to the health or general welfare of the people living or working in the surrounding area, or that negatively affect other properties or potential development in the surrounding area. CGOs may be considered an appropriate use in industrial areas subject to the following:
  - a. A description of all discharges to air, sanitary sewer, storm sewer, streams, or groundwater must be provided;
  - b. A ventilation plan must be prepared in conjunction with the Building Permit and must include how the system prevents any offensive odour from affecting the community;
  - c. CGOs are permitted in stand-alone buildings only;
  - d. No ancillary uses are permitted in a building containing a CGO;
  - e. CGOs shall be located no closer than 150 m from any residential zone, daycare facility, playground, community centre, school, public park, or any use catering to individuals under the age of 18;
  - f. The practice of diverting building-generated CO<sub>2</sub> gas or otherwise provided CO<sub>2</sub> gas to feed plants is prohibited;
  - g. CGOs shall be decommissioned if inactive for more than one year and the structure/site remediated in accordance with the District's Controlled Substances Property Remediation Bylaw, as amended.

### **13.2.2 MINING OPERATIONS**

It is the policy of the District of Logan Lake to:

- .1 Encourage continued mining operation in those areas designated Mining Operations on Schedule C, Land Use Plan (District-Wide).
- .2 Support appropriate senior government ministries, the Highland Valley Copper Corporation and other agencies and private companies to advance mining activity in the area.
- .3 Support the appropriate senior government ministries to ensure that reclamation projects are satisfactorily designed and implemented.
- .4 Work collaboratively with mining officials and provincial representatives for end use planning and reclamation activities of the mine site.

## 14.0 COMMUNITY USES

Logan Lake has long served as a local centre for government services and community infrastructure. Community uses are critical to attracting and encouraging people to stay in Logan Lake. The community is home to the Logan Lake Health Centre, which provides primary care, community nursing, and diagnostic services through Interior Health. The local RCMP detachment serves the community and surrounding areas with a range of policing and administrative services. Schools in Logan Lake are administered by School District 73, with an elementary (K-4) and elementary/secondary school (Grades 5-12) located in town.

Other key community facilities include, the Municipal Office, the Thompson Nicola Regional District Library, numerous places of worship throughout the town site, the Fire Hall, Recreation Centre, Whispering Pines Cemetery, preschool and non-profit community WHY Society which offers a range of programming.

Recreational amenities are well developed including the Logan Lake Recreation Centre, featuring an arena, curling rink, and fitness room, as well as extensive outdoor spaces such as parks, disc golf courses, and a municipal campground that supports both tourism and community activity. The District also maintains an extensive trail network, including approximately 36 km of year-round multi-use trails and over 30 km of seasonal hiking and mountain biking trails, enhancing outdoor recreation opportunities for residents and visitors alike.

In 2025, the District completed its Active Transportation Network Plan, a strategic initiative to create a safer, more connected, and accessible system for walking, cycling, and other non-motorized travel throughout the community. Funded by a provincial grant in 2023/24, the plan supports Logan Lake's goals of encouraging healthy lifestyles, reducing greenhouse gas emissions, and making it easier for residents of all ages and abilities to move around town without relying on vehicles. It builds on the community's existing network of recreational trails, linking key destinations such as schools, parks, and the town centre with new sidewalks, updated crosswalks, and off-street multi-use paths.

Logan Lake also has a large amount of area identified as open space. These areas are generally naturalized and contain many ecological and recreational values that are important to the community. These areas include trails leading to Mimi Falls, mountain bike trails, cross-country skiing trails, and disc golf courses.

### 14.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage the maintenance and development of government and institutional facilities to serve the needs of Logan Lake residents.
- .2 Continue to make sound, long-term financial investments to support community needs.
- .3 Develop, maintain, and enhance the system of parks, greenways and related facilities to serve the needs and interests of Logan Lake residents and visitors.

## 14.2 POLICIES

### 14.2.1 GOVERNMENT AND INSTITUTIONAL

It is the policy of the District of Logan Lake to:

- .1 Direct government and institutional uses to those areas designated Government and Institutional on Schedule B, Land Use Plan (Townsite).
- .2 Direct most new government and institutional developments toward the vicinity of the Town Centre.
- .3 Consider directing new church development to sites within residential neighbourhoods.
- .4 Discuss with the school board the potential for shared use of school facilities. As determined by community needs, resources and priorities, facilities shared by the school and the municipality may include, but are not limited to a gymnasium, performing arts theatre, gallery space, child care facility, sports fields, etc.
- .5 Work with Interior Health to sustain the services offered by the Logan Lake Health Centre.
- .6 Restrict building on those parcels designated Government and Institutional located at the District's groundwater pumping facilities (northeast of the junction of Highway 97C and Meadow Creek Road).
- .7 Ensure that government and institutional uses are developed with universal accessibility in mind.

### 14.2.2 PARKS

It is the policy of the District of Logan Lake to:

- .1 Designate parks in those areas shown as Parks on Schedule B, Land Use Plan (Townsite).
- .2 Maintain existing and to consider new Paths, Greenways, and Trailheads as shown on Schedule F – Transportation.
- .3 Maintain and improve District-managed parks and consider developing additional neighbourhood parks as residential growth occurs.
- .4 Continue to implement the Parks Master Plan Update (2023).
- .5 Continue to increase shade tree planting in parks.
- .6 Consider the feasibility of adding activities to park areas if there appears to be community interest (e.g., horseshoes and bocce).
- .7 Establish adequate park space by dedication of land at the time of subdivision or by payment in lieu of land dedication for park purposes in conjunction with new residential development and the provisions of the *Local Government Act*. Existing park space sizes and locational distributions, existing and projected population distribution, access, maintenance requirements and related efficiencies, minimum size requirements for effective use, and relationship to public pathways should be considered in selecting between park dedication in the form of land or payment in lieu of land dedication.
- .8 Not include within the calculation of required park dedication area land that is, in the opinion of the Approving Officer, unsuitable for a park. When land is deemed to be unsuitable for either park or development due to slope or other terrain issues, the developer will be encouraged to dedicate the land as a natural, undeveloped open space within or around the development, in addition to the required dedication.

- .9 Develop a new park for the Ironstone Ridge subdivision.
- .10 Ensure that new or upgraded playground equipment conforms to current safety standards. Consideration for provision of such equipment may involve public surveys and consultation with user groups, such as licensed day cares, and related agencies.
- .11 Ensure that parks uses are developed with universal accessibility in mind.
- .12 Implement the Active Transportation Network Plan.
- .13 Consider options to naturalize some park space in order to reduce maintenance costs and reduce water use.
- .14 Work with First Nations, stakeholders, and user groups when developing trails, trailheads, or pathways leading to areas outside of the District's boundary.
- .15 Ensure that park spaces, including playground equipment, are designed and developed with universal accessibility in mind.

### 14.2.3 OPEN SPACE

It is the policy of the District of Logan Lake to:

- .1 Designate as Open Space those areas shown as Open Space on Schedule B, Land Use Plan (Townsite).
- .2 Improve and further develop the greenway system as a public, multi-purpose network of trails which serve pedestrians, bicyclists and cross-country skiers.
- .3 Protect the integrity of the cross-country ski trails and encourage future facility/trail development.
- .4 Prepare policies and procedures to manage the planting, replacement, and removal of trees on public property.
- .5 Foster and recognize the benefit of fishing, hunting, hiking, snowmobiling, cross-country skiing, orienteering, mountain biking, cycling and other recreational pursuits.
- .6 Ensure that open space areas are managed to reduce wildfire risk.

## 15.0 AGRICULTURE

Agricultural land within Logan Lake’s municipal boundaries is limited and is primarily situated west of the Town Centre, near the intersection of Tunkwa Lake Road and Meadow Creek Road. This area is located within the Agricultural Land Reserve. In addition to designated agricultural areas, lands designated as Rural Resource and Open Space may also support ranching and livestock grazing.

The District recognizes and supports agricultural activity and recognizes the need to conserve productive agricultural and grazing land. Within the municipal boundaries just west of the town centre lies an area designated for agricultural use that falls within the Agricultural Land Reserve (ALR). The ALR forms a roughly rectangular parcel west of the town centre, bisected east–west by Highway 97C. Near the eastern edge of the ALR, Tunkwa Lake Road intersects Highway 97C and extends northward, while Mamit Lake Road extends south from this intersection.

### 15.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage the conservation of valuable agricultural land for agricultural purposes.
- .2 Promote awareness and implementation of agricultural and non-agricultural practices that will protect water quality and the terrestrial environment.

### 15.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Direct agricultural uses to those areas designated Agriculture on Schedule B, Land Use Plan (Townsite) and Schedule C Land Use Plan (District-Wide).
- .2 Support agricultural industry and the mandate of the Ministry of Agriculture and the Agricultural Land Commission
- .3 Permit only agricultural uses on agricultural lands unless otherwise specified by the Agricultural Land Commission.
- .4 Encourage the expansion of the farmers and crafters market to increase local produce sales.
- .5 Work in cooperation with the Thompson Nicola Regional District, senior government authorities and landowners to limit and restrict livestock access to streams within the District’s watershed.
- .6 Work in cooperation with the Thompson Nicola Regional District and senior government authorities to raise public awareness about the problems associated with invasive/noxious plants such as knapweed and precautionary steps that should be taken to prevent such infestation, and to consider development of an overall Invasive Plant Management Strategy in cooperation with the TNRD.
- .7 Allow urban farming activities, limited in number and type to beekeeping, urban hens, and small livestock on appropriately sized lots.

## 16.0 RURAL RESOURCE

The District of Logan Lake encompasses a large rural land base, much of which lies west of the Townsite and includes areas associated with the Highland Valley Copper Mine and other historical mining claims extending west to the Thompson River. While mining has been the dominant economic driver in the region, many of these rural lands remain undeveloped and are utilized for a variety of other purposes, including forestry operations, community forest management, and outdoor recreation activities such as fishing, hunting, hiking, snowmobiling, and off-road vehicle use. A small number of private landholdings are also present within this area.

Portions of the Rural Resource lands are part of the Logan Lake Community Forest, where sustainable timber harvesting and other forestry management practices take place. These lands provide opportunities for both economic development and recreational enjoyment, while also contributing to the environmental stewardship of the District's broader landscape.

As these areas are largely undeveloped, the District's approach emphasizes maintaining flexible policies that accommodate a variety of appropriate uses, including resource extraction, recreation, and environmental stewardship.

### 16.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Allow a broad range of activities in the Rural Resource areas of the District which are neither mining properties nor located within the Agricultural Land Reserve.

### 16.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Direct rural resource uses such as forestry, agriculture, fishing resorts, guest ranches, grazing, and large lot single family dwellings to those areas designated Rural Resource on Schedule B, Land Use Plan (Townsite), and Schedule C, Land Use Plan (District-Wide).
- .2 Support the maintenance and continued development of forestry activity, including activities associated with the Community Forest, within the Rural Resource designation.
- .3 Support the further development of tourism and recreational pursuits within the Rural Resource designation.
- .4 Encourage the province and private landholders to manage land in Rural Resource areas to reduce wildfire risk.
- .5 Consider the conversion of Rural Resource lands to residential subdivisions of a minimum parcel size of at least 1 hectare (2.5 acres), providing that these conversions are suitable, do not conflict with resource operations, have proof of potable water, do not impact municipal operations and costs, and are approved by appropriate senior government ministries and First Nations.
- .6 Consider the conversion of Rural Resource lands to residential subdivisions of less than one hectare after the applicant has received the endorsement and support of the appropriate senior government ministries. After addressing matters such as:
  - a. the capability of soil to adequately handle sewage effluent;

- b. the on-site and cumulative effect on groundwater quality; transportation accessibility; and
- c. the overall impact and form and character of development in a rural or remote setting.

DRAFT

## 17.0 INFRASTRUCTURE

The District has developed and maintains extensive water, sewer, and roadway infrastructure. Logan Lake is currently in the process of replacing and upgrading water and sanitary infrastructure as the existing servicing is nearing end of life in most cases, with the exception of the Ironstone Subdivision and other newer extensions. Community infrastructure and utilities is comprised of the following:

### Water

Logan Lake sources its water from a series of deep wells, with a system capacity to serve up to 3,650 residents. The water is naturally high quality and meets Canadian Drinking Water Standards without the need for treatment.

### Sanitary

The District manages wastewater through a primary treatment system that includes aerated lagoons and rapid filtration ponds. This system has a daily capacity of 1,500 cubic metres, supporting a population of approximately 4,000 people.

### Solid Waste and Recycling

Logan Lake provides automated curbside garbage collection, supported by the addition of a new waste collection truck in 2021. Recycling services are delivered in partnership with the Thompson-Nicola Regional District (TNRD), with operational support from the District's Public Works department.

### Stormwater Management

Stormwater services are managed by the Public Works department and are integrated into ongoing road improvement projects. For example, the Jasper Avenue upgrade included the replacement of storm mains and manhole castings to enhance drainage capacity and better manage surface runoff.

### Roads and Transportation

The District maintains local roads, including resurfacing, repairs, snow removal, and street lighting, through its Public Works team. Logan Lake is connected to the broader regional network via Highways 97C and 97D. The District is also committed to improving active transportation infrastructure, such as sidewalks, bike lanes, and trail networks.

### Other Utilities & Infrastructure Oversight

The Public Works department oversees additional services like street lighting, snow clearing, and general utility infrastructure. The District is exploring options for underground servicing and potential renewable energy initiatives; however, these plans are still under development.

Ensuring that appropriate asset management principles are followed has been a key goal of the District. The District undertakes routine maintenance of infrastructure to ensure that it can meet the needs of the community both today and into the future. With that being said, larger infrastructure projects are likely beyond the financial capacity of the District without support from senior government.

## 17.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Invest in asset management to ensure that infrastructure is maintained properly.
- .2 Ensure residents and businesses continue to enjoy high levels of service for infrastructure.
- .3 Ensure that infrastructure is in place to support growth of the community.

## 17.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Maintain reasonable Development Cost Charge rates to recover an appropriate share of the applicable costs attributable to new development.
- .2 Address the infrastructure upgrade needs in Logan Lake by continuing to invest in asset management and seeking funding from senior government agencies to address project needs.
- .3 Strive to improve the community's understanding of the costs associated with infrastructure and how it needs to be managed.
- .4 Continue to protect groundwater sources from pollution.
- .5 Undertake the upgrade to the Lakeview Plaza to improve water, sewer and drainage infrastructure while addressing the pedestrian walkway.
- .6 Review the need to add a reservoir and lift station in the Lakeview area to enable development of a new subdivision.
- .7 Continue to monitor the water system for leaks.
- .8 Explore the feasibility of utilizing water meters to have consumption-based pricing.
- .9 Upgrade the aeration system at the Sewage Treatment Plant
- .10 Review options to extend sewer infrastructure to the golf course.
- .11 Address drainage issues throughout the community particularly in Opal Drive area.
- .12 Encourage natural solutions, where feasible, to manage stormwater.
- .13 Encourage private property owners to better maintain drainage ditches on their properties.
- .14 Identify options for funding the implementation of the Active Transportation Plan.
- .15 Review ways of integrating implementation of active transportation projects with other infrastructure upgrades.
- .16 Look at options to improve community accessibility through the development of the transportation system.

## 18.0 HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS

The District of Logan Lake covers approximately 325 km<sup>2</sup> and five separate biogeoclimatic zones, though settlement is limited almost exclusively to the Townsite area. It is beyond the scope of the Official Community Plan to perform a complete inventory of environmentally sensitive areas within the entire municipality.

### 18.1 GOALS

It is the goal of the District of Logan Lake to:

1. Protect areas which are environmentally sensitive.
2. Exercise caution when new development is considered in potentially hazardous areas.
3. Meet the requirements of the Riparian Areas Regulation for prescribed activities that occur within 30 metres of a stream, shore, or ravine bank.

### 18.2 POLICIES

It is the policy of the District of Logan Lake to:

1. Designate environmentally sensitive areas as shown on Schedule D, Environmentally Sensitive and Hazardous Areas.
2. Prevent development that would negatively impact environmentally sensitive areas.
3. Encourage residents to remove invasive species.
4. Maintain the environmental integrity of Logan Lake, its tributaries and the spawning stream.
5. Implement the Riparian Areas Regulation for prescribed activities occurring within 30 metres of any stream, shore, or ravine bank located within the District. Prescribed activities include removing or altering plants; disturbing soils; constructing buildings and structures; constructing roads, trails, docks, wharves, bridges; creating hard surfaces such as decks and pavement; installing works for flood protection; developing drainage systems and utility corridors; servicing sewage and water systems; servicing subdivisions.
6. Maintain the environmental integrity of the duck ponds south of the secondary school.
7. Ensure there is adequate buffering between watercourses and urban development.
8. Consider opportunities to work in partnership with other agencies, First Nation communities, the private sector, community groups or non-profit organizations by contributing expertise, resources or other assistance in efforts to restore or enhance natural areas.

## 19.0 SAND AND GRAVEL RESERVES

The *Local Government Act* requires that sand and gravel deposits be indicated as part of an Official Community Plan. Gravel extraction and processing are necessary activities required to provide construction material for the development of buildings, roads and infrastructure.

Sand and gravel reserves have been identified on Highway 97C south of the Highway 97D — Tunkwa Lake Road intersection. The sand and gravel reserve adjacent to Highway 97C is partially designated Agriculture because it lies within the Agricultural Land Reserve. Nevertheless, the Agricultural Land Commission has consented to its use as a sand and gravel extraction area.

### 19.1 GOALS

It is the goal of the District of Logan Lake to:

1. Identify known sand and gravel deposits that are suitable for sand and gravel extraction.

### 19.2 POLICIES

It is the policy of the District of Logan Lake to:

1. Direct sand and gravel extraction activities to those areas designated Sand and Gravel Reserve on Schedule B, Land Use Plan (Townsite).
2. Consider the impact on surrounding properties, access routes, natural environment areas and future land use plans should a new sand and gravel pit be contemplated within the District of Logan Lake.
3. Encourage sand and gravel extraction activities to take place in a manner that minimizes noise, dust, visual and other negative impacts on adjacent roadways and land uses.
4. Ensure that sand and gravel extraction areas are properly reclaimed once depleted.
5. Work with the appropriate provincial ministries and First Nations to pursue expansion of the existing gravel pit located on Hwy 97C, south of the Hwy 97D/Tunkwa Lake intersection.



## **PART 4 DEVELOPMENT GUIDELINES & APPROVALS:**

Part 4 of the OCP contains guidelines for the six Development Permit Areas in Logan Lake as well as development approval information.

## 20.0 DEVELOPMENT PERMIT AREA GUIDELINES

Pursuant to the *Local Government Act* (s.488(1)), 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 goals 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 Development Permit Areas including:

- DPA #1 – Industrial
- DPA #2 – Town Centre
- DPA #3 – Highway Commercial
- DPA #4 – Multiple Dwelling Unit Residential
- DPA #5 – Wildfire Hazard
- DPA #6 – Riparian Areas

### 20.1 DEVELOPMENT PERMIT AREA NO. 1 – INDUSTRIAL

#### 20.1.1 AUTHORIZATION

Development Permit Area No. 1 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

## 20.1.2 DESIGNATED AREA

Development Permit Area No.1- Industrial is shown on Schedule E, Development Permit Areas.

## 20.1.3 JUSTIFICATION

Council's objective is to ensure the form and character of development within Industrial areas is of a high visual standard and is consistent with the finest examples of existing development. The Logan Lake Industrial Park is part of Development Permit Area No. 1 — Industrial and is home to several light industrial and service commercial uses. A significant amount of additional land contiguous with the Logan Lake Industrial Park has been designated for future development of this type. The area is highly visible from much of the community. Development Permit Area Guidelines, appropriate to industrial development, have been established to minimize negative visual impacts on other properties. As a secondary benefit, industrial development consistent with these guidelines, demonstrating quality building and site design, will set a positive tone and may encourage new businesses to locate in Logan Lake.

## 20.1.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, 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 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

## 20.1.5 EXEMPTIONS

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

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 9.29 square metres (100 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

## 20.1.6 GUIDELINES

Unless one or more exemptions (section 20.1.5) apply, the following guidelines are applicable to industrial development within Development Permit Area 1 - Industrial.

### ***Building Exterior***

- .1 The use of unfinished concrete, metal, or aluminum as a final building finish is discouraged.

- .2 Building components housing office or customer service areas are encouraged to incorporate architectural details such as windows, entry features, distinctive rooflines, and exterior finish materials that distinguish such areas from more utilitarian warehousing, manufacturing, and processing areas.
- .3 Use of fire-resistant materials on exteriors is encouraged.
- .4 There should be clear visibility from offices, shops and other businesses to the parking areas, pedestrian routes and the street to increase visibility and natural surveillance. All areas should be clearly visible from a patrol car.
- .5 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.

### **Screening and Parking**

- .6 Access from the public road to the parcel should be via well defined access points with a maximum of two driveways per parcel.
- .7 All off-street parking areas should be of a durable, dust-free, improved surface, be landscaped to a reasonable standard and be constructed so as to properly dispose of all surface water.
- .8 All off-street parking areas should have landscaping between the principal building and the parking area, and between the parking area and the parking area of any adjacent properties. Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged.
- .9 All outdoor works and storage yards should be screened from public view in an appropriate manner.
- .10 Any parcel containing a wrecking yard should have a landscape screen of not less than 2 metres in height placed along all parcel lines with the exception of the front property line.
- .11 Where appropriate and feasible, shipping and receiving areas should not front on Apex Drive or Hillcrest Road.
- .12 Evergreen shrubs, trees, plantings, or a minimum 2m high fencing forming an opaque visual barrier should be encouraged along property lines that could be viewed from a highway corridor.

### **Lighting**

- .13 Any lighting used to illuminate any property should be so arranged that all direct rays of light do not reflect on any other properties.
- .14 All parking and pedestrian areas should be well lit.
- .15 The exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places.

### **Landscaping**

- .16 Trees should be retained where appropriate so as to reduce negative visual impacts from residential uses at higher elevations.
- .17 Landscaping on areas not covered by buildings or structures and not required for parking, loading, storage, assembly, processing, or manufacturing is encouraged.
- .18 Drought tolerant, low water usage plants native to the area are recommended for landscaped areas.

- .19 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .20 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, driveway borders, parking areas).

### **Signage**

- .21 Pylon signs should be low height, externally lit, and integrated within a landscaped node at a site entry.
- .22 All lettering on signs should be uniform in size, colour, and style and all logos should be of similar size for multi-tenant buildings

### **Sustainable Development**

- .23 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .24 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.
- .25 Buildings should aim to achieve energy performance 25% better than the Model National Energy Code for Buildings for all new industrial buildings.

## **20.2 DEVELOPMENT PERMIT AREA NO. 2 – TOWN CENTRE**

### **20.2.1 AUTHORIZATION**

Development Permit Area No. 2 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

### **20.2.2 DESIGNATED AREA**

Development Permit Area 2 – Town Centre is shown on Schedule E, Development Permit Areas.

### **20.2.3 JUSTIFICATION**

Logan Lake's Town Centre is the main commercial area of Logan Lake and is the central point in the community. Council's objective is to ensure that this commercial core area is of a high visual standard and presents the best possible image for Logan Lake.

The Town Centre in Logan Lake has seen limited improvements on private property in recent years and needs to be revitalized to ensure the continued viability of the Town Centre as an attractive shopping district both for consumers and business owners.

### **20.2.4 DEVELOPMENT PERMIT TRIGGERS**

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, 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 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

## 20.2.5 EXEMPTIONS

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

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 9.29 square metres (100 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

## 20.2.6 GUIDELINES

Unless one or more exemptions (section 20.2.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 2 – Town Centre.

### ***Building Facades***

- .1 Design guidelines that will modernize the Town Centre of Logan Lake are outlined in Schedule H Business Façade Improvement Program Guidelines and Schedule I Business Façade Improvement Program Building Design Guidelines forming parts of this bylaw, and cover the following:
  - (1) Facade materials
  - (2) Canopies and porches
  - (3) Facade colours
  - (4) Signage
  - (5) Lighting
  - (6) Doorways
  - (7) Windows
  - (8) Facade Approaches

### ***Site Design***

- .2 Buildings on corner sites or with double frontage on roads or pedestrian areas should be designed to acknowledge the building's visibility from each part of the public realm through continuity of design, colour, materials, exterior finish, and landscaping.
- .3 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .4 Public and employee safety should be considered in the overall design of the development site.

- .5 There should be clear visibility from offices, shops and other businesses to the parking areas, pedestrian routes and the street to increase visibility and natural surveillance. All areas should be clearly visible from a patrol car.
- .6 Connections between buildings and public walkways should consider accessibility in their design, particularly as it relates to grade.

### **Lighting**

- .7 Exterior lighting shall provide down-lighting or shielding (e.g. be “dark sky” compliant) and not create glare or direct lighting onto surrounding property, the street or the sky.
- .8 Exterior lighting shall meet, or provide lower light levels and uniformity ratios, than those recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-en).
- .9 All parking and pedestrian areas should be well lit.
- .10 Warm lighting should be used in all pedestrian areas.

### **Building Design**

- .11 Wall mounted signs should clearly identify the rear entry of shops and businesses.
- .12 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .13 Clear, non-reflective glass should be used at grade to allow visibility into the building and establish visual connection between interior and exterior.
- .14 Buildings should be surfaced with natural looking FireSmart building materials such as cement board, brick, stone, or stucco. The extensive use of steel, glass or plain concrete is discouraged.
- .15 The palette of colours used in building exteriors should be consistent with the surroundings
- .16 Windows should face all parking areas
- .17 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.
- .18 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.
- .19 Locate exterior banking machines in front of buildings facing main roads.
- .20 Buildings should be designed to have level entry at doorways.
- .21 The use of exterior stairs is discouraged unless a fully accessible and attractive alternative is provided.

### **Landscaping**

- .22 Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged and should be provided in the following areas in order to soften the visual impacts of development:
  - (1) building edges and corners
  - (2) property edges abutting separate parcels and roadways

- (3) site entries
  - (4) interfaces between buildings and parking areas.
- .23 Landscaped areas shall be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
  - .24 Trees and plantings should be used to reduce summer solar gain and block winter winds.
  - .25 The design of irrigation systems should utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.
  - .26 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, patios, courtyards, driveway borders, parking areas). Surface treatments and paving materials should be selected that create a level, smooth, slip-resistant, and glare-free surface.
  - .27 Any decorative elements should seek to avoid creating potentially jarring patterns or optical illusions.
  - .28 Use of pattern or contrasting colour to define transition areas or edges of the pedestrian path of travel is supported, as long as appropriate materials and patterns are selected (for example, applying brushed concrete in the pedestrian path of travel and using decorative paving stones as accents to define amenity areas or path edges).

#### ***Path of Travel***

- .29 Use of gravel in pedestrian paths of travel is not supported.
- .30 Landscaping adjacent to paths of travel should consist of species that do not produce objects that could create slippery surfaces or tripping hazards such as some pods, fruits, or nuts.
- .31 Site circulation should be simple, support intuitive navigation, have clear signage as needed, and, where appropriate, connect safely with any adjacent pedestrian infrastructure (e.g., sidewalks).
- .32 Pedestrian paths of travel should be linear and direct wherever possible and clearly contrast with adjacent spaces. Potential forms of contrast include using different paving or coloured materials for the pedestrian path of travel, having a raised concrete lip, creating an identifiable edge with landscaping, and implementing pedestrian scale lighting.
- .33 Pedestrian routes should be connected to all on site amenity areas (e.g., seating areas, outdoor spaces, parking, garbage bays and others) and use curb cuts where necessary.
- .34 Where possible, avoid level changes, and use gentle ramps (1:20 slope) instead of steps.
- .35 Any unavoidable level changes (e.g., stairs) should be clearly identified through high contrast materials, integrate handrails, and where appropriate, have tactile surface warning indicators in accordance with best practices.
- .36 Pedestrian paths of travel should be free of projecting obstacles and protrusions considering both vertical and horizontal clearance (e.g., overhead signage, bike racks, landscaping).
- .37 Wide pathways (1,600 mm width) that support a range of users are encouraged.
- .38 Utility access points should be located outside the path of travel, and where possible any grates, drains, and other features in the path of travel should be installed flush with surrounding paving, ensuring no gaps are created in the route larger than 13 mm.
- .39 In multiple dwelling unit residential buildings such as apartments or condos, central entrances are encouraged to have a designated drop off space.

### **Outdoor Storage**

- .40 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

### **Parking**

- .41 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed with functional secondary facades including windows, entry doors and signs facing the parking area.
- .42 There should be clearly defined access into parking areas.

### **Signage**

- .43 Signs should be compatible with their building, neighbouring buildings if applicable, and the Town Centre as a whole. The sign should not be the dominant feature of the façade.
- .44 Back lit, internally lit, moving or blinking signs are discouraged.
- .45 Pylon signs should be low height, externally lit, and integrated within a landscaped node at a site entry.
- .46 Fascia signs should be externally lit.
- .47 Under-awning, under-canopy or other hanging signs should provide a minimum clearance of 2.4m from the sidewalk.
- .48 For multi-tenant buildings, all lettering on signs should be uniform in size, colour, and style and all logos should be of similar size.

### **Sustainable Development**

- .49 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .50 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.
- .51 Buildings should aim to achieve energy performance 25% better than the Model National Energy Code for Buildings for all new commercial and multi-unit residential buildings.

## **20.3 DEVELOPMENT PERMIT AREA NO. 3 – HIGHWAY COMMERCIAL**

### **20.3.1 AUTHORIZATION**

Development Permit Area No. 3 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

### **20.3.2 DESIGNATED AREA**

Development Permit Area 3 – Highway Commercial is shown on Schedule E, Development Permit Areas.

### 20.3.3 JUSTIFICATION

Logan Lake has commercial land adjacent to Highway 97D and it is important to maintain a positive image for Logan Lake in these developments.

### 20.3.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 3, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

### 20.3.5 EXEMPTIONS

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

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 9.29 square metres (100 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

### 20.3.6 GUIDELINES

Unless one or more exemptions (section 20.3.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 3 – Highway Commercial.

#### **Site Design**

- .1 Buildings on corner sites or with double frontage on roads or pedestrian areas should be designed to acknowledge the building's visibility from each part of the public realm through continuity of design, colour, materials, exterior finish, and landscaping.
- .2 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .3 Clear and defined site access should be provided from the road.
- .4 A maximum of two driveways to each property is permitted.

#### **Lighting**

- .5 Exterior lighting shall provide down-lighting or shielding (e.g. be “dark sky” compliant) and not create glare or direct lighting onto surrounding property, the street or the sky.

- .6 Exterior lighting shall meet, or provide lower light levels and uniformity ratios, than those recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-en).
- .7 All parking and pedestrian areas should be well lit.

### **Building Design**

- .8 Wall mounted signs should clearly identify the rear entry of shops and businesses.
- .9 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .10 Clear, non-reflective glass should be used at grade to allow visibility into the building and establish visual connection between interior and exterior.
- .11 Buildings should be surfaced with natural looking FireSmart building materials such as cement board, brick, stone, or stucco. The extensive use of steel, glass or plain concrete is discouraged.
- .12 There should be clear visibility from offices, shops and other businesses to the parking areas, pedestrian routes and the street to increase visibility and natural surveillance. All areas should be clearly visible from a patrol car.
- .13 Windows should face all parking areas.
- .14 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.
- .15 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.
- .16 Outdoor amenity areas for the use of residents should be provided for buildings that include residential use.

### **Landscaping**

- .17 Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged and should be provided in the following areas in order to soften the visual impacts of development:
  - (1) building edges and corners
  - (2) property edges abutting separate parcels and roadways
  - (3) site entries
  - (4) interfaces between buildings and parking areas.
- .18 Landscaped areas shall be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .19 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .20 The design of irrigation systems should utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.

### **Outdoor Storage**

- . 21 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

### **Signage**

- . 22 Back lit, internally lit, moving or blinking signs are discouraged.
- . 23 Pylon signs should be low height, externally lit, and integrated within a landscaped node at a site entry.
- . 24 Fascia signs should be externally lit.
- . 25 Under-awning, under-canopy or other hanging signs should provide a minimum clearance of 2.4m from the sidewalk.
- . 26 Neon signs should be used sparingly as a design accent.
- . 27 For multi-tenant buildings, all lettering on signs should be uniform in size, colour, and style and all logos should be of similar size.

### **Parking**

- . 28 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed with functional secondary facades including windows, entry doors and signs facing the parking area.
- . 29 There should be clearly defined access into parking areas.

### **Accessibility**

- . 30 Buildings should be designed to have level entry at doorways.
- . 31 The use of exterior stairs is discouraged unless a fully accessible and attractive alternative is provided.

### **Sustainable Development**

- . 32 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- . 33 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.
- . 34 Buildings should aim to achieve energy performance 25% better than the Model National Energy Code for Buildings for all new industrial buildings.

## **20.4 DEVELOPMENT PERMIT AREA NO. 4 – MULTIPLE DWELLING UNIT RESIDENTIAL**

### **20.4.1 AUTHORIZATION**

Development Permit Area No. 4 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

## 20.4.2 DESIGNATED AREA

Development Permit Area No. 4 – Multiple Dwelling Unit Residential is shown on Schedule E, Development Permit Areas.

## 20.4.3 JUSTIFICATION

Council's objective is to ensure the form and character of development within Multiple Dwelling Unit Residential is of a high visual standard and is consistent with the finest examples of existing development.

## 20.4.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 4, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

## 20.4.5 EXEMPTIONS

In Development Permit Area No. 4, a development permit is not required for the following:

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 9.29 square metres (100 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

## 20.4.6 GUIDELINES

Unless one or more exemptions (section 20.4.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 4 – Multiple Dwelling Unit Residential.

### **Site Design**

- .1 Public safety should be considered in the overall design of the development site.
- .2 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .3 All parking and pedestrian areas should be well lit.
- .4 Windows should face all parking areas.
- .5 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, stacked items, etc., should not provide access to the roof.

- .6 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.
- .7 There should be clear visibility from buildings to the parking areas, pedestrian routes and the street to increase visibility and natural surveillance. All areas should be clearly visible from a patrol car.
- .8 Outdoor amenity areas for the use of residents should be provided.

### **Building Design**

- .9 Buildings on corner sites or with double road frontage should be designed to acknowledge the building's visibility from each street through continuity of design, colour, materials, exterior finish, and landscaping.
- .10 Ground floor entrance(s) should be at-grade wherever possible
- .11 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .12 Buildings should be surfaced with natural-looking and FireSmart building materials such as cement board, brick, stone, or stucco. Materials which have an appearance similar to these natural surfaces may be accepted. The extensive use of steel, glass or plain concrete is discouraged.
- .13 The palette of colours used in building exteriors should be consistent with the surrounding buildings.
- .14 Buildings should be clustered in various distinct locations throughout the site rather than concentrated in one specific area or orientation. Clustering should also leave significant areas of open space on the site. Where clustering is not practical, creating the appearance of clustering through building articulation and modulation may be acceptable.
- .15 Primary entrances should be sheltered from the elements such as through a projecting canopy or awning, or a recessed doorway.
- .16 The side or back of multiple dwelling unit residential can be less detailed than the front but should not consist of barren walls.

### **Landscaping**

- .17 Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged and should be provided in the following areas in order to soften the visual impacts of development:
  - a. building edges and corners
  - b. property edges abutting separate parcels and roadways
  - c. site entries
  - d. interfaces between buildings and parking areas.
- .18 Landscaped areas should be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .19 Drought tolerant, low water usage plants native to the area are recommended for landscaped areas.

- .20 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .21 The design of irrigation systems are encouraged to utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.
- .22 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, patios, courtyards, driveway borders, parking areas).
- .23 Surface treatments and paving materials should be selected that create a level, smooth, slip-resistant, and glare-free surface.
- .24 Any decorative elements should seek to avoid creating potentially jarring patterns or optical illusions.
- .25 Use of pattern or contrasting colour to define transition areas or edges of the pedestrian path of travel is supported, as long as appropriate materials and patterns are selected (for example, applying brushed concrete in the pedestrian path of travel and using decorative paving stones as accents to define amenity areas or path edges).

### **Paths of Travel**

- .26 Use of gravel in pedestrian paths of travel is not supported.
- .27 Landscaping adjacent to paths of travel should consist of species that do not produce objects that could create slippery surfaces or tripping hazards such as some pods, fruits, or nuts.
- .28 Site circulation should be simple, support intuitive navigation, have clear signage as needed, and, where appropriate, connect safely with any adjacent pedestrian infrastructure (e.g., sidewalks).
- .29 Pedestrian paths of travel should be linear and direct wherever possible and clearly contrast with adjacent spaces. Potential forms of contrast include using different paving or coloured materials for the pedestrian path of travel, having a raised concrete lip, creating an identifiable edge with landscaping, and implementing pedestrian scale lighting.
- .30 Pedestrian routes should be connected to all on site amenity areas (e.g., seating areas, outdoor spaces, parking, garbage bays and others) and use curb cuts where necessary.
- .31 Where possible, avoid level changes, and use gentle ramps (1:20 slope) instead of steps.
- .32 Any unavoidable level changes (e.g., stairs) should be clearly identified through high contrast materials, integrate handrails, and where appropriate, have tactile surface warning indicators in accordance with best practices.
- .33 Pedestrian paths of travel are free of projecting obstacles and protrusions considering both vertical and horizontal clearance (e.g., overhead signage, bike racks, landscaping).
- .34 Utility access points should be located outside the path of travel, and, where possible, any grates, drains, and other features in the path of travel should be installed flush with surrounding paving, ensuring no gaps are created in the route larger than 13 mm.
- .35 In multiple dwelling unit residential buildings such as apartments or condominiums, central entrances are encouraged to have a designated drop off space.
- .36 Wide pathways (1,600 mm width) that support a range of users are encouraged.

### **Outdoor Storage**

- .37 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

### **Parking**

- .38 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed, functional secondary facades including windows, entry doors and signs facing the parking area.
- .39 There should be clearly defined access into parking areas.

### **Sustainable Development**

- .40 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .41 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.
- .42 Buildings should aim to achieve energy performance 25% better than the Model National Energy Code for Buildings for all new commercial, industrial, mixed-use and multi-family residential buildings.

## **20.5 DEVELOPMENT PERMIT AREA NO. 5 – WILDFIRE HAZARD**

### **20.5.1 AUTHORIZATION**

Development Permit Area No. 5 is designated pursuant to *Local Government Act* section 488(1)(b) protection of development from hazardous conditions.

### **20.5.2 DESIGNATED AREA**

Development Permit Area No. 5 is shown on Schedule E, Development Permit Areas.

### **20.5.3 JUSTIFICATION**

Development in wildfire hazard areas must be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. In recent years, wildfires affecting numerous B.C. Interior communities have demonstrated the unpredictable nature, the incredible force, and the extent to which wildfires may threaten human settlements. The 'urban / wildland interface', that is, the area between developed land and undeveloped forested or grassland areas, is not the only area at risk of wildfire damage. History has proven that the damaging effects of wildfires can extend a considerable distance into developed neighbourhoods.

The District of Logan Lake has been a FireSmart community since 2013 and remains committed to upholding and advancing the principles of wildfire safety through ongoing implementation, education, and promotion in alignment with provincial guidelines.

The objective of the Wildfire Hazard Development Permit Area designation is to help protect property from the damage of wildfires that may ignite in or around the community of Logan Lake.

## 20.5.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, 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 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

## 20.5.5 EXEMPTIONS

In Development Permit Area No. 5, a development permit is not required for the following:

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 9.29 square metres (100 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

## 20.5.6 GUIDELINES

Unless one or more exemptions (section 20.5.5) apply, the following guidelines are applicable to all commercial, industrial, residential, and government and institutional development within Development Permit Area No. 5 - Wildfire Hazard.

In specifying the terms and conditions related to issuance of a Wildfire Hazard Development Permit, the District shall consider how compliance with the following guidelines may help achieve the objectives of this section.

- .1 In accordance with Section 21 - Development Approval Information of this Official Community Plan, and prior to the approval of any subdivision that would create one or more new lots within a Wildfire Hazard Development Permit Area, a report prepared by a Registered Professional Forester shall be required that assesses the proposed development, and
  - (1) provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard;
  - (2) may recommend that a Section 219 Restrictive Covenant be registered under the Land Title Act against the title of the subject property for all areas determined by the Registered Professional Forester to be at risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the District of Logan Lake in the event that damage to property may occur as a result of a wildfire; or
  - (3) may conclude that the proposed development is not subject to significant wildfire hazard.

- .2 In general, development in a Wildfire Hazard Development Permit Area should utilize FireSmart guidelines including:
  - (1) All land clearing and construction debris (wood and vegetation) resulting from development shall be properly disposed of as soon as construction is complete.
  - (2) Developers of new subdivisions in urban / wildland interface areas should consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.
  - (3) Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
  - (4) Fuel reduced buffers around homes to a distance of 10 m or to the property line, whichever is the lesser, are encouraged. The owner should landscape and maintain the area with the intent of eliminating the accumulation of combustible debris and creating a 'defensible space' around the home.
  - (5) Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to fire fighters.
  - (6) Tree limbs and shrubs that overhang roofs or grow under building overhangs should be removed and disposed and the cleared condition should be maintained.
  - (7) Buildings should use FireSmart materials.
  - (8) Eaves, attics, decks and openings under floors should be screened to prevent the accumulation of combustible material and to block the entry of burning embers (firebrands) that may be carried by the wind in advance of a wildfire.
  - (9) Landscape plants should be FireSmart and not include coniferous trees or cedar.
  - (10) Coniferous trees should be removed from 10 m around buildings.
  - (11) Building design and construction shall be generally consistent with the standards of the National Fire Protection Association (Standard for Protection of Life and Property from Wildfire).

## 20.6 DEVELOPMENT PERMIT AREA NO. 6 – RIPARIAN AREAS

### 20.6.1 AUTHORIZATION

Development Permit Area No. 6 is designated pursuant to *Local Government Act* section 488(1)(a) protection of the natural environment, its ecosystems and biological diversity.

A Development Permit shall be required for all activity defined as development under the Riparian Areas Regulation (RAR) that is located within 30 m of the high watermark or top of a stream's ravine bank. The Riparian Areas Regulation and all associated documentation, including the Implementation Guidebook, should be referenced for more detail.

Development is defined as follows:

- .1 removal, alteration, disruption, or destruction of vegetation;
- .2 disturbance of soils;

- .3 construction or erection of buildings and structures;
- .4 creation of non-structural impervious or semi-pervious surfaces;
- .5 flood protection works;
- .6 construction of roads, trails, docks, wharves, and bridges;
- .7 provision and maintenance of sewer and water services;
- .8 development of drainage systems;
- .9 development of utility corridors; and
- .10 subdivision as defined by the *Local Government Act*.

### 20.6.2 DESIGNATED AREA

This Development Permit Area applies to all land abutting creeks, lakes, rivers, streams, and all waterbodies containing fish habitat within the District of Logan Lake. The RAR Development Permit Area applies to areas identified as Environmentally Sensitive and Floodplain Hazard Area on the Schedule D - Environmentally Sensitive and Hazardous Areas map in the OCP. Most watercourses and water bodies subject to this Development Permit Area are shown on this map. However, the map is not inclusive of all watercourses or water bodies within District limits. It is the responsibility of the proponent to contact the District of Logan Lake to determine if this RAR Development Permit Area applies for a stream or other watercourse not otherwise identified on the map and is subsequently identified.

### 20.6.3 JUSTIFICATION

Development Permit Area No. 6 seeks to protect riparian areas to support fish life processes. Council seeks to protect this resource from any potentially negative impacts associated with development.

### 20.6.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 6, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

### 20.6.5 EXEMPTIONS

Applications for the following shall be exempt from requiring a Development Permit:

- .1 Renovations, repairs, and maintenance to existing buildings and structures that are determined to be legally non-conforming in accordance with the *Local Government Act*;
- .2 Reconstruction of a building or structure damaged beyond 75 per cent of its value, as described by the *Local Government Act*, provided it remains on its original foundation;
- .3 Farming activities;
- .4 Minor interior and exterior renovations to existing buildings, excluding any additions or increases in building volume;

- .5 Developments that have been approved but not yet constructed are honoured provided the approval has not changed;
- .6 Mining activities, hydroelectric facilities, and forest management, including the logging of land; and
- .7 Institutional developments.

### 20.6.6 GUIDELINES

Prior to undertaking any of the activities defined as development within the Riparian Areas Regulation Development Permit Area, an owner of property or appropriate delegate shall apply to the District of Logan Lake for a Development Permit, and the application shall meet the following guidelines:

- .1 A Qualified Environmental Professional (QEP) will be retained at the expense of the applicant, for the purpose of preparing a report on the riparian area pursuant to the RAR Assessment Methodology Guidebook. The report will be submitted to the Ministry of Environment, Fisheries and Oceans Canada, and the District of Logan Lake.
- .2 Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to the Canada Fisheries Act and/or other applicable federal regulations, the Development Permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada (FOC). In order to apply for a HADD, the District must express support in principle for the HADD and identify the context as identified by the QEP report.
- .3 Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the Development Permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the Development Permit, such as:
  - (1) Dedicating back to the Crown, Province, or the District of Logan Lake;
  - (2) Gilding to a nature protection organization such as a conservation authority; or
  - (3) Registering a restrictive covenant over the SPEA securing it as a riparian buffer to remain free of development.
- .4 Where the QEP report describes an area as suitable for development with mitigating measures, the Development Permit shall allow the development in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals retained by the applicant may be required, as specified in the Development Permit.
- .5 Variances to the Zoning By-law may be granted in compliance with the QEP report.
- .6 If the nature of a proposed project in a riparian assessment area changes, the QEP will be required to re-assess the proposal with respect to the SPEA.

#### CONCURRENT DEVELOPMENT PERMIT AREAS

Approval under the Riparian Areas Regulation Development Permit Area does not constitute approval under other development permit areas, which may apply to the same land.

## 21.0 DEVELOPMENT APPROVAL INFORMATION

### 21.1 AUTHORIZATION

Section 920.01(1) of the Local Government Act allows for an Official Community Plan to:

- .1 specify circumstances in which Development Approval Information may be required under that section;
- .2 designate areas for which Development Approval Information may be required under that section;
- .3 designate areas for which, in specified circumstances, Development Approval Information may be required under that section.

Such approval information may be required to address the impact of proposed activity or development on matters including but not limited to:

- .1 transportation patterns and traffic flow,
- .2 local infrastructure,
- .3 public facilities including schools and parks,
- .4 community services, and
- .5 natural environment.

The *Local Government Act* requires that if an Official Community Plan includes a provision under section 920.01(1), the local government must, by bylaw, establish procedures and policies on the process for requiring Development Approval Information and the substance of the information that may be required. Once such a bylaw is adopted, the local government or its authorized officer or employee, may require an applicant for rezoning, development permit or temporary commercial or industrial permit to provide the required information at the applicant's expense.

### 21.2 WILDFIRE HAZARD

#### 21.2.1 OBJECTIVE

- .1 The objective of the Wildfire Hazard Development Approval Information Area designation is intended to help protect property from the damage of wildfires that may ignite in or around the community of Logan Lake.

#### 21.2.2 DESIGNATED AREAS

- .1 All properties designated as a Development Permit Area 5 - Wildfire Hazard on Schedule E are also designated as a Wildfire Hazard Development Approval Information Area.

### 21.2.3 CIRCUMSTANCES AND INFORMATION REQUIRED

- .1 Prior to the approval of any Wildfire Hazard Development Permit a report shall be prepared by a Registered Professional Forester that:
  - (1) provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard;
  - (2) may recommend that a Section 219 Restrictive Covenant be registered under the *Land Title Act* against the title of the subject property for all areas determined by the Registered Professional Forester to be at risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the District of Logan Lake in the event that damage to property may occur as a result of a wildfire; or Bylaw 670, 2010 Page 55 of 58
  - (3) may conclude that the proposed development is not subject to significant wildfire hazard.

## 21.3 LANDS NOT SERVICED BY MUNICIPAL SANITARY SEWER SYSTEM

### 21.3.1 OBJECTIVE

- .1 The objective of designating lands not serviced by a municipal sanitary sewer system as a Development Approval Information Area is intended to protect ground and surface water from potential pollution from septic and other ground disposal systems (including package treatment plants).

### 21.3.2 DESIGNATED AREAS

- .1 The Development Approval Information Area includes all lands within the District of Logan Lake which are not serviced by the municipal sanitary sewer system.

### 21.3.3 CIRCUMSTANCES AND INFORMATION REQUIRED

- .1 Prior to the approval of a subdivision which would create a new lot or remainder of a lot less than 1.0 ha in size and which is proposed to be serviced by septic disposal, the proponent shall provide a report, prepared by a registered professional engineer with experience in hydrogeological engineering and ground disposal of effluent, which analyzes the land's potential for ground disposal of effluent including the soil capability to handle sewage effluent and effects on groundwater



## **PART 5 IMPLEMENTATION STRATEGY**

Part 5 of the OCP outlines an action and implementation plan for moving forward.

## 22.0 IMPLEMENTATION PLAN

The Official Community Plan helps establish the direction for the future of Logan Lake through statements of objectives and policies. However, it generally does not provide the tools to put the Plan into full effect. The purpose of this section is to outline steps the District can take to implement the Plan.

### Development Cost Recovery

The District will utilize a complete range of provisions provided by the *Local Government Act* to assist in recovering the costs of servicing new development. This will include the imposition of Development Cost Charges where applicable.

### Additional Actions

#### .1 Zoning Bylaw Update

The District's Zoning Bylaw specifies what uses are permitted on lands within the District and provides for different densities of development. It also contains regulations that control the size, siting and other details of development on a specific parcel. The District's Zoning Bylaw will need to be amended to generally achieve consistency with this Plan although there may be instances where deliberate decisions are made to retain existing zoning which does not conform specifically with this Plan.

#### .2 Community Charter Annual Reports

As a requirement of the Community Charter, the District will set out to identify appropriate annual goals and performance measurements that will form the basis of an annual performance measurement report. As laid out in the Charter, these annual reports will meet statutory requirements and will complement the OCP by strategically identifying District actions that will work towards the long term vision for the community.

#### .3 Inter-Government Cooperation

It is the policy of Council to work with and, where appropriate, partner with First Nations, other Local Governments, Provincial Ministries, and Federal Ministries, in the pursuit of initiatives that are beneficial to the future sustainability (economic, social, or environmental) of the District of Logan Lake. "Bylaw 826"

## 22.1 IMPLEMENTATION STRATEGY

*To be completed in final draft*



**SCHEDULE B**  
**LAND USE PLAN**  
**(TOWNSITE)**



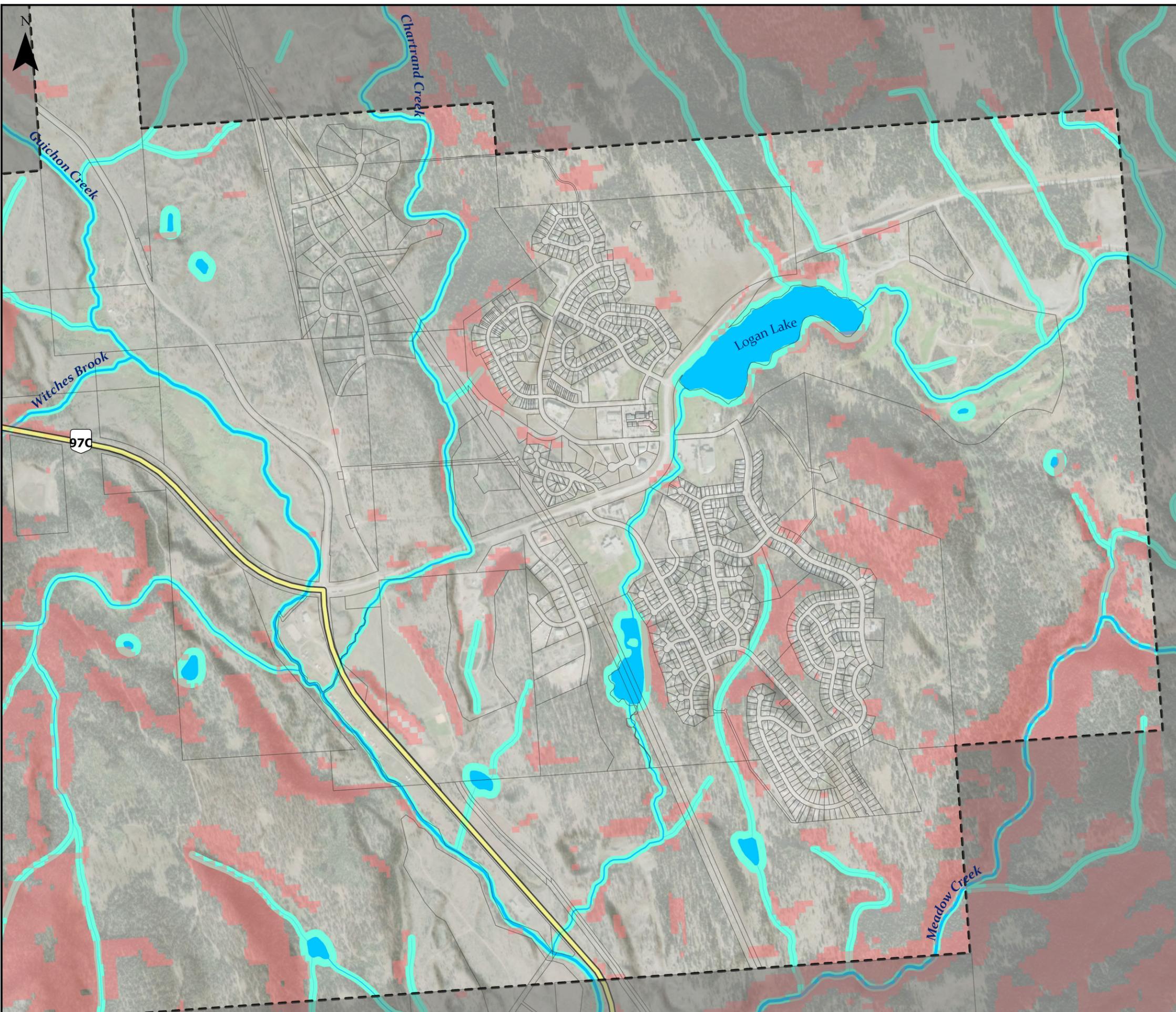


**SCHEDULE C**  
**LAND USE PLAN**  
**(DISTRICT-WIDE)**





**SCHEDULE D**  
**ENVIRONMENTALLY**  
**SENSITIVE AND**  
**HAZARDOUS AREAS**



Environmentally Sensitive  
 and Hazardous Areas  
 No. #XXX, 20XX

- Slope > 20%
- Riparian Area
- Watercourse

**This figure shows land use up to the parcel boundary, though in reality, land use extends to the centerlines of adjacent roads.**

**SOURCE:**  
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society.  
 Date of data access: February 2025

**NOTE:**  
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE

**SCHEDULE D**





**SCHEDULE E**  
**DEVELOPMENT**  
**PERMIT AREAS**





**SCHEDULE F**  
**TRANSPORTATION**  
**NETWORK**



# SCHEDULE G INFRASTRUCTURE



**SCHEDULE H**  
**BUSINESS FAÇADE**  
**IMPROVEMENT**  
**PROGRAM**  
**GUIDELINES**

Schedule "G"  
Official Community Plan Bylaw 670, 2010

Development Permit Area 3 Business Façade  
Improvement Program Application



**Business Façade Improvement  
Program Application**

# Business Façade Improvement Program Application Guide

---

## PROGRAM PURPOSE

The Business Façade Improvement program provides grants to property and business owners to assist with the costs to renovate, restore or redesign their facades. Eligible properties are those zoned C1 located in the Plaza in Logan Lake. This includes all existing commercial structures in the outdoor mall and the indoor mall.

## GOAL

The goal of the program is to encourage the Plaza businesses to invest in upgrades that will create a more modern and consistent Plaza. The improvements will invite more customers, clients, visitors as well as other businesses to our Plaza. This new program provides financial assistance to business owners who would like to upgrade the appearance of their buildings and help them to conform to the new design standards for facades in the Plaza. Specifically the goals of this program are to:

- ◆ Make the downtown Plaza a more inviting and friendly area
- ◆ Make the downtown Plaza an interesting place to visit, eat, shop, walk and play
- ◆ Promote the marketability of retail businesses
- ◆ Attract and retain tenants to the Plaza area
- ◆ Build civic pride within the commercial sector as well as the residents

## THE PROGRAM

The District of Logan Lake with support from the Northern Development Initiative Trust will provide a 50% reimbursement grant up to a maximum of \$5,000 per building/project to improve facades of Plaza commercial/retail buildings.

Projects must have a minimum total cost of \$1,000 in order to qualify.

Buildings occupying corner lots are only entitled to one grant to a maximum of \$5,000 even if the eligible improvements occur on both sides of the building.

## PARTNERSHIP

There are partnership opportunities with the District of Logan Lake for each business located within the façade improvement area. This partnership will allow public property to be revitalized in conjunction with a private project. These partnerships can be developed through discussions with the Director of Public Works.

## ELIGIBLE PROPERTIES

Eligible properties are all existing commercial buildings zoned C1 and located within the Development Permit Area 3—Plaza.



# Business Façade Improvement Program Application Guide

---

## Eligible Applicants

- ◆ You must be either the property owner or business owner (if the applicant is the business owner, the property owner must approve the application in writing and confirm that all improvements are to be paid for by the applicant);
- ◆ All property taxes pertaining to the property are fully paid and current;
- ◆ There must be a current, valid business licenses for the property (unless otherwise exempt);
- ◆ There must be no outstanding building permits, stop work orders, or development permit condition requirements outstanding; and
- ◆ You have not received a previous grant under this program for the subject property.

## Ineligible Applicants

- ◆ Residential homes located in the designated commercial area are not eligible;
- ◆ Municipally owned buildings (even if they have business tenants);
- ◆ Properties outside the specified area (as defined in the community's program guidelines);
- ◆ Non-operating business (the business must be in operation); and
- ◆ Non-profit organizations (tenants).

## Eligible Façade Improvements

Eligible improvements may consist of but are not limited to:

- ◆ Exterior lighting (new but not replacement)
- ◆ Exterior architectural features
- ◆ Exterior surfaces and details (decorative details, moldings, trims etc.)
- ◆ Windows (only if part of larger enhancements, no stand-alone window replacement)
- ◆ New siding
- ◆ Façade painting
- ◆ Entrances and doorways (if part of larger enhancements)
- ◆ Awnings
- ◆ Signage (affixed to the building)

## INELIGIBLE FAÇADE IMPROVEMENTS

The following are improvements are ineligible:

- ◆ Routine maintenance
- ◆ Structural repairs
- ◆ Roofs
- ◆ Patios
- ◆ Non-permanent fixtures (benches, planters, patios, patio heaters etc.)
- ◆ Landscaping
- ◆ Paving
- ◆ Fencing
- ◆ Wheelchair ramps

# Business Façade Improvement Program Application Guide

---

## ELIGIBLE COSTS

- ◆ Direct project labour costs
- ◆ Design, architectural or engineering fees (related to facade only)
- ◆ Contractor fees
- ◆ Rental of tools and equipment
- ◆ Project related materials and supplies

## INELIGIBLE COSTS

- ◆ Staff wages and/or benefits
- ◆ Expenses related to improvement to the building façade not visible from the public right of way
- ◆ Utilities (hydro, gas etc.)
- ◆ Equipment purchased
- ◆ GST/PST
- ◆ Duties
- ◆ Shipping cost
- ◆ Permit fees
- ◆ Façade improvements expenses started prior to application approval

## GRANT APPLICATION AND APPROVAL PROCESS

All project proposals are subject to a comprehensive review and must reflect the spirit and intent of façade guidelines. The process is outlined below:

- ◆ Pick up the Business Façade Improvement Program Guideline and Application Form at the District Office
- ◆ Property Owner or Business Owner submits the completed application and detailed plans to the District Office, as well as digital photos of the building in its current state
- ◆ The application will be reviewed by District staff
- ◆ Applicants will be advised in writing as to whether or not the application has been approved, denied or is approved subject to special conditions
- ◆ Successful applicants must sign a Letter of Understanding with the District
- ◆ Applicant acquires building permit, if required, and completes the project
- ◆ Projects must be completed by November 30 in the year of application

# Business Façade Improvement Program Application Guide

---

## REIMBURSEMENT PROCESS

- ◆ Applicant must provide the following documents to the District prior to reimbursement
  - A. Copies of all invoices pertaining to the project and proof that they have been paid. The District reserves the right to request further documentation of the project.
  - B. A certificate of completion signed by the applicant or the contractor indicating that all of the work outlined in the application has been completed and paid in full. Final inspection from the Building Inspector if applicable
  - C. Photos of the façade before and after renovations
- ◆ The District reviews the documents and ensures that the Letter of Understanding requirements have been met
- ◆ Reimbursement is approved and payment is issued

### SPECIAL NOTES:

- ◆ All applications will be received on a first come, first served basis
- ◆ Applications will be accepted as long as funds remain available
- ◆ Submitting an application does not guarantee approval or a reimbursement amount
- ◆ The District may choose to reimburse only a portion of the requested amount

## BUILDING DESIGN STANDARDS

For specific building design standards please consult the Business Façade Improvement Program Building Design Guidelines which is available online on the District webpage and in hard copy at the District office.

## CONTACTS

For more information regarding the application process please contact Derek de Candole.

Derek de Candole  
Economic Development Officer  
250-523-6225  
ddecandole@loganlake.ca

For more information regarding the Building Design Standards please contact Jeff Carter

Jeff Carter  
Director of Public Works  
250-523-6225  
pwsuper@loganlake.ca

**DISTRICT OF LOGAN LAKE**  
**BUSINESS FAÇADE IMPROVEMENT APPLICATION**

(Please return completed and signed application to the District Office with all necessary documentation)

Business Owner

Building Owner

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Building Physical Address: \_\_\_\_\_

If you are applying as the tenant of a building please provide the following information and attach a letter of consent from the owners stating you are allowed to make these changes and are responsible for all of the costs incurred in the project.

Owners' Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Describe the proposed project (attached extra plans, paint samples, designs and before photos):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DISTRICT OF LOGAN LAKE  
BUSINESS FAÇADE IMPROVEMENT APPLICATION**

Planned Start Date: \_\_\_\_\_ Expected Completion Date: \_\_\_\_\_

Estimated Total Project Budget (attach professional quote): \_\_\_\_\_

I have read and reviewed the District of Logan Lake Business Façade Improvement Application Guide and the Business Façade Improvement Program Building Design Guidelines and confirm that my project meets the necessary requirements.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received by Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant Checklist:**

- \_\_\_\_\_ Property taxes paid
- \_\_\_\_\_ Utilities paid
- \_\_\_\_\_ Business License Fees paid
- \_\_\_\_\_ Building Owner Authorization
- \_\_\_\_\_ Required building permit application

**Attachments to Application:**

- \_\_\_\_\_ Photos of current condition
- \_\_\_\_\_ Detailed specifications of project
- \_\_\_\_\_ Budget details/Quote
- \_\_\_\_\_ Plans/Drawings
- \_\_\_\_\_ Material & colour samples
- \_\_\_\_\_ Letter of Understanding signed

**DISTRICT OF LOGAN LAKE  
BUSINESS FAÇADE IMPROVEMENT  
LETTER OF UNDERSTANDING  
TERMS AND CONDITIONS**

I, \_\_\_\_\_, of \_\_\_\_\_  
(Applicant) (Business/Building)

have read the complete application and concur with and give my consent to the work proposed in the application.

I assume all responsibility for obtaining appropriate architectural drawings, building permits and inspections and hiring of contractors as necessary.

I agree not to involve the District of Logan Lake in any legal action between myself and any contractors, estimators, employees, workers or agents arising from or out of the Business Façade Improvement Program.

I give my consent to the District to make all inspections necessary to confirm that the approved plans are implemented in accordance with expected standards.

Payment of approved grants will be made upon the applicant providing the District with proof of final completion of the proposed improvements along with verification of expenditures and proof of final inspection (when required).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_





## SCHEDULE I

# BUSINESS FAÇADE IMPROVEMENT PROGRAM BUILDING DESIGN GUIDELINES

Schedule “H”  
Official Community Plan Bylaw 670, 2010

Development Permit Area 3 – Business Façade Improvement  
Program Building Design Guideline



**Business Façade Improvement  
Program Building Design Guidelines**

## INTRODUCTION AND PURPOSE

The Logan Lake Façade Improvement Building Design Guidelines are meant to provide a clear direction for business owners and the District for improving the aesthetics of the commercial core of Logan Lake. The standards are meant to ensure there is a common theme that is contiguous from private to publically owned land and infrastructure. The main shopping area of Logan Lake is a truly unique area and with these design standards the qualities of the shopping area will be highlighted.

These Building Design Guidelines are to be used in conjunction with the Business Façade Improvement Application Guide which provides more detailed information on the application process. These design guidelines provide very clear and specific recommendations for façade improvement. Please consult the Business Façade Improvement Application Guide for eligibility requirements.

## CHARACTER

The Logan Lake Commercial Core will begin to take on an exciting and modern feel as improvements are made to both private and public property. This modern feel will build the desire for people to frequent the area and to spend more time there. The character of this space will become one of modern conveniences and services in a small town setting.

## FORM & SCALE

If new roof construction is planned sloping roofs are preferable to flat roofs. Using a sloped roof will accomplish two main things, first it will maintain a standard throughout the Development Permit Area, and second it will ensure that new roofs are constructed to a standard that can bear the heavy snow loads present in Logan Lake during the winter months

False fronts on buildings can transform a bland facade into a more interesting frontage. Due to existing property line location for private buildings as well as signage design guidelines, any additions to existing buildings to incorporate a false front would require a proposal to be approved by Council on a case by case basis.

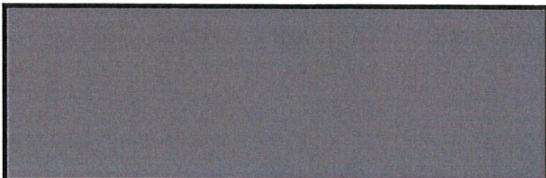
## MATERIALS

### Siding

The existing siding material used to construct structures in the District of Logan Lake Village Centre is exterior brick lay. If new siding material is used for improvements, it is recommended to either use horizontal Hardy Plank or Wood Siding. The use of horizontal vinyl siding would be acceptable as well but not recommended as life span and durability is not as great as the recommended materials. The use of Stucco is discouraged.

Alternatively, if existing brick work is to be refinished and painted, Steel Wool Grey (CL3166A) paint color should be used. In the case of using recommended siding materials, colors must be matched as close as possible to the Steel Wool Grey as specified above. Exceptions will be permitted to match Tarot Tan Brown Color for siding (CL2634D) if existing structure does not have brick work; and is currently constructed with wood siding material.

**Steel Wool Grey**



**Tarot Tan Brown**



## Roofing

Roofing material is recommended to be metal cladding or asphalt shingles. The use of wood shingles is not recommended due to durability as well as uniformity to other existing buildings in the Development Permit Area. The color of the roofing material should be black or dark grey if using asphalt shingles. If using metal cladding, colour should be black, green, or red in order to maintain consistency with existing roof colours.

## Exterior Stone Work

Improvements are recommended to use exterior culture stone on the frontage or sides of structures. If culture stone is not carried up to roof lines; stone work must be trimmed out with exterior fir (stained to match color consistency of Rec Centre frontage trim/ Magg's Park bridges). If culture stone is incorporated into improvements, Black Mountain Alpine Pro Fit Ledge stone must be used for color consistency.

### Black Mountain Alpine Ledge Stone



### Magg's Park Bridge



## WINDOWS & DOORS

It is recommended to use large scale window panes for improvements in order to maintain consistency with existing building window styles.

Typical painted steel or aluminum window frames as well as white vinyl framing for windows are all satisfactory. Windows are recommended to be double glazed. The installation of sliding doors is discouraged. Further, it is recommended to incorporate handicap access panels if improvements are to incorporate new doorways.

## LIGHTING

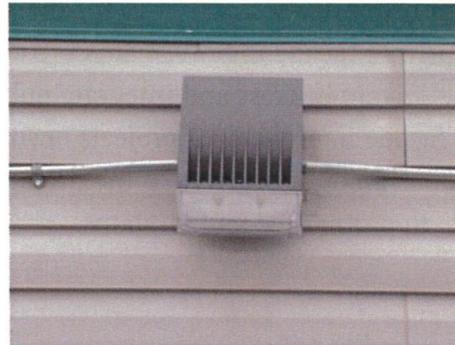
Exterior Architectural LED lighting with white luminosity are recommended. For side building and rear (parking lot facing) building lighting LUMARK XTOR cross tour LED vent lights should be used with a bronze finishing. For building and store frontages (facing the inside of the outdoor mall) Phillips Omega, 6 inch LED 1400+1750 Lumen cylinder lights

(OM6LED27PC30KMDCSU) should be used with metallic or aluminum finishing colors. Doorways and signage on buildings should be illuminated.

### Building Frontage Lights



### Building side and Rear lights



## SIGNAGE

Signage is encouraged to be directed at pedestrian traffic in size and scale. Facade signs should be bold and it is encouraged to use ornate graphic signage and not to use signage made out of wood. It is highly recommended and encouraged to use back-lit, plastic face, aluminum framed box style signs.



## **COLLABORATION**

Collaboration between businesses is encouraged, and collaboration with the District will allow façade improvements to be coordinated with District beautification efforts. There are proposed beautification activities for the public area in front of each privately owned space. As the private façade improvements are designed and implemented the District will work with the private interest and integrate public property beautification projects with the private façade improvement projects ensuring coordinated improvements. This will add a tremendous amount of value to the private investment and will allow public and private interests to partner for mutual gains.

## **APPLICATION INFORMATION**

To apply for the Logan Lake Business Façade Improvement Program please consult closely with the Business Façade Improvement Program Application Guide which is available in hard copy at the District Office, or on our website. If you have any questions about the Building Design Guidelines please don't hesitate to contact Jeff Carter the Public Works Superintendent at the District office, his contact information is below.

Jeff Carter  
Public Works Superintendent  
250-523-6225  
[pwsuper@loganlake.ca](mailto:pwsuper@loganlake.ca)

For questions regarding the application process please contact Derek de Candole.

Derek de Candole  
Economic Development Officer  
250-523-6225  
[ddecandole@loganlake.ca](mailto:ddecandole@loganlake.ca)