

BYLAW NO. 670, 2010

A bylaw to adopt an Official Community Plan for the District of Logan Lake, pursuant to the Local Government Act.

WHEREAS Council may, by bylaw, adopt an Official Community Plan which is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Official Community Plan must designate the area covered by the plan;

AND WHEREAS in developing the Official Community Plan, Council must consider any applicable Provincial policy guidelines, as referred to in Section 870 of the Local Government Act;

AND WHEREAS the Official Community Plan may include policies relating to social needs, social well-being and social development; a regional context statement; maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use; and the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity;

AND WHEREAS Council has provided opportunity for consultation with persons, organizations and authorities it considered will be affected, pursuant to Section 879 of the Local Government Act.

NOW THEREFORE the Council of the District of Logan Lake, in open meeting assembled enacts as follows:

1. This bylaw may be cited as "District of Logan Lake Official Community Plan Bylaw No. 670, 2010".
2. Schedules "A", "B", "C", "D", "E", "F", "G", "H" and "I" as detailed below, are attached to and from a part of Official Community Plan Bylaw 670, 2010:

- Schedule "A" -- Official Community Plan Bylaw Text;
- 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 **"Bylaw 759"**
- Schedule "F" -- Major Road Network **"Bylaw 703"**
- Schedule "G" - Business Façade Improvement Program Guidelines **"Bylaw 759"**
- Schedule "H" - Business Façade Improvement Program Building Design Guidelines **"Bylaw 759"**
- Schedule "I" - Land Use Map (120 Chartrand Place) **"Bylaw 767"**

3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect any of the remainder.
4. Official Community Plan Bylaw 560, 2003 and all amendments are hereby repealed.
5. This bylaw shall come into full force and effect upon adoption.

READ A FIRST TIME this 15th day of June, 2010.

READ A SECOND TIME this 7th day of September, 2010.

PUBLIC HEARING was held this 21st day of September, 2010.

READ A THIRD TIME this 21st day of September, 2010.

RECONSIDERED AND ADOPTED this 21st day of September, 2010.

Mayor (M. Dosch)

Chief Administrative Officer (W. Vollrath)

Schedule "A"
Official Community Plan Bylaw Text

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SECTION 1**INTRODUCTION****.1 BACKGROUND**

To the credit of Logan Lake's leadership and the community's mutually supportive citizens, a generally high level of satisfaction and a lack of significant issues were expressed during the public consultation process of the 2009-2010 update of the District of Logan Lake Official Community Plan (OCP). The community has remained strong since the global economic crisis struck in 2008 and by all indications the future is bright.

Logan Lake originated as a company town and is still largely reliant on the Highland Valley Copper Mine as a major driver of the local economy. However, by diversifying and capitalizing on economic development opportunities which make the most of Logan Lake's defining attributes the community is building up its resilience to the inevitable fluctuations of the British Columbia mining sector.

With convenient access to the larger centres of Kamloops and Merritt, a broad range of year-round outdoor recreational opportunities, plenty of fresh air and sunshine, reasonably priced housing, and a friendly, welcoming attitude, the community of Logan Lake is a great place to visit or live.

Although Logan Lake has not been subjected to significant growth pressure since the previous OCP was prepared in 2003, the community's demographic profile is changing and it is timely to re-evaluate community needs before issues compound.

The community is home to a growing proportion of residents over the age of 65. This presents both challenges and opportunities as this segment of the population ages and lifestyle, housing, and health care needs change.

From the legislative perspective, since the 2003 Official Community Plan was adopted, changes have been made to the *Local Government Act* which require an OCP to include targets for the reduction of greenhouse gas emissions and policies and actions of the local government proposed to achieve those targets.

In addition, the *Local Government Act* was amended in 2007 to require that local governments consult with the boards of education of their local school district to obtain input on needs for school facilities and support services.

Required OCP content is further detailed under **.3 SCOPE**.

.2 PURPOSE

Periodic reviews of an Official Community Plan are not only an opportunity to update the bylaw from a statistical and legislative perspective but, perhaps more importantly, to bring people together to share in discussion about the community's roots and heritage, present circumstances and vision for the future. Engaging residents, elected officials, business people and representatives of non-profit groups, clubs and agencies in charting the course to guide how the community will grow and evolve, opens lines of communication and helps to establish a sense of community pride, stewardship, and recognition of shared interests and values amongst the citizens.

The Official Community Plan defines objectives, provides policy direction, and describes and guidelines aimed at achieving the vision for the future of Logan Lake as expressed through the consultation process and reflected in other community initiatives.

The OCP provides a framework to shape community growth and change. It will be of particular interest to land owners, development proponents, business owners and entrepreneurs, people considering acquiring property in or moving to Logan Lake, potential investors and others with an interest in the community. District staff and Council will evaluate development applications to determine the degree to which they comply or "fit" with the OCP.

Finally, whereas an Official Community Plan does not commit or authorize the municipality to proceed with any project that is specified in the plan, all bylaws enacted or works undertaken by the local government Council after the adoption of an Official Community Plan must be consistent with the plan.

.3 SCOPE

An OCP must be adopted by bylaw in accordance with the provisions of the *Local Government Act*. The Act specifies that the scope of an OCP must include:

1. the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
2. the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
3. the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
4. restrictions on the use of land subject to hazardous conditions or which is environmentally sensitive to development;
5. the approximate location and phasing of any major road, sewer and water systems;
6. the approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
7. policies on affordable housing, rental housing and special needs housing; and
8. targets for the reduction of greenhouse gas emissions and policies and actions of the local government proposed with respect to achieving those targets.

.4 METHOD

A review and update of the Official Community Plan was initiated by the District of Logan Lake in 2009. The previous OCP was adopted in 2003. Council directed that the preparation of the Plan must be as public and open as possible. The method used to complete the Plan included the following steps:

1. Stantec Consulting was engaged to work with the District of Logan Lake to prepare a review and update of the Official Community Plan;
2. The first public input session was advertised and held in October 6, 2009. The session included a public open house and inter-active discussion involving members of the public and the Committee of the Whole¹.
3. Drawing on the input gathered at the October session and discussions with stakeholders and District of Logan Lake staff, drafts were prepared and presented at the second public input session in mid-December 2009.
4. Second drafts of the updated OCP and Zoning Bylaws were prepared over January and February 2010. Additional public and stakeholder input was solicited during this period and some changes were made in response to the feedback received.
5. After a review by senior District staff, the documents were refined and presented to the District of Logan Lake Mayor and Council in early March 2010. District staff subsequently took the bylaws through the process of approval and adoption.

¹ **Committee of the Whole** refers to all members of Council meeting outside of a Regular Council Meeting.

SECTION 2**CONTEXT**

.1 SETTING

The District of Logan Lake is located on part of British Columbia's Interior Plateau, about 60 km southwest of Kamloops and 70 km north of Merritt. With an area of approximately 325 km², it is one of the largest municipalities in terms of land area in the province, although the settled urban area of Logan Lake comprises only about 5 km². The municipality's boundary was expanded in 1989 to include the Highland Valley Copper Mine, and once again in 2002 to include additional lands for estate residential development. The District now stretches from Logan Lake and the Townsite area in the east, through active and past mining operations in the Highland Valley to the Thompson River that forms the westernmost portion of the District's boundary.

With the completion of Phase II of the Coquihalla Highway in 1987, driving times to Kamloops were reduced to 40 minutes. With excellent highway linkages to Logan Lake via either the Coquihalla or Highway 97C, Merritt is also less than an hour away.

It is possible to work in Kamloops or Merritt and live in Logan Lake and vice versa. In addition, such convenient highway access means shopping for goods and services in Kamloops or Merritt has become routine and has worked to the detriment of Logan Lake's retail and services sector. Nevertheless, being positioned on major transportation corridors in combination with relatively low land costs, gives the District a competitive advantage with respect to economic development.

.2 CLIMATE

Logan Lake has a cool climate with short summers and long cool winters. The mean daily maximum temperature in January is -1.6°C and in July is 22.1°C. The average annual rainfall is 225 mm and the average annual snowfall is 169 cm. Snow has been recorded to occur in every month except June, July and August. December is usually the month where the most snow falls averaging 34.4 cm. August is the wettest month averaging 41.4 mm of rainfall.

At 1,067 m the elevation of Logan Lake is 392 m higher than the village at Whistler and only 88 m lower than the village at Silver Star.

.3 VEGETATION

Five different biogeoclimatic zones are found within the District. The Interior Douglas Fir Zone occurs in the lower elevations of the District in valley lowlands and benches. It is the second warmest forest zone in the interior and provides important underbrush for wildlife and livestock. The Montane Spruce Zone covers most of the District at mid elevations. This is a highly productive forest zone containing Engelman Spruce, Subalpine Fir and Lodgepole Pine. The Engelman Spruce - Subalpine Fir Zone occurs in only about five percent of the District at high elevations. Here tree growth is stunted due to the short growing season. Finally, the Ponderosa Pine and Bunchgrass Zones are found in a small pocket of land adjacent to the Thompson River. These are dry but arable zones suitable for cultivation.

.4 FIRST NATIONS

The Interior Salish were the first people to travel through what is now the incorporated District of Logan Lake. In the vicinity of Logan Lake, there are Reserve areas associated with both the Lower Nicola and Cook's Ferry Indian Bands. [See **Schedule C, Land Use Plan (District-Wide)**]. Both the Lower Nicola and the Cook's Ferry Bands are branches of the Nlaka'pamux Nation.

South of the District's boundary on Highway 97C near the Logan Lake Townsite area is the Pipeseul Reserve No. 3 belonging to the Lower Nicola Indian Band. The Lower Nicola Indian Band belongs to the Swxexmx ("People of the Creeks") branch of the Nlaka'pamux Nation. Most of the Lower Nicola Band members live near Merritt and Nicola Lake.

Adjacent to the District's westerly boundaries, Indian Reserve No. 20 Shpazpzhinh belongs to the Cook's Ferry Band. The Enquocto and Squetankilhats Reserves are within the boundary of Logan Lake west of the Townsite area.

The Cook's Ferry Band considers much of the land depicted in **Schedule C** as part of their traditional territory for hunting, fishing and gathering. The main community of the Cook's Ferry Band is near Spences Bridge.

Table 2-1 provides the population of the two Bands with communities near Logan Lake.

TABLE 2-1	
First Nations Population Near Logan Lake (December 2006)²	
Lower Nicola Indian Band	Cook's Ferry Indian Band
1007	286

.5 POPULATION

Table 2-2 below provides population figures for Logan Lake from the Census years 1976 - 2006. It is evident that the population of the District is highly dependent on employment in the mining sector. Between 1976 and 1981 mining operations significantly expanded to the point where the town site doubled in population size. A recession beginning in 1981 affected all primary resource industries in the province and copper mining was no exception. The mining workforce decreased and the population of Logan Lake followed in stride. In total, the population declined by 636 people between 1981 and 1986. In the late 1980s copper prices began to rise and mining operations began to stabilize resulting in the reemployment of much of the workforce. Today the mining sector is strong, and is performing well following the global economic crisis in 2008 and the population has stabilized over recent years.

According to BC Stats, the 2008 population is estimated to be 2,198 people³.

TABLE 2-2			
Logan Lake Population 1976 - 2006			
Year	Population	Population Change Between Census Years	% Annual Change (Average) Between Census Years
1976	1,388		
1981	2,640	+1,252	+18.0%
1986	2,004	-636	-4.8%
1991	2,380	+376	+3.8%
1996	2,492	+112	+0.9%
2001	2,185	-307	-2.5%
2006	2,162	-13	-0.1%

² Ministry of Aboriginal Relations and Reconciliation

³ BC Stats, Population statistics for annual population count, 2008

Another important aspect of Logan Lake's population is its age composition. As **Table 2-3** below demonstrates, the population of Logan Lake has become much older. For example, in 1981 there were only 10 people living in Logan Lake who were 65 years or older. In contrast by 1991 there were 240 people living in Logan Lake who were 65 years or older. As of 2001, 445 people, or almost 20% of the District's population was over the age of 65. In 2006, there were 535 people living in Logan Lake who were 65 years of age or older, or almost 25% of the population.

In 2006, the median age in British Columbia was 40.8 whereas in Logan Lake the median age was 53.8.

Logan Lake's population age characteristics may be due, in part, to an aging, stable workforce and newly retired and semi-retired people migrating to the area due to low housing prices and the recreational amenities Logan Lake has to offer.

Logan Lake's response to the needs of an older population may include new forms of housing, more compact pedestrian-oriented development, different recreational programs and amenities that aid in retaining the current population and support continued migration to the District for quality of life reasons.

Age	1981	1991	1996	2001	2006
0-4	325	135	140	60	60
5-9	315	195	165	140	65
10-14	245	215	210	140	130
15-19	175	215	170	155	90
20-24	250	85	110	60	75
25-34	650	285	240	227	125
35-44	345	440	415	228	205
45-54	190	305	355	405	380
55-64	155	275	355	330	490
65+	10	240	495	445	535

As illustrated in **Table 2-3** the age profile of Logan Lake is changing. In large part, the mobility factors outlined in **Table 2-4** highlight this shift. As the table illustrates, as of 2006, 767 people had moved to Logan Lake since 2001. This represents 35% of the current (2006 Census) population in the community. Subsequently, the data underscores the fact that the community will continue to be faced with the challenges and opportunities of migration which will play a critical role in the future of the community.

	Logan Lake	BC
Lived at same address 5 years ago	52.7%	53.4%
Lived within the same province or territory 5 years ago but changed addresses within the same Census Subdivision (municipality)	11.7%	23.4%
Lived within the same province or territory 5 years ago but changed addresses from another Census Subdivision (municipality) within the same province or territory.	35.5% or about 767 people have moved to	31.5%
Lived in a different province or territory 5 years ago	Logan Lake	3.6%
Lived in a different country 5 years ago	from elsewhere	0.4%
		4.3%
		5.3%

.6 ECONOMY

The economy of Logan Lake is largely dependent on the mining industry. As of 2009, The Highland Valley Mine has a salary and benefits payroll of approximately \$130 million and employs approximately 1,150 people. As of October 2009, 246 employees had chosen to make their home in Logan Lake. Mine operations and employees generate a demand for goods and services and Logan Lake has several retail and service businesses. Other people are employed in forestry, transportation, administration and education. There has been some diversification of the local economy with migration to Logan Lake due to low housing prices and the fact that Logan Lake is a clean, attractive community with many amenities. These people include retirees and commuters to Kamloops among others. The challenge to Logan Lake is to work toward more diversification while at the same time creating a climate of support for additional industrial activities.

Shipments of copper concentrate increased from 816,000 tonnes in 2007 to 850,000 tonnes in 2008. Copper concentrate contributed the largest share of net mining revenues in the previous year; however the decrease in average price from US\$3.23/lb in 2007 to US\$3.16/lb in 2008 coupled with the timing of decreases resulted in significantly lower net mining revenues for copper, down from \$1.7 billion in 2007 to \$1.2 billion 2008, a decrease of 29%. Subsequent to 2008, copper's average realized price was US\$1.56/lb in the first quarter of 2009.⁴

Two other aspects of the local economy are income and employment. In terms of income, families in Logan Lake generally are well off. In the 2006 Census, the median family income was \$52,237, which is approximately \$500 less than the provincial average of \$52,709. This is a change from 2001, when median family incomes were \$49,598 or \$5,367 higher than the provincial median family income. In terms of employment, the 2006 Census reveals that the number of employed people was 900 with an unemployment rate of 6%. However, given recent economic upheavals in 2008, it is difficult to forecast what the employment figures may be presently.

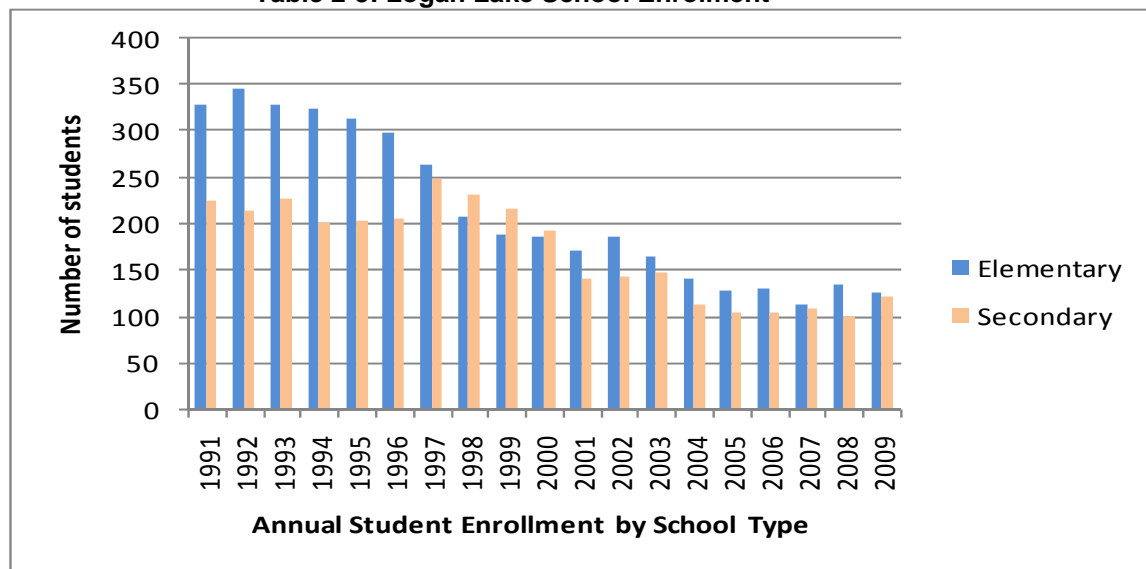
.7 SCHOOLS

The District of Logan Lake has both an elementary and secondary school serving the community and surrounding area. In 2009 School District No. 73 contemplated closure of Logan Lake Elementary due to declining enrolment. The secondary school has typically had even lower enrolment than the elementary school. After consultation with District of Logan Lake and concerned parents, the school closure was averted and the decision was made to revise the service model such that grades five and six would move from the elementary school to the secondary school beginning in the 2010-2011 school year and the elementary school would serve Kindergarten to grade four.

⁴ **Rock solid: The Mining Industry in British Columbia 2008**, page6. Price Waterhouse Coopers Mining Industry Survey, www.pwc.com/en_CA/ca/mining/publications/mining-bc-2009-05-en.pdf

Table 2-5 below outlines enrolment from 1990 to present.

Table 2-5: Logan Lake School Enrolment



.8 COMMUNITY SERVICES

There are several community facilities in Logan Lake. The Logan Lake Health Clinic serves as a diagnostic and treatment centre. A recreation centre has an ice arena and curling sheets. Logan Lake also has an ambulance station, a volunteer fire department and an RCMP detachment. In addition, there are community churches which serve a number of denominations.

The Logan Lake Wellness, Health and Youth Society (WHY) is a non-profit organization that promotes wellness and a healthy mind and body. The WHY provides a range of services including counseling, activities, resumes, job searches and coordinating physical activities for residents of all ages.

SECTION 3**GUIDING PRINCIPLES**

The following Mission Statement and Principles establish the philosophy for the entire Official Community Plan. They are intended to stimulate action, to give purpose and direction to that action and to serve as reference points for future decision making.

.1 MISSION STATEMENT

A “Smart Growth” community that demonstrates a commitment to its financial, environmental, and social health and is recognized for its quality of life.

(From: Corporate Strategic Plan, 2009)

.2 GUIDING PRINCIPLES***.1 Build On Strengths of the Town Centre***

Logan Lake’s town centre is the primary gathering place for local residents and visitors to the community.

Visitors to Logan Lake will be impressed by the scenic, pedestrian-oriented setting of the core area. Within easy walking distance are the fundamental elements of the community including the District of Logan Lake municipal office, fire hall, RCMP detachment, food and drug stores, post office, visitor accommodation, public park, professional offices, retail shops, food and beverage services, schools, medical clinic, highway services, and much more.

Policies and guidelines of the Official Community Plan are intended to reinforce the strength of the town centre by encouraging a mix of land uses, well-planned, attractive development, and a diversity of business and residential opportunities to enhance liveability, affordability, and stimulate local economic development.

.2 Pursue Economic Development and Diversification

Mining was the impetus behind urban settlement in Logan Lake and the District is fortunate to have the Highland Valley Copper Corporation as a major industrial employer. The mine provides approximately 1,150 jobs and represents a significant base of tax assessment. The goal is to continue to support the mining industry while promoting economic diversification.

Some steps that the Plan describes to promote economic diversification include providing for home-based businesses, ensuring that there is an adequate supply of residential, commercial and industrial land, timber harvesting in accordance with the Community Forest Agreement, and encouraging a healthy construction sector through the advancement of well-planned development.

.3 Promote Environmental Stewardship

Logan Lake is a place of wide open spaces, lakes, streams and forests. Many residents believe that access to outdoor recreation opportunities and the surrounding natural environment is one of the best attributes of living in the area.

The Plan aims to promote measures which foster environmental stewardship and encourages the District to work with government agencies and non-governmental organizations and individuals to make this happen.

Specific features contained within the Plan include protection of water quality and environmental integrity of lakes, streams and wetlands within the community, exercising

caution in areas where there are steep slopes and designating a significant amount of land within and around the townsite as an open space reserve.

.4 Sustain a Pedestrian-Friendly, Universally Accessible Community

A pleasant feature of Logan Lake is that it is a very walkable community. Many people walk, bicycle, or drive a scooter from residential areas to the town centre, the recreation centre and the park and pathway adjacent to Logan Lake.

It is a principle of the Plan to sustain a compact, pedestrian-friendly community, which is universally accessible by people of all ages and abilities. This will be accomplished by promoting development close to the community core, by maintaining and enhancing the non-vehicular transportation network and by further developing the greenway system.

.5 Ensure that New Development is of Good Form and Character

New development should be of a high standard and complement the most positive attributes of surrounding uses. It should be of good visual appearance as well as functional.

The form and character of multiple family, commercial, and industrial developments will be guided by the development permit process.

Implementation and adherence to achievable, economical, and practical design guidelines will set and perpetuate a standard for quality building, site and landscape design.

Development proponents may be required to provide plans addressing such matters as tree removal and retention, revegetation, architectural design, wildfire hazard mitigation, protection of views (looking from the site) and assessment of visual impact (looking at the site).

.6 Enable Development of Housing to Meet the Needs of the Community

Logan Lake strives to offer a variety of housing types to meet the needs of different households, income levels and age groups particularly the growing proportion of seniors within the community's population.

The Plan supports future housing in the form of mixed use, higher density developments in the town centre surrounded by lower density neighbourhoods around the core area.

.7 Encourage Public Involvement in the Community Planning Process

For community planning to be truly effective, policies contained within planning documents must have the support of the public. In this way decision makers can better carry out the will of those they are serving. Council will continue to encourage public involvement in community planning initiatives.

.8 Support the Regional Growth Strategy

Respective of Logan Lake's position within the Thompson Nicola Regional District, this Official Community Plan has policies that address the objectives of the Regional Growth Strategy. These policies address the District's needs within the regional context and support growth management objectives. The Official Community Plan seeks to address community needs within the context of the broader region and has a number of guiding principles with respect to human settlement, transportation and energy, economic development, environmental protection, open space, and cultural heritage. Taken together, these policies serve as the foundation of the District's Regional Context Statement.

SECTION 4**REGIONAL CONTEXT****.1 BACKGROUND**

In 2000 the Thompson Nicola Regional District (TNRD), together with the municipalities within the Region, completed a Regional Growth Strategy as outlined in the *Local Government Act*. The District of Logan Lake is an incorporated municipality within the TNRD. The Regional Growth Strategy (RGS) is not a land use plan, but rather a cooperative strategy for achieving a sustainable future for the region.

The RGS states that a Regional Context Statement within a municipal OCP should identify the relationship between the RGS and the OCP and should specify any actions required to make their goals and policies consistent within two years of adoption of the RGS. As noted above, the TNRD adopted a Regional Growth Strategy in 2000. Subsequently, the District of Logan Lake Official Community Plan was next updated in 2003 and particular effort was made to maintain consistency with the RGS.

Some critical issues facing the TNRD, as described in the RGS, include population growth pressure facing the South Thompson Valley, protection of resource lands, provision of parks and recreation, protection of community watersheds and the enhancement of visual corridors and amenity areas.

In consideration of these challenges, a vision statement focused on a sustainable future was created. The regional vision established for the TNRD is as follows:

The TNRD is a unique region of diversity and contrast characterized by numerous distinct and special places. 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.⁵

.2 REGIONAL CONTEXT STATEMENT

As outlined in the *Local Government Act*, Official Community Plans must include a Regional Context Statement. The purpose of which is to outline the principles of regional growth management strategies as they apply to the municipality and identify OCP policies that support those principles.

The District of Logan Lake is a significant urban centre that is valued for its recreational opportunities, quality of life, reasonably priced housing, convenient proximity to larger communities, and unique history related to mining and resource development.

These attributes of Logan Lake fulfil the lifestyle expectations of a range of households and individuals. Retirees are a growing sector of the population enjoying the fine quality of life in Logan Lake. Many Logan Lake residents still in the work force are employed at the Highland Valley Copper Mine while others may work for a mining related business headquartered elsewhere. Other workers may be employed at one of many local businesses or commute to work in the larger centres of Kamloops and Merritt. On any given day in Logan Lake one can observe many out-of-town commercial vehicles representing a wide range of mining-related suppliers and services in town for business purposes.

As such, the District of Logan Lake has many linkages with other Regional District communities and yet other relationships that extend far beyond both municipal and regional boundaries.

⁵ *Thompson Nicola Regional District Regional Growth Strategy, TNRD, 2000, p. 5*

The Official Community Plan was developed within the context of these characteristics and regional growth objectives. The following describes how the District of Logan Lake OCP relates to the growth management strategies outlined in the TNRD's Regional Growth Strategy.

.1 Human Settlement

Future residential development will occur in a compact, cost effective and sustainable manner. The District will encourage a range of housing types and promote infill and intensification on existing vacant parcels to maximize the utility of community services and infrastructure. Development of medium to higher density residential uses will be encouraged near the Town Centre and commercial services in the community. A range of commercial, industrial and public uses will be encouraged to continue to develop in the District, thus maintaining and enhancing the community's economic and social well being.

Fringe development just outside the municipal boundary will be discouraged. Any expansion of District boundaries required to accommodate growth will be undertaken in consultation with TNRD fringe area policy objectives, stakeholders, and landowners to reflect both municipal and regional growth management principles as contained in the Regional Growth Strategy.

In compliance with these principles, the development and expansion of the District will strive to minimize the impact on adjacent resources. Preservation of environmental features such as watercourses, riparian areas and wildlife habitats will be encouraged. Respective of this, residential development along with associated public and neighbourhood commercial uses will be encouraged in those areas defined as General Residential, and Urban Reserve.

.2 Transportation and Energy

The District of Logan Lake recognizes the importance of an efficient transportation system that is directly integrated with land use planning objectives. To this extent the District will continue to pursue the expansion of a multi-modal trail system throughout the community and strive for a compact urban form that reduces automobile dependency and supports alternative modes of transportation.

In addition, the District will continue to work with the TNRD and Ministry of Transportation and Infrastructure in relation to major transportation corridors that facilitate the efficient movement of people and goods throughout the community and region.

.3 Economic Development

Strengthening the local economy through economic diversification and expansion are fundamental principles endorsed throughout the OCP. The District of Logan Lake will continue to prepare for closure of the Highland Valley Copper Mine through collaborative end use planning that will identify future opportunities for mining operations in the area as well as alternative land use scenarios.

The District will facilitate and retain the establishment of industry, tourist commercial and other business through continued investment in amenities such as on-street and off-street walking routes, multi-purpose/multi-season trails, lakeshore enhancement, park improvements and recreational facilities. This approach will enable the District to sustain its viability, by supporting initiatives that influence in-migration and development throughout the community.

.4 Environmental Protection

The District of Logan Lake has long recognized the value of protecting and enhancing the natural environment by avoiding development in environmentally sensitive areas. As well,

the District aims to minimize risks to development by directing future growth away from hazardous and sensitive areas including steep slopes, riparian areas, and watercourses. Wildfire is increasingly recognized as a risk to many British Columbia communities and Logan Lake has taken steps to reduce and manage wildfire hazards within the community. A Wildfire Safety Plan was prepared by J.S. Thrower and Associates Ltd. in 2004. Among the Plan's recommendations is the recommendation to establish bylaws related to residential fuel loading and management. In this regard, this OCP identifies a Wildfire Hazard Development Permit Area aimed at achieving 'Fire Safe' new development.

.5 Open Space and Cultural Heritage

The residents of Logan Lake place tremendous value on the open space, natural amenities, and unique heritage of the community. To this extent, the OCP strives to protect these values through the designation of an open space network, a compact urban form and a strong policy framework that recognizes the importance of mining operations as a unique part of the District's cultural heritage.

.6 Implementation

The District of Logan Lake is committed to being an active participant in realizing the TNRD's Regional Growth Strategy and will continue to support its goals and objectives. The District of Logan Lake will continue to partner with the TNRD on an on-going basis through dialogue on regional and municipal matters of mutual interest.

SECTION 5**GENERAL POLICIES****.1 BACKGROUND**

A number of policy considerations of importance to the District of Logan Lake are not specific to any particular section of the Official Community Plan.

For example, whereas most of the Logan Lake Community Forest is outside the District boundaries, some portions are within and include lands designated Rural Resource, Open Space, Urban Reserve, Recreation Commercial, and a small area of Future General Residential.

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.

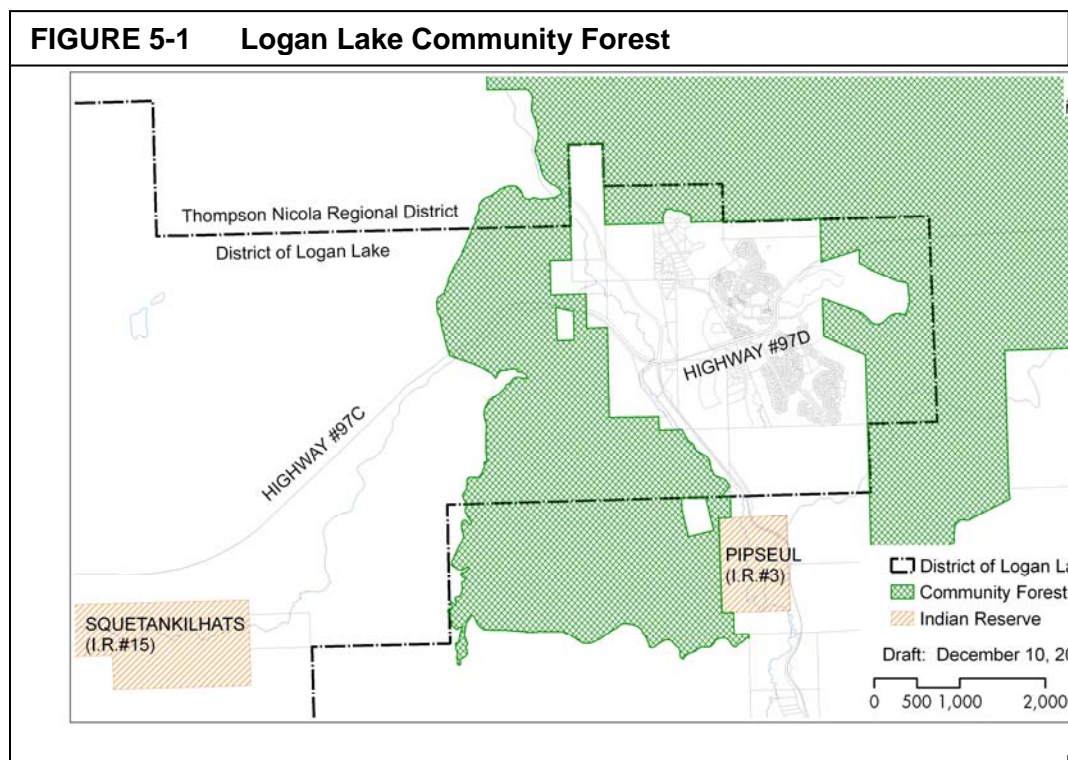
.2 OBJECTIVES

- .1 It is the objective of Council to ensure that the Community Forest is managed in a manner which maximizes its potential while respecting existing adjacent land uses.
- .2 It is the objective of Council to maintain a system of recording and managing information and data of value to the District's operations and future planning.
- .3 It is the objective of Council to fairly and consistently enforce District bylaws in the interests of sustaining the health, well-being and aesthetic appeal of the community.

.3 POLICIES

- .1 It is the policy of Council for Logan Lake to be a welcoming, supportive community that embraces its citizens from all walks of life irrespective of ethnicity, family structure, economic, mental, or physical challenges.
- .2 It is the policy of Council to acknowledge and promote participation in volunteer activities as a means to enhance employability by gaining experience, skills and by building connections with people and organizations in the community.
- .3 It is the policy of Council to 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.
- .4 It is the policy of Council to cooperate and maintain open lines of communication with the Board of Directors of the Logan Lake Community Forest Corporation and to facilitate development of a Community Forest plan which identifies actions, operational techniques, and phasing of activities on lands within the District boundaries (see **Figure 5-1**).
- .5 It is the policy of Council to consider timing for implementation of actions or recommendations contained within the Official Community Plan in conjunction with the ongoing reviews of the District's Five Year Financial Plan.
- .6 It is the policy of Council to 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.

- .7 It is the policy of Council that the District maintain a record of development data compiled on a monthly and annual basis including, but not limited to, the number and type of new lots created by subdivision, development application statistics, and building permits including floor area, use, location, value etc.
- .8 It is the policy of Council to 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.
- .9 It is the policy of Council to 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.
- .10 It is the policy of Council to review, amend if necessary, and consistently enforce regulations pertaining to the prevention of unsightliness of real property.



SECTION 6**GREENHOUSE GAS REDUCTION****.1 BACKGROUND**

The Province of BC has been moving forward with a series of measures to advance energy efficiency and reduce energy consumption in BC communities. Those initiatives that directly affect Official Community Plans are:

- .1 Originating out of the Green Communities Act (Bill 27, 2008), the *Local Government Act* now specifies that the scope of an OCP must include targets for the reduction of greenhouse gas emissions and policies and actions of the local government proposed with respect to achieving those targets.

To fulfil this requirement, the legislation provides a range of potential new powers for local governments.

Potential tools include: using development permits to promote energy and water conservation; allowing parking variances to encourage alternative transportation; providing exemptions from Development Cost Charges for small residential units, local government powers to waive or reduce these charges for green developments; and allowing local governments to develop property tax exemption programs based on energy or water efficiency.

Many of the actions arising out of Bill 27 are directed towards encouraging new development to be energy, climate, and water efficient using the Development Permit Area system.

- .2 “Greening” the BC Building Code (Bill 10, 2008): the Province has also enacted New Building Code requirements to increase energy and water efficiency. Bill 10 provides local governments with the authority to apply the “green” Building Code provisions, including higher energy efficiency standards for single family and high-rise multi-family units, as well as water efficiency requirements.

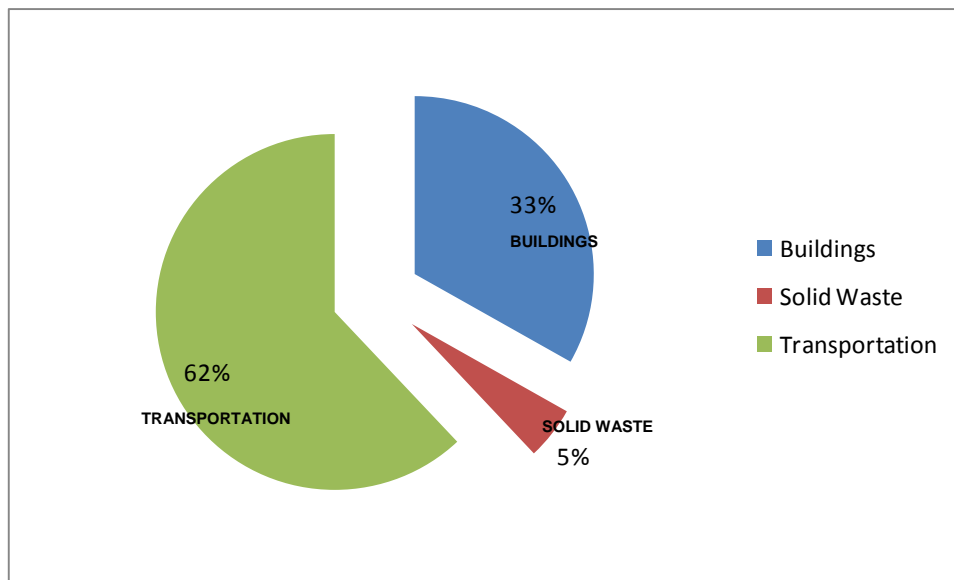
The province of B.C. has committed to reducing greenhouse gas by 33% from 2007 levels by 2020. It is estimated that local governments have control or influence over approximately 45% or more of these emissions.

The 2007 Community Energy & Greenhouse Gas Emissions Inventory (CEEI) Reports are summary estimates of community energy consumption and greenhouse gas emissions from on-road transportation, buildings, and solid waste. Additional sectors and detail will be explored in subsequent years.

The District of Logan Lake has signed the Climate Action Charter and have committed to being Carbon Neutral by 2012 either through reduction measures, purchasing offsets, or both.

As illustrated in **Figure 6-1 Logan Lake Community Energy Use**, more than 60% of all emissions come from on road transportation, approximately a third are from the heating and cooling of buildings and 5% of emissions come from solid waste.

Figure 6-1 Logan Lake Community Energy Use



Source: Community Energy & Greenhouse Gas Emission Inventory for Logan Lake (2007)

.2 GHG REDUCTION TARGET

The community will reduce community-wide GHG emissions by 10% from 2007 levels by 2020.

.3 PROPOSED SECTOR REDUCTION TARGETS

The overall GHG emissions reduction target will be met through reductions in three key areas – residential emissions, commercial emissions, and transportation.

TABLE 6-1 Greenhouse Gas Reduction Targets		
Sector	Target Reduction	Rationale
Residential Buildings	7.5% of residential emissions	Municipality will encourage residents to upgrade energy efficiency of their homes – each reducing emissions by an average of 15%. It is assumed that half the number of households will make an energy efficient upgrade by 2020.
Commercial Buildings	9% of commercial emissions	Align with Energy Efficient Buildings Strategy target to reduce commercial building emissions.
Transportation	10% of vehicle emissions	Encourage all residents to reduce emissions by 10% through behaviour change.

.4 OBJECTIVES

- .1 It is the objective of Council for Logan Lake to be a leader in community energy and greenhouse gas emission reduction.
- .2 It is the objective of Council to inspire and help our residents and business people to reduce their energy use and GHG emissions.

.5 POLICIES

- .1 It is the policy of Council to identify and implement strategies to quantify and reduce energy consumption and greenhouse gas emissions in District buildings, facilities, and vehicles.

- .2 It is the policy of Council to encourage residents to maximize the energy efficiency of their homes. Council will provide information, education, and encouragement to residents.
- .3 It is the policy of Council to encourage homeowners to obtain home energy audits and apply for senior government grants to help offset the costs of eligible energy efficiency retrofits.
- .4 It is the policy of Council to help our business sector to become more energy efficient in their building energy use.
- .5 It is the policy of Council to develop opportunities and infrastructure that enables residents to reduce their motor vehicle travel within the community.
- .6 It is the policy of Council to investigate how the urban forest may be utilised to meet the goals and objectives of Greenhouse Gas reduction.

SECTION 7**ECONOMIC DEVELOPMENT****.1 BACKGROUND**

Mining development lead to the establishment of the District of Logan Lake and the economic stability of the community is still substantively linked to the local mining industry. The District has taken steps to balance this reality with initiatives to generate strong, self-sustaining, economic diversification.

In 2007, the District of Logan Lake was granted a five year probationary community forest agreement which gives the District the exclusive right to harvest up to 20,000 cubic metres of timber per year, as well as to manage forest resources, recreation, wildlife, water and scenic viewscapes. The community forest agreement also enables the community to implement key elements of the 2004 Wildfire Safety Plan, such as the removal of beetle killed trees, to reduce fire risk. Ultimately, the five year agreement may be extended for an additional five years or replaced with a long term agreement of not less than 25 years.⁶

The focus of the OCP with respect to economic development is to encourage the continued viability of the Highland Valley Copper Mine, to foster environmentally friendly manufacturing and industry, to promote tourism, to pursue forest management, education and economic opportunities associated with the Logan Lake Community Forest and to advance well-planned residential development in keeping with community needs and expectations.

In terms of manufacturing and industry, the District has relatively low industrial land costs and good road access. Tourism is a growth industry and there are many recreational opportunities which make Logan Lake a great place to visit year round. By advancing new residential development, more spending of discretionary income can be brought into the community to support local businesses.

.2 OBJECTIVES

- .1 It is the objective of Council to support mining activity.
- .2 It is the objective of Council to foster environmentally friendly manufacturing, industry, tourism and well-planned, locally appropriate residential development in an effort to sustain a healthy, self-sustaining, diverse economy.
- .3 It is the objective of Council to maximize the valuable benefits of the community forest.

.3 POLICIES

- .1 It is the policy of Council to work with the mining industry to encourage its maintenance and growth.
- .2 It is the policy of Council to cooperate with business and industry organizations by sharing information, expertise and resources aimed at fostering economic diversification and industrial innovation.
- .3 It is the policy of Council to 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 It is the policy of Council to encourage environmentally friendly manufacturing and industrial operations to locate in Logan Lake.

⁶ *Ministry of Forests and Range, News Release – 2007FOR0180-001567, December 3, 2007*

- .5 It is the policy of Council to encourage the growth of tourism.
- .6 It is the policy of Council to encourage well-planned, locally appropriate, residential population growth.
- .7 It is the policy of Council to facilitate responsible management of the community forest and to maximize the value of this resource to the community through wildfire hazard reduction, enhanced recreational opportunities and by promoting employment, training, and education in forest management, timber harvesting, and value-added wood industries.
- .8 It is the policy of Council to maintain reasonable Development Cost Charge rates to recover an appropriate share of the applicable costs attributable to new development.
- .9 It is the policy of Council to explore initiatives that work to reduce the rate of unemployment amongst Logan Lake residents.
- .10 It is the policy of Council to work in concert with local organizations toward maintaining and improving the all season recreational trail system.
- .11 It is the policy of Council to capitalize on Logan Lake's growing reputation as a four-season playground enjoyed by responsible enthusiasts of mountain biking, fishing, snowmobiling, ATVing, camping, nature appreciation and many more outdoor activities.
- .12 It is the policy of Council to continue to identify opportunities to facilitate the ongoing implementation of the:
 - .1 Recreation–Tourism Master Plan, Yates, Thorn & Associates, June 2002
 - .2 Trail Network Plan: Opportunity Assessment to Market Trails, March 2006
 - .3 Community Tourism Foundations® Program Tourism Development Plan, June 2008
 - .4 Logan Lake Economic Development Strategy, February 15, 2001.

SECTION 8**LAND USE DESIGNATIONS**

The future use and development of land within the District of Logan Lake shall be consistent with the overall pattern of land use depicted in **Schedule B, Land Use Plan (Townsite)** and **Schedule C, Land Use Plan (District-Wide)** based upon the following designations:

1. General Residential
2. Estate Residential
3. Small Lot Residential
4. Medium Density Residential
5. Future General Residential
6. Urban Reserve
7. Town Centre Commercial
8. Highway Commercial
9. Neighbourhood Commercial
10. Recreation Commercial
11. Light Industrial/Service Commercial
12. General Industrial
13. Mining Operations
14. Rural Resource
15. Agriculture
16. Government and Institutional
17. Parks
18. Open Space
19. Sand and Gravel Reserve

It is recognized that in some cases the designated land use on **Schedule B, Land Use Plan (Townsite)** and **Schedule C, Land Use Plan (District-Wide)** may be different from existing zoning and existing use. The intention is not to change the use of this land immediately but to illustrate the preferred pattern of land use as redevelopment occurs.

SECTION 9**RESIDENTIAL****.1 BACKGROUND**

To a large extent, the amount and type of new housing development is a function of supply and demand. Supply and demand, however, are not the exclusive factors influencing residential development. Aside from obvious influences such as Building Code requirements and zoning regulations, the availability and cost of land, development costs and policies of the Official Community Plan also have a direct influence on the type of housing available to the market. Some developers may define their product based on what has been marketable for them in the past. What the market truly wants however does not always shape the character of the supply, and consumers are compelled to accept what is available or move elsewhere to find what they need.

The astute developer, and policy maker, pays attention to what is desired by consumers in the communities in which they work and to how these needs and preferences change over time.

For example, over the past decade it's been recognized that Logan Lake has a relatively high proportion of retirees. New housing providers should be aware that as this demographic 'bulge' of retirees continues to age, their housing preferences and needs may change yet their desire to reside in Logan Lake may not. As the population of seniors ages, there may be increased need for housing with varying levels of care and assistance with daily tasks. Seniors may have a desire to move to a smaller dwelling with less yard maintenance, close to shopping and services.

As presented in **Section 2**, the population in the District has fluctuated since 1976 to 2,198 recorded in the 2006 Census. There was considerable growth between 1976 and 1981 as mining operations expanded. The recession beginning in 1981 hit hard resulting in mining sector lay-offs and population decreased an average of about 5 percent per annum to 1986. Between 1986 and 1991 copper prices improved and Logan Lake was beginning to be "discovered" for lifestyle and cost of living reasons. Population increases averaged over 3 percent per annum during this period. Between 1996 and 2001, the District's population declined by 12 percent however it has stabilized over the past five years.

In the 2003 Official Community Plan there were reported to be approximately 68 vacant residential parcels available although a few of these parcels may have had less favourable building characteristics. While a vacant land inventory was beyond the scope of this OCP review, it would be a valuable exercise to be undertaken.

Barring a sudden and substantial spike in population growth, indications are that the District has an adequate supply of land to accommodate future growth for the next 5 to 10 years. In particular, lands off the south end of Calcite and Daladon Drive, and lands in the vicinity of the TV tower (off the end of Chartrand Avenue) are slated for a range of residential development up to 39 units per hectare (16 units per acre).

There are six residential designations in this Official Community Plan. The first four designations listed below generally reflect current land uses and areas suitable for immediate infill development.

1. General Residential
2. Estate Residential
3. Small Lot Residential (includes an undeveloped area west of the Agate Drive/Jade Court subdivision)
4. Medium Density Residential
5. Future General Residential
6. Urban Reserve

Future General Residential applies to area suitable for development in the medium term and refers to land which is suitable for one or a mix of housing types (e.g. single family residences, duplexes, manufactured housing, townhomes).

Urban Reserve indicates areas which may be appropriate for development in the longer term and may include a range of urban land uses not necessarily limited to residential.

Development phasing is suggested to occur as presented in **Table 6-1**.

TABLE 6-1 Residential Phases of Development		
Phase 1 Short Term	Phase 2 Medium Term	Phase 3 Long Term
General Residential Estate Residential Small Lot Residential Medium Density Residential	Future General Residential	Urban Reserve

.1 Estate Residential

Estate Residential refers to single family dwellings on larger parcels approaching 4,000 m² (1 acre) in area or greater. The District entered into a partnership with the province and developed a number of estate residential lots in the northwest region of the Townsite area. It is the community's objective to provide for a broad range of housing options and during preparation of this OCP, there was support to allow for a share of new residential growth to take the form of estate lot housing as long as the District's drinking water supply is not affected by groundwater contamination from on-site septic systems.

Undeveloped land west and north of the Gowan Drive, Lea Rig Crescent, and Thrissel Place subdivision is designated for future **Estate Residential**.

.2 Medium and Long Term Urban Growth Areas

Assuming a moderate two percent average annual growth rate, the District has a sufficient supply of residential land for at least the next 5 years. Yet to prepare for the future and avoid uncertainty, it would be prudent to designate lands for anticipated residential development in the future. As discussed above, lands designated for residential growth in the medium term include **Future General Residential** which will allow for a wide array of housing forms. Lands for longer term urban growth have been set aside as **Urban Reserve**. In order to reduce servicing costs for the municipality and any potential developer as well as promoting a compact, pedestrian-oriented community it is best to encourage a logical, sequential pattern of development, as outlined in **Table 6-1**.

.3 Affordable and Special Needs Housing

The issue of affordable housing in Logan Lake is less prominent than in many other communities in the province. Nonetheless, Council is committed to encouraging more affordable housing opportunities. For example, by designating land for **Small Lot Residential** and **Future General Residential**, the Plan is attempting to provide for a variety of housing forms that is responsive to changing population dynamics and needs of the community. In addition, as discussed in **Section 2**, while there were only 10 residents 65 years of age or older in 1981, by 1991 there were 240, and by 2006 there were 535. Housing policies need to recognize this trend. Density bonusing, for example, is one vehicle Council could use to encourage low-maintenance seniors housing. A general policy is included in the OCP to permit Council to use density bonusing.

.2 OBJECTIVES

- .1 It is the objective of Council to ensure that sufficient, appropriately-designated land exists to allow for a variety of housing types for at least the next 5 years.
- .2 It is the objective of Council to designate sufficient land for affordable housing options.
- .3 It is the objective of Council to designate suitable lands for medium and long term residential development.
- .4 It is the objective of Council to ensure that future residential growth is compatible with adjacent uses and is of a high visual quality.
- .5 It is the objective of Council to protect groundwater and the environmental integrity of lakes, streams, and wetlands when new development is considered.
- .6 It is the objective of Council to encourage the development of affordable and special needs housing in Logan Lake.

.3 POLICIES

.1 General Residential

- .1 It is the policy of Council to direct low density residential uses to those areas designated **General Residential** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to promote infill of existing low density parcels rather than new development on the periphery. This policy does not preclude, however, all new development on the periphery before all existing vacant parcels are developed.
- .3 It is the policy of Council to allow appropriate types of home occupations in residential areas.
- .4 It is the policy of Council that, within those areas designated **General Residential**, the minimum parcel size for new subdivisions for:
 - single family dwellings should be no smaller than 600 m²,
 - two family dwellings should be no smaller than 800 m² and
 - the maximum density for low density multi-family dwellings should be no more than 40 dwelling units per hectare (16 dwelling units per acre).
- .5 It is the policy of Council to achieve an average density of at least 11 dwelling units per hectare in areas designated **General Residential** in keeping with this OCP's **Regional Context Statement, Guiding Principles** and position on **Greenhouse Gas Emissions Reduction**.
- .6 It is the policy of Council to consider large lot residential development on parcels ranging in size from 1,000 m² to 5,000 m² within the **General Residential** area provided such development is serviced by the municipal water and sanitary sewer system.
- .7 It is the policy of Council to prohibit residential housing in those areas designated **General Residential** which does not meet Canadian Standard Association Z-240 or A-277 standards.

.2 Estate Residential

- .1 It is the policy of Council to direct large lot, single family dwellings to those areas designated as **Estate Residential** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council that, within the **Estate Residential** area, the minimum parcel size for new subdivisions be established between 3,000 and 5,000 m² (¾ to 1¼

acres). 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 It is the policy of Council that the development proponent engage an appropriately qualified professional to prepare 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:
 - the capability of soil to adequately handle sewage effluent;
 - the on-site, and broader, cumulative effect of septic disposal on groundwater quality;
 - the overall impact and form and character of development in a rural or remote setting;
 - urban/wildland interface issues such as wildfire hazard;
 - retention, removal, and replacement of trees;
 - integration with District trail system.
- .4 It is the policy of Council that 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.
- .5 It is the policy of Council to prohibit manufactured housing in those areas designated **Estate Residential** which does not meet Canadian Standard Association Z-240 or A-277 standards.

.3 Small Lot Residential

- .1 It is the policy of Council to foster the provision of affordable housing by encouraging the development of smaller lots in the areas designated **Small Lot Residential** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to prohibit manufactured housing in those areas designated **Small Lot Residential** which does not meet Canadian Standard Association Z-240 or A-277 standards.

.4 Medium Density Residential

- .1 It is the policy of Council to direct medium density residential uses to those areas designated **Medium Density Residential** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to encourage medium density developments to locate close to community, recreational, and shopping facilities.
- .3 It is the policy of Council to encourage adequate buffering and screening of future medium density housing from adjacent lower density residential or non-residential land uses and to ensure that there is satisfactory pedestrian access between these two uses.
- .4 It is the policy of Council that the maximum density for **Medium Density Residential** development is 75 dwelling units per hectare (30 units per acre).
- .5 It is the policy of Council to prohibit manufactured housing in those areas designated **Medium Density Residential** which does not meet Canadian Standard Association Z-240 or A-277 standards.

.5 Future General Residential

- .1 It is the policy of Council to designate land for future, medium term residential purposes in those areas designated **Future General Residential** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council that detailed site plans be 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:
 - infrastructure works and costs;
 - density and siting;
 - urban/wildland interface issues such as wildfire hazard;
 - retention, removal, and replacement of trees;
 - visual impact (of the development as seen from off-site)
 - incorporation of park land and pathways;
 - integration with the District trail system.
- .3 It is the policy of Council that the detailed site area plan approved by Council form the basis of a restrictive covenant, building scheme or other regulatory tool.
- .4 It is the policy of Council that, within those areas designated **Future General Residential**, the minimum parcel size for new subdivisions for:
 - single family dwellings should be no smaller than 600 m²,
 - two family dwellings should be no smaller than 800 m² and
 - the maximum density for low density multi-family dwellings should be no more than 40 dwelling units per hectare (16 dwelling units per acre).
- .5 It is the policy of Council to achieve an average density of at least 11 dwelling units per hectare in areas designated **Future General Residential** in keeping with this OCP's **Regional Context Statement, Guiding Principles** and position on **Greenhouse Gas Emissions Reduction**.
- .6 It is the policy of Council to consider large lot residential development on parcels ranging in size from 1,000 m² to 5,000 m² within the **Future General Residential** area provided such development is serviced by the municipal water and sanitary sewer system.

.6 Urban Reserve

- .1 It is the policy of Council to designate land for future, long term urban uses to those areas designated **Urban Reserve** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council that the development proponent engage an appropriately qualified professional to prepare site specific report, acceptable to the District, before any rezoning or subdivision with **Urban Reserve** area is permitted. The report shall address the following among other factors:
 - the capability of soil to adequately handle sewage effluent;
 - the on-site, and broader, cumulative effect of septic disposal on groundwater quality;
 - the overall impact and form and character of development in a rural or remote setting;
 - urban/wild land interface issues such as wildfire hazard;
 - retention, removal, and replacement of trees;
 - integration with District trail system.
- .3 It is the policy of Council that 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.

- .4 It is the policy of Council to allow development of **Urban Reserve** areas only when all other designated areas in the District have been considered.
- .5 It is the policy of Council to prohibit manufactured housing in those areas designated **Urban Reserve** which does not meet Canadian Standard Association Z-240 or A-277 standards.

.7 Affordable and Special Needs Housing

- .1 It is the policy of Council to designate land for a range of residential uses and densities in order to meet a variety of housing needs.
- .2 It is the policy of Council to accommodate a variety of housing forms in future residential areas to provide affordable housing options for the District's diverse population.
- .3 It is the policy of Council to incorporate the special needs of senior citizens in medium to higher density development.
- .4 It is the policy of Council to permit density bonusing if certain amenities such as affordable and special needs housing are provided to the satisfaction of the District.

SECTION 10**COMMERCIAL****.1 BACKGROUND**

There appears to be a sufficient amount 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 challenge is to encourage commercial growth as part of an effort to foster local economic development. This means strengthening the Town Centre and providing a climate of support for small businesses.

.1 Town Centre

Strong policies reinforcing the Town Centre as the focal point of the community, can serve to foster local economic development. By being an active, attractive meeting place to shop, socialize, and do business a healthy, vibrant Town Centre inspires and sustains investment. Policies in the Official Community Plan which direct commercial, institutional and indoor recreational uses to the Town Centre will continue to strengthen this area.

Under a previous version of the Plan, residential uses were not contemplated in the Town Centre. The Plan was amended in 1994 to allow multi-family development within and adjacent to the commercial core. It was recognized that residential development within the Town Centre may create a more vibrant atmosphere, strengthen existing businesses and encourage new commercial growth.

An additional means to combine residential and commercial uses is to permit dwelling units only above the ground floor of commercial businesses. In this way, the orientation of the street remains commercial but is populated even after business hours. This in turn enhances the Town Centre by promoting new development through intensification as well as promoting accessibility for seniors and encouraging more pedestrian trips. The intention is to create a "village atmosphere" that will benefit local shop owners, promote safety, and be an attractive environment in which to live, work and play.

Despite political will, supportive policies and overt objectives, the effort to integrate mixed-use development within the Town Centre has not yet been realized. This is likely due to Logan Lake's relatively stable population base, the availability of other housing, and commercial zoning which does not permit upper floor residences. The motivation remains sound and the goal of a mixed-use Town Centre should continue to be pursued. With sufficient demand, consideration of zoning, and ongoing economic development initiatives that promote this concept, the District is confident the opportunity will ultimately be recognized and acted upon.

.2 Neighbourhood Commercial Areas

With the exception of a neighbourhood pub on Poplar Drive at Linden Road, all neighbourhood-oriented commercial uses are located within the Town Centre or within service stations along Meadow Creek Road (Highway 97D).

Neighbourhood Commercial activities may include such uses as a convenience store, DVD rental outlet, or laundromat. With the intention to sustain the Town Centre, protect residential property values, and neighbourhood character, it is recommended that **Neighbourhood Commercial** uses be directed to the Town Centre.

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.

.3 Service Commercial Areas

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 Apex 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.

.4 Recreation Commercial Areas

Recreation Commercial activities include such uses as the golf course, campground and ancillary uses. These uses are currently situated in the northeast portion of the Townsite. As the District is concerned with continuing to attract amenity-based investment, it would appear logical that future expansion of these uses occur in this area as a complement to the trail network around Logan Lake, the nearby mountain bike skills park, disc golf course, and other recreational activities. The proximity to **Urban Reserve** designated lands suggests a longer term potential that residential and other urban development may occur near this area. Future expansion of **Recreation Commercial** uses will not only enhance the District's liveability but with sound design and ongoing management could serve to protect and improve the watercourse, riparian areas, and other environmentally sensitive areas found within this sector.

.5 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 within the **Town Centre Commercial** designated area near Chartrand and Hwy. 97D and within **Highway Commercial** designated lands along the highway between Ponderosa Avenue and Apex Drive. Land has been designated for future Highway Commercial use along the north side of Hwy. 97D opposite Logan Lake.

.6 Home-Based Businesses

Home-based businesses are a significant part of the provincial economy and contribute toward the economic health and diversification of Logan Lake. For home-based businesses to be a welcome part of a residential neighbourhood the businesses must be at a scale that does not pose any safety, nuisance or traffic concerns. One way to alleviate these concerns is to make a distinction between home occupations and home industries. Home occupations are carried on totally indoors and include such occupations as bookkeeping, arts and crafts, and mail order businesses. Home industries generally require more space to accommodate the storage of equipment and materials such as a glass repair shop, welder, or small-scale auto repair. It is recommended that home industries be permitted on only those parcels 1 hectare (2.5 acres) or greater in accordance with appropriate zoning. Carefully crafted definitions of home occupations and home industries are included in the District's Zoning Bylaw.

.2 OBJECTIVES

- .1 It is the objective of Council to foster a range of commercial development to meet the needs of Logan Lake residents and visitors.
- .2 It is the objective of Council to provide an adequate amount of land for **Town Centre, Neighbourhood, Service, Recreation** and **Highway Commercial** uses to serve the needs of area residents and businesses.

- .3 It is the objective of Council to ensure that the Town Centre is active, viable and serves as the primary focal point of the community.
- .4 It is the objective of Council to permit a variety of uses in the Town Centre to create a village ambience.
- .5 It is the objective of Council to recognize home-based occupations and industries as legitimate functions while ensuring that residential neighbourhoods are not adversely affected by the business activities.

.3 POLICIES

.1 Town Centre Commercial

- .1 It is the policy of Council to direct a range of retail, office, tourist and related uses to those areas designated **Town Centre Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to direct most future commercial development to the Town Centre area.
- .3 It is the policy of Council to permit mixed-use developments of commercial and residential uses in the Town Centre provided that the ground floor contains only commercial uses.

.2 Neighbourhood Commercial

- .1 It is the policy of Council to direct future neighbourhood commercial uses such as a laundromat or convenience store to those areas designated **Neighbourhood Commercial, Town Centre Commercial, Highway Commercial** or **Light Industrial/Service Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to consider redesignating parcels in residential areas to **Neighbourhood Commercial** after considering the following criteria:
 - there is a demonstrable need for the **Neighbourhood Commercial** use within the residential area;
 - the use is on a road with higher traffic volumes (i.e. a collector or arterial road);
 - the proposed use has the support of area residents.

.3 Service Commercial

- .1 It is the policy of Council to direct service commercial uses to those areas designated **Light Industrial/Service Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to ensure that service commercial uses are adequately buffered or screened from residential, recreational, institutional or commercial uses other than service commercial uses.

.4 Recreation Commercial

- .1 It is the policy of Council to direct commercial recreation uses to those areas designated **Recreation Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to ensure that the expansion of recreation commercial uses are integrated with the expansion of the District trail system.
- .3 It is the policy of Council to ensure that any future expansion of recreation commercial uses preserve and protect natural environmental features including riparian areas, watercourses and waterfowl habitat.

.5 Highway Commercial

- .1 It is the policy of Council to direct highway commercial uses to those areas designated **Highway Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to ensure that **Highway Commercial** developments present a positive visual appearance to motorists entering Logan Lake.
- .3 It is the policy of Council to ensure that there is adequate screening and landscaping to separate commercial from residential uses.

.6 Home-Based Occupations and Home-Based Industries

- .1 It is the policy of Council to ensure that home-based occupations and home-based industries are clearly incidental to the primary residential use of the property
- .2 It is the policy of Council to 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 It is the policy of Council to 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 It is the policy of Council to permit home-based industries only on low density residential properties 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.

SECTION 11**INDUSTRIAL****.1 BACKGROUND**

Anecdotal information and observation of the Apex Industrial Park indicates there are several undeveloped lots remaining in the Park. Thus, it would seem that Logan Lake has an adequate supply of industrial land for the next five years. 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. The OCP provides for both heavy and light industry by designating a General Industrial area, appropriate to heavier industry, on the Crown industrial reserve near Witches Brook west of the Townsite area along Highway 97C.

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. Contrary to this, 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 by nature of their potential impact on the urban and natural environment.

.2 OBJECTIVES

- .1 It is the objective of Council to encourage industrial businesses to locate in Logan Lake.

.3 POLICIES

- .1 It is the policy of Council to direct light industrial uses to those areas designated **Light Industrial/Service Commercial** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to direct general and heavy industrial uses to those areas designated **General Industrial** on **Schedule C, Land Use Plan (District-Wide)**.
- .3 It is the policy of Council to encourage full compliance with all senior government environmental standards.
- .4 It is the policy of Council to pursue with the Integrated Land Management Bureau, as and when necessary, renewal of the Crown industrial designation near Witches Brook.
- .5 It is the policy of Council to ensure that industrial uses are adequately buffered or screened from residential, recreational, institutional or commercial uses other than **Service Commercial**.
- .6 It is the policy of Council that any future expansion of Apex Industrial Park will protect the waterfowl habitat south of the secondary school by providing sufficient setbacks, buffering, stormwater management, and vegetation retention.
- .7 It is the policy of Council to prevent the removal of trees within 20 metres west of the western fence of the duck ponds (situated south of the secondary school).
- .8 It is the policy of Council to 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.

SECTION 12**MINING OPERATIONS**

.1 BACKGROUND

Mining activity is an integral part of the economy and heritage of the District of Logan Lake. The Highland Valley Copper Mine is a very large employer and provides a significant tax assessment base to the District. The mine employs approximately 1,150 people. Wage, salary and benefit costs were approximately \$130 million in 2008 and the mine paid approximately \$1.8 million in property taxes to the regional and provincial governments.

Highland Valley Copper has indicated that it may close by 2019 however the business plan is reviewed and updated on a regular basis and the closure plan may change.

.2 OBJECTIVE

.1 It is the objective of Council to support mining activity in the Highland Valley area.

.3 POLICIES

.1 It is the policy of Council to encourage continued mining operation in those areas designated **Mining Operations on Schedule C, Land Use Plan (District-Wide)**.

.2 It is the policy of Council to support appropriate senior government ministries, the Highland Valley Copper Corporation and other agencies and private companies to advance mining activity in the area.

.3 It is the policy of Council to support the appropriate senior government ministries to ensure that reclamation projects are satisfactorily designed and implemented.

.4 It is the policy of Council to work collaboratively with mining officials and provincial representatives for end use planning and reclamation activities of the mine site.

SECTION 13**RURAL RESOURCE****.1 BACKGROUND**

The District of Logan Lake's boundaries expanded significantly in 1989 to include the entire Highland Valley Copper Mine lands and other mining claims all the way to the Thompson River.

Not all rural areas west of the Townsite are used for mining purposes. Forestry operations and recreational uses such as fishing, hunting, hiking and snowmobiling are other activities which occur in this area. There are also a few private landholdings.

Some Rural Resource lands west of the Townsite are within the Logan Lake Community Forest area. Activities supported in the Community Forest such as timber harvesting and other forestry management practices are appropriate to Rural Resource designated areas.

The Kamloops Land and Resource Management Plan (KLRMP) prepared by the provincial government involves Crown-land resources spanning Kamloops, Clearwater, Logan Lake, Ashcroft and Chase. The KLRMP was completed in 1995 and most recently amended in 2001. The Plan does not identify any lands for conservation purposes within District of Logan Lake boundaries.

Flexible Official Community Plan policies which permit a wide range of activities may be the best means to encompass a range of appropriate uses with the **Rural Resource** areas.

.2 OBJECTIVE

- .1 It is the objective of Council to 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.

.3 POLICIES

- .1 It is the policy of Council to 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 It is the policy of Council to support the maintenance and continued development of forestry activity, including activities associated with the Community Forest, within the **Rural Resource** designation.
- .3 It is the policy of Council to support the further development of tourism and recreational pursuits within the **Rural Resource** designation.
- .4 It is the policy of Council to 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, and meet any concerns of Council, and the appropriate senior government ministries.
- .5 It is the policy of Council to 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:
 - the capability of soil to adequately handle sewage effluent;
 - the on-site and cumulative effect on groundwater quality;
 - transportation accessibility; and
 - the overall impact and form and character of development in a rural or remote setting.

SECTION 14**AGRICULTURE**

.1 BACKGROUND

The District recognizes and supports agricultural activity and recognizes the need to conserve good agricultural land.

.2 OBJECTIVE

- .1 It is the objective of Council to encourage the conservation of valuable agricultural land for agricultural purposes.
- .2 It is the objective of Council to promote awareness and implementation of agricultural and non-agricultural practices that will protect water quality and the terrestrial environment.

.3 POLICIES

- .1 It is the policy of Council to direct agricultural uses to those areas designated **Agriculture on Schedule B, Land Use Plan (Townsite) and Schedule C Land Use Plan (District-Wide)**.
- .2 It is the policy of Council to support agricultural industry and the mandate of the Ministry of Agriculture and the Agricultural Land Commission.
- .3 It is the policy of Council to permit only agricultural uses on agricultural lands unless otherwise specified by the Agricultural Land Commission.
- .4 It is the policy of Council to review the suitability of existing and future lands for agricultural purposes.
- .5 It is the policy of Council to work in cooperation with the Thompson Nicola Regional District, senior government authorities and landowners to restrict the access of livestock to streams within the District's watershed.
- .6 It is the policy of Council to 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 It is the policy of Council to consider impacts of proposed new residential development in urban/rural interface areas keeping in mind that agriculture is an industry that may, at times, have unpleasant impacts on nearby residences. Appropriate measures including fencing, vegetative buffering and building setbacks shall be considered for proposed residential subdivision interfacing with agricultural lands in the interest of mitigating potential negative impacts.

SECTION 15**GOVERNMENT & INSTITUTIONAL****.1 BACKGROUND**

Government and institutional facilities including, but not limited to, such uses as community centres, schools, churches, the municipal office, and fire hall.

School District No. 73 enrolment statistics suggest that Logan Lake has adequate land and buildings for school facilities. In fact, as presented in **Section 2**, the 2009 enrolment in Logan Lake schools is only 45 percent of what it was in 1990. Beginning with the 2010 school year, the School District will implement a revised service model with the elementary school serving grades Kindergarten to four and the secondary school housing grades five to twelve. As part of the restructuring, the Secretary and Principal positions at the elementary school will be eliminated.

In terms of community facilities, Logan Lake has a good recreation centre, community churches which serve several denominations, RCMP, fire hall, and a library. Considering the growing proportion of senior citizens in the community, retention of the medical clinic is an important goal.

During OCP consultation sessions in 2009, public input revealed a desire for a meeting facility appropriate for public events, wedding receptions, etc. Interest was also expressed in the potential for a public pool however it was acknowledged that capital and operational costs may be prohibitive.

.2 OBJECTIVE

- .1 It is the objective of Council to encourage the maintenance and development of government and institutional facilities to serve the needs of Logan Lake residents.

.3 POLICIES

- .1 It is the policy of Council to direct government and institutional uses to those areas designated **Government and Institutional** on **Schedule B, the Land Use Plan (Townsite)**.
- .2 Notwithstanding policy 15.3.1 the Indian Burial Ground situated on Lot B, Plan 20679, Section 30, Township 18, Range 24, W6M, KDYD as shown on **Schedule C, the Land Use Plan (District-Wide)** is designated **Government and Institutional**.
- .3 It is the policy of Council to direct most new government and institutional developments toward the vicinity of the Town Centre.
- .4 It is the policy of Council to consider directing new church development to sites within residential neighbourhoods.
- .5 It is the policy of Council to continue dialogue with School District No. 73 to ensure the best interest and needs of local students are met.
- .6 It is the policy of Council to 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.
- .7 It is the policy of Council to work with the Ministry of Health to sustain the services offered by the Logan Lake Health Clinic.

- .8 It is the policy of Council to 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).
- .9 It is the policy of Council to 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.
- .10 It is the policy of Council to 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 It is the policy of Council to encourage proponents of new development and redevelopment to incorporate the principles and techniques of Crime Prevention Through Environmental Design (CPTED) wherever possible.
- .12 It is the policy of Council to 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.
- .13 It is the policy of Council to 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.

SECTION 16**PARKS AND OPEN SPACE****.1 BACKGROUND**

The District of Logan Lake is fortunate to have a good developing network of parks, trails and open space. It is an attractive feature which helps bring new residents to the area. Logan Lake is a pedestrian-oriented community as many people can be seen walking on any given day in any season. Bicycling is also a popular activity and the cross country ski network has a strong reputation. Mountain biking is becoming increasingly popular and Logan Lake has an excellent mountain bike skills park.

Council would like to enhance recreational opportunities for Logan Lake residents and visitors by further developing the greenway/pathway system. An improved greenway system, moreover, would enhance safety by separating pedestrian and bicycle traffic from automobile traffic. Another initiative the District would like to pursue is the development of additional facilities to serve cross country skiers.

.2 OBJECTIVE

- .1 It is the objective of Council to develop, maintain, and enhance the system of parks, greenways and related facilities to serve the needs and interests of Logan Lake residents and visitors.
- .2 It is the objective of Council to set aside land as open space areas to promote public safety, provide recreational opportunities and conserve habitat that contributes towards biodiversity.

.3 POLICIES**.1 Parks**

- .1 It is the policy of Council to designate parks in those areas shown as **Parks on Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to maintain and improve District-managed parks and consider developing additional neighbourhood parks as residential growth occurs. The approximate location of future parks is indicated by the symbol: □ on **Schedule B, Land Use Plan (Townsite)**.
- .3 It is the policy of Council to 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.
- .4 It is the policy of Council to assert that priority locations for the establishment of new parks shall be determined in consideration of criteria such as the location's proximity to:
 - schools;
 - special needs housing and other residential development;
 - existing parks, public facilities and recreation areas;
 - natural features and public trails;that may benefit from, or add to the amenity value of, a future park.

- .5 It is the policy of Council to 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.
- .6 It is the policy of Council to 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.

.2 Open Space

- .1 It is the policy of Council to designate as Open Space those areas shown as **Open Space** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to improve and further develop the greenway system as a public, multi-purpose network of trails which serve pedestrians, bicyclists and cross country skiers.
- .3 It is the policy of Council to prepare policies and procedures to manage the planting, replacement, and removal of trees on public property.
- .4 It is the policy of Council to foster and recognize the benefit of fishing, hunting, hiking, snowmobiling, cross-country skiing, orienteering, mountain biking, cycling and other recreational pursuits.
- .5 It is the policy of Council to protect the integrity of the cross-country ski trails.
- .6 It is the policy of Council to pursue the development of additional facilities to serve cross country skiers.

SECTION 17**HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS****.1 BACKGROUND**

The District of Logan lake covers approximately 325 km² and five separate biogeoclimatic zones. Settlement, however, 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. The Province has not voiced any concerns and the Kamloops Land and Resource Management Plan (LRMP) has not designated any areas which require protection, although it has designated areas for 'scrutinized development', such as Ungulate Winter Range, Old Growth Management Areas, and visually sensitive areas. Nevertheless, it would be wise to identify any sensitive areas in the Townsite which may be affected by urban encroachment. These may include steep slopes, flood plains and ravines.

.2 OBJECTIVES

- .1 It is the objective of Council to protect areas which are environmentally sensitive.
- .2 It is the objective of Council to exercise caution when new development is considered in potentially hazardous areas.
- .3 It is the objective of Council to meet the requirements of the Riparian Areas Regulation for prescribed activities that occur within 30 metres of a stream, shore, or ravine bank.
- .4 It is the objective of Council to explore means to reduce operational and community greenhouse gases that directly relate to the natural environment.

.3 POLICIES**.1 *Environmentally Sensitive Areas***

- .1 It is the policy of Council to designate environmentally sensitive areas as shown on **Schedule D, Environmentally Sensitive and Hazardous Areas**.
- .2 It is the policy of Council to prevent development that would negatively impact environmentally sensitive areas.
- .3 It is the policy of Council to maintain the environmental integrity of Logan Lake, its tributaries and the spawning stream.
- .4 It is the policy of Council to 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 are: 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.
- .5 It is the policy of Council to utilize the Department of Fisheries and Oceans/Ministry of Water, Land and Air Protection's Stream Stewardship guidelines to protect watercourses from negative impacts through the use of recommended setbacks and other guidelines.
- .6 It is the policy of Council to maintain the environmental integrity of the duck ponds south of the secondary school and to ensure there is adequate buffering between these watercourses and urban development.

- .7 It is the policy of Council to 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.

.2 Hazardous Areas

- .1 It is the policy of Council to designate hazardous areas as shown on **Schedule D, Environmentally Sensitive and Hazardous Areas**.
- .2 It is the policy of Council to designate the Thompson River Floodplain, as specified by the Province, as a hazardous area.
- .3 It is the policy of Council to protect against loss of life and to minimize property damage associated with flooding events by encouraging agricultural, park, and open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood proofed to those standards specified by the Ministry of Environment.
- .4 It is the policy of Council to prevent development within steep slopes (30% or greater) and areas where soil subsidence, rock fall, land slip or erosion hazards are known or suspected. Council will, however, consider permitting development on slopes of 30% or greater or areas subject to soil subsidence, rock fall, land slips or erosion hazards if the developer provides a report from an engineer experienced in geotechnical engineering setting out how the area can be developed safely.
- .5 It is the policy of Council to encourage new development adjacent to forested areas to employ fire prevention measures upon the advice of the Fire Department and appropriate senior government ministries, and advance the goals and recommendations as laid out in the Wildfire Safety Plan (2004) and the District of Logan Lake Urban/Wildland Fire Prevention Plan (2002).
- .6 It is the policy of Council to prepare and maintain emergency measures including evacuation plans, service coordination plan, equipment plan, description and assignment of responsibilities and other components in consultation with the Ministry of Forests, the Thompson Nicola Regional District and the Provincial Emergency Program, aimed at maximizing public safety and protection of property should a wildfire threaten the community.

SECTION 18**SAND & GRAVEL RESERVES**

.1 BACKGROUND

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. As of 2009, this site has an estimated 5 million cubic metres of aggregate remaining.

.2 OBJECTIVE

- .1 It is the objective of Council to identify known sand and gravel deposits that are suitable for sand and gravel extraction.

.3 POLICIES

- .1 It is the policy of Council to direct sand and gravel extraction activities to those areas designated **Sand and Gravel Reserve** on **Schedule B, Land Use Plan (Townsite)**.
- .2 It is the policy of Council to 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 It is the policy of Council to encourage sand and gravel extraction activities to take place in a manner which minimize noise, dust, visual and other negative impacts on adjacent roadways and land uses.
- .4 It is the policy of Council to ensure that sand and gravel extraction areas are properly reclaimed once depleted.

SECTION 19**DEVELOPMENT PERMIT AREAS****.1 BACKGROUND**

Council may designate Development Permit Areas pursuant to the *Local Government Act*. Where Development Permit Areas are designated, the special conditions which justify the designation must be described and guidelines specified as to how the conditions will be met and/or alleviated.

.2 GENERAL DEVELOPMENT PERMIT EXEMPTIONS

A **Development Permit** is not required for:

- .1 interior alterations to buildings;
- .2 external 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);
- .5 subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening); or
- .6 construction of a single family or two family residential building on a lot registered on or before the date of adoption of this Official Community Plan Bylaw.

.3 DEVELOPMENT PERMIT AREA 1 – TOWNSITE**.1 Category**

Development Permit Area 1 – Townsite is designated as a Development Permit area pursuant to:

- Section 919.1(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Section 919.1(1)(h) of the *Local Government Act* for the establishment of objectives to promote energy conservation;
- Section 919.1(1)(i) of the *Local Government Act* for the establishment of objectives to promote water conservation; and
- Section 919.1(1)(j) of the *Local Government Act* for the establishment of objectives to promote the reduction of greenhouse gas emissions.

.2 Area

Development Permit Area 1 – Townsite is shown on **Schedule E, Development Permit Areas**.

.3 Justification

Logan Lake's core area, referred to as the Townsite, contains a mix of land uses and residential densities. It is the focal point of activity for District residents and visitors alike and the highway corridor is highly visible to the travelling public.

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

The Apex Industrial Park is part of **Development Permit Area 1 – Townsite** and is home to several light industrial and service commercial uses. A significant amount of additional land contiguous with the Apex 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.

The District of Logan Lake is committed to upholding the principles of sustainability including the promotion of energy conservation, water conservation, and the reduction of greenhouse gas emissions. It is recognized that municipal governments currently have direct or indirect control over approximately 44 per cent of Canada's national greenhouse gas emissions.⁷ Implementing development guidelines intended to foster greater sustainability will help to achieve local and national targets for reduction of greenhouse gas emissions, and the conservation of energy and water.

.4 Form and Character Guidelines – Buildings, Landscaping, Site (Commercial and Multi Family Residential)

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to **commercial** and **multi family** development within **Development Permit Area 1 – Townsite**.

- .1 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.
 - .2 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.
 - .3 Clear, non-reflective glass should be used at grade to allow visibility into the building and establish visual connection between interior and exterior.
 - .4 Buildings should be surfaced with natural building materials such as wood, 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.
 - .5 The palette of colours used in building exteriors should be subtle and natural or earth-toned.
 - .6 Buildings containing only multiple family uses 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.
 - .7 A landscape/site plan shall be prepared which is drawn to scale and includes footprints of all existing and proposed buildings, parking, loading, driveway and walkway areas, surface treatments, existing and proposed plantings including existing trees to be removed and retained, plant quantity and specifications, height and
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⁷ **Act Locally – The Municipal Role in Fighting Climate Change**, *EnviroEconomics*, prepared for the Federation of Canadian Municipalities, December 8, 2009, p.2.

location of berms, garbage/recyclables receptacles, a plan of proposed irrigation system, location of utilities (underground and above-ground), property lines, easements, rights of way, drainage storage and/or detention areas, direction of drainage and catchment systems.

- .8 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:
 - building edges and corners
 - property edges abutting separate parcels and roadways
 - site entries
 - interfaces between buildings and parking areas.
- .9 Landscaped areas shall be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .10 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.
- .11 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. Off-street parking at the fronts of buildings disrupts the streetscape continuity, separates pedestrians from the shopping experience, and weakens the Town Centre character.

.5 Form and Character Guidelines – Buildings, Landscaping, Site (Industrial)

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to **industrial** development within **Development Permit Area 1 – Townsite**.

- .1 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.
- .2 The use of unfinished concrete, metal, or aluminium as a final building finish is discouraged. Buildings should be finished in natural, earth tone colours.
- .3 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.
- .4 All outdoor works and storage yards should be screened from public view in an appropriate manner.
- .5 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.
- .6 Where appropriate and feasible, shipping and receiving areas should not front on Apex Drive or Hillcrest Road.
- .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 Any lighting used to illuminate any property should be so arranged that all direct rays of light do not reflect on any other properties.
- .10 The use of chain-link fencing is discouraged and permitted only when absolutely necessary. Any chain-link fencing erected shall be accompanied by landscaping so as to reduce negative visual impacts on other properties.
- .11 Trees should be retained where appropriate so as to reduce negative visual impacts from residential uses at higher elevations.

.6 Form and Character Guidelines – Crime Prevention Through Environmental Design (CPTED)

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to **commercial, industrial, and multi family** development within **Development Permit Area 1 – Townsite**.

- .1 Consider public and employee safety in the overall design of the development site.
- .2 All parking and pedestrian areas should be well lit.
- .3 Wall mounted signs should clearly identify the rear entry of shops and businesses.
- .4 Windows should face all parking areas. 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.
- .5 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.
- .6 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.
- .7 Locate exterior banking machines in front of buildings facing main roads.

.7 Form and Character Guidelines – Signs

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to **commercial, industrial, and multi family** development within **Development Permit Area 1 – Townsite**.

- .1 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.
- .2 Back lit, internally lit, moving or blinking signs are discouraged.
- .3 Pylon signs should be low height, externally lit, and integrated within a landscaped node at a site entry.

- .4 Fascia signs should be externally lit.
- .5 Under-awning, under-canopy or other hanging signs should provide a minimum clearance of 2.4m from the sidewalk.
- .6 Neon signs should be used sparingly as a design accent.
- .7 For multi-tenant buildings, all lettering on signs should be uniform in size, colour, and style and all logos should be of similar size.

.8 Sustainability Guidelines – Energy Conservation, Water Conservation, Greenhouse Gas Emission Reduction

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to all **commercial, industrial, residential and government & institutional** development within **Development Permit Area 1 – Townsite**.

- .1 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.
- .2 Design and construction of buildings which utilize fire resistant materials and green building practices is encouraged.
- .3 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .4 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.
- .5 Site plan should indicate where erosion and sediment control will be necessary during construction or, alternatively, the application may submit a written commitment that an erosion and sediment control plan will be created and implemented if the project is built.
- .6 Drought tolerant, low water usage plants native to the area are recommended for landscaped areas.
- .7 Use trees and plantings to reduce summer solar gain and block winter winds.
- .8 The design of irrigation systems are encouraged to utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.
- .9 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, patios, courtyards, driveway borders, parking areas).
- .10 The use of salvaged, or re-used materials for at least 5% of all materials in sidewalks, roads, driveways, parking areas, grading subbase, paving, curbs and sewers, is encouraged.
- .11 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.
- .12 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-33-99).

- .13 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.
- .14 Aim to achieve a Floor Area Ratio of 0.5 or greater for all commercial development.

.4 DEVELOPMENT PERMIT AREA 2 - WILDFIRE HAZARD

.1 Category

Development Permit Area 2 – Wildfire Hazard is designated as a Development Permit Area pursuant to 919.1(1)(b) of the *Local Government Act* for the establishment of objectives and the provision of guidelines for protection of development from hazardous conditions.

.2 Area

Development Permit Area 2 is shown on **Schedule E, Development Permit Areas**.

.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.

It is an objective of the District of Logan Lake to become, and to remain, a Fire Smart community with ongoing implementation, education, and promotion of the principles of a wildfire safe community as set forth by the Province of B.C.

Designation of the **Wildfire Hazard Development Permit Area** (as part of the Official Community Plan bylaw) is a response to the **Logan Lake Wildfire Safety Plan** which recommends that the District establish bylaws related to residential fuel loading and management.

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.

.4 Guidelines

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to all **commercial, industrial, residential and government & institutional** development within **Development Permit Area 2 – 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

- a) provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard;
 - b) 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
 - c) 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 **Fire Smart** guidelines including:
- a) All land clearing and construction debris (wood and vegetation) resulting from development shall be properly disposed of as soon as construction is complete.
 - b) 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.
 - c) Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
 - d) 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.
 - e) Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to fire fighters.
 - f) Tree limbs and shrubs that overhang roofs or grow under building overhangs should be removed and disposed and the cleared condition should be maintained.
 - g) 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.
 - h) 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).

.5 DEVELOPMENT PERMIT AREA 3 – COMMERCIAL CORE

.1 Category

Development Permit Area 3 – Commercial Façade Improvement is designated as a Development Permit Area pursuant to 919.1(1)(d) of the *Local Government Act* for the establishment of objectives for the revitalization of an area in which a commercial use is permitted; and 919.1(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

.2 Area

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

.3 Justification

Logan Lake's commercial core is the main commercial area of Logan Lake and it contains exclusively, C1 Town Centre Commercial zoning 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 commercial core in Logan Lake has seen limited improvements on private property in recent years. They are in danger of entering a state of disrepair and need to be revitalized to ensure the continued viability of the commercial core as an attractive shopping district both for consumers and business owners. By designating this area as a development permit area the District of Logan Lake is allowing a façade improvement program to be implemented that will entice and assist property and business owners to invest in the facades of their buildings improving the look and feel of the commercial core.

.4 Guidelines

Unless one or more **General Development Permit Exemptions** (section 19.2) apply, the following guidelines are applicable to all properties within **Development Permit Area 3 – Commercial Core**.

- a) Design guidelines that will modernize the commercial core of Logan Lake are outlined in Schedule "G" Business Façade Improvement Program Guidelines attached as Appendix "2" and Schedule "H" Business Façade Improvement Program Building Design Guidelines attached as Appendix "3" and forming parts of this bylaw, and cover the following:
 - (1) Façade materials
 - (2) Canopies and porches
 - (3) Façade colours
 - (4) Signage
 - (5) Lighting
 - (6) Doorways
 - (7) Windows
 - (8) Façade Approaches

- b) This bylaw does not apply to:
 - (1) Interior renovations not visible from the indoor mall or street
 - (2) Replacement of existing doors or windows outside of a larger façade improvement, are attached as Appendix "1" and form a part of this bylaw.

SECTION 20**INFRASTRUCTURE****.1 BACKGROUND**

Discussions with District staff indicate that the District is in a relatively good position in terms of infrastructure services. Road maintenance and repair is undertaken as part of an ongoing operational program and improvements are made as required.

The Ministry of Transportation and Infrastructure has an important role to play in road maintenance and road improvement. Highway 97C and Meadow Creek Road (Highway 97D) are controlled access highways maintained and managed by the Ministry. The Ministry seeks to achieve a hierarchical road pattern in order to separate local from through traffic. The **Major Road Network** (see **Schedule F**) was developed in collaboration with the District of Logan Lake and the Ministry.

.2 OBJECTIVES

- .1 It is the objective of Council to provide water, sanitary sewer, storm drainage and roads in an efficient, environmentally responsible manner which will provide a satisfactory level of service and promote good health and safety.
- .2 It is the objective of Council to structure municipal utility fees in balance with the ability of residents and property owners to pay for services.

.3 POLICIES**.1 Water**

- .1 It is the policy of Council to provide a safe and healthy supply of community drinking water.
- .2 It is the policy of Council to consider implementing universal water metering as a means to encourage water conservation.
- .3 It is the policy of Council to consider restricting lawn and garden watering on a year-round basis.
- .4 It is the policy of Council to follow the recommendations for groundwater protection outlined in the 2003 Groundwater Supply Investigation, Wellhead Protection Plan prepared by KALA Groundwater Consulting Ltd.

.2 Sanitary Sewer

- .1 It is the policy of Council to require that all residential, commercial, industrial, and public and institutional developments within the Townsite be served by the community sanitary sewer system.
- .2 It is the policy of Council to undertake a full review of the sanitary sewage collection system of Logan Lake once the population of the District reaches 3,500 people.

.3 Storm Drainage

- .1 It is the policy of Council to minimize impacts of stormwater runoff on adjacent properties.
- .2 It is the policy of Council to continue work on adding a curb and gutter system within the Townsite.

.4 Roads & Access

- .1 It is the policy of Council to designate major roads as shown on **Schedule F**, the **Major Road Network** plan and to establish and maintain a road network that will guide development and provide for safe and efficient traffic circulation.
- .2 It is the policy of Council to provide safe and well-maintained public access for persons of all levels of physical ability on all publicly accessible rights of way maintained by the District of Logan Lake.
- .3 It is the policy of Council to continue to upgrade and expand the network of pedestrian and non-vehicular routes including sidewalks, off-street pathways and bicycle lanes. Bicycle routes may complement traditional forms of transportation and encourage people to use them to travel to and from their places of work and leisure. Bicycle parking facilities are encouraged to support this.

.5 Utilities

- .1 It is the policy of Council to investigate the potential for cost-sharing between utility companies, property owners and the District to undertake a phased plan to relocate overhead services underground, and wherever possible, to coordinate the work concurrent with other underground works.
- .2 It is the policy of Council to encourage development of renewable energy sources such as wind and solar.

SECTION 21**DEVELOPMENT APPROVAL INFORMATION****.1 AUTHORIZATION**

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

- specify circumstances in which Development Approval Information may be required under that section;
- designate areas for which Development Approval Information may be required under that section;
- 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:

- transportation patterns and traffic flow,
- local infrastructure,
- public facilities including schools and parks,
- community services, and
- natural environment.

The LGA 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.

.2 WILDFIRE HAZARD**.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.

.2 Designated Areas

- .1 All properties designated as a **Development Permit Area 2 - Wildfire Hazard on Schedule E** are also designated as a **Wildfire Hazard Development Approval Information Area**.

.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:
 - a) provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard;
 - b) 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

- c) may conclude that the proposed development is not subject to significant wildfire hazard.

.3 LANDS NOT SERVICED BY MUNICIPAL SANITARY SEWER SYSTEM

.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).

.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.

.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 quality.

SECTION 22**IMPLEMENTATION**

.1 BACKGROUND

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.

.2 REDESIGNATION CRITERIA

When reviewing applications for Official Community Plan land use redesignation, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria:

- .1 the proposed designation should be compatible with surrounding land uses;
- .2 the proposed designation should be compatible with possible future land uses as indicated on **Schedule B Land Use Plan (Townsite)** and **Schedule C Land Use Plan (District-Wide)**;
- .3 the proposed use should not have a negative environmental impact;
- .4 the land owner should identify and address any potentially hazardous conditions, such as flood hazards or unstable soils;
- .5 the owner should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services;
- .6 the proposed designation should be consistent with the objectives and policies of the Official Community Plan.

.3 REZONING CRITERIA

When reviewing rezoning applications, Council may consider the following criteria where relevant. Council may also consider factors beyond the following criteria:

- .1 the permitted range of uses in the proposed zone should be compatible with the permitted range of uses on surrounding lands;
- .2 the parcel should be large enough to accommodate the intended use and associated uses such as parking;
- .3 specific measures should be taken by land owners to address any hazardous or environmentally sensitive conditions, ensuring that the land can be used safely for the intended use;
- .4 land owners should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services;
- .5 the proposed zone should be consistent with the objectives and policies of the Official Community Plan.

.4 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.

.5 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 Parks, Pathways, Campground, and Recreation Facilities Plans

Either in combination or individually, the District of Logan Lake will budget, plan, and implement improvements to parks, pathways, the municipal campground, and other indoor and outdoor leisure and recreation facilities to continue to maintain a high level of service to the community.

Enhancing the inter-relationships, linkages, and shared opportunities between elements of the municipal recreation system will be considered for each initiative.

Such projects would complement the Official Community Plan by promoting recreation opportunities, the principle of a pedestrian-oriented community, active lifestyles, and reinforcing intended patterns of land use.

.3 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.

.4 Aquifer Protection Development Permit Area

The District of Logan Lake will consider an amendment to the Official Community Plan to designate an **Aquifer Protection Development Permit Area** pursuant to *Local Government Act* Section 919.1(1)(a): protection of the natural environment, its ecosystems and biological diversity.

The designated area may include all properties zoned for commercial or industrial use and either wholly or partially within the Wellhead Protection Area as defined by KALA Groundwater Consulting Ltd. in their 2003 Groundwater Supply Investigation report prepared for the District of Logan Lake.

The designation of an **Aquifer Protection Development Permit Area** is recommended to help protect the groundwater system that is vital to environmental health, and which is part of the domestic water supply for many Logan Lake residents. Care must be taken in the storage, handling, manufacture, and use of products on sites within this proposed Development Permit Area to avoid contamination of the underlying aquifer.

The objective of the proposed **Aquifer Protection Development Permit Area** designation is:

To protect the subsurface aquifer, which is integral to the health of the ecosystem and which forms part of the District's water supply, against possible pollution from land use and development activities.

The proposed Development Permit guidelines may include:

- .1 All applications for an **Aquifer Protection Development Permit** shall be accompanied by a report certified by a Professional Engineer or Geoscientist, Registered in the Province of British Columbia and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, (B.C. Reg. 375/96).
- .2 The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address, but not necessarily be limited to, site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage and disposal.
- .3 Specified mitigative measures which may be included in the report may include descriptions of physical structures and/or facility-specific operational plans and guidelines. The location of any existing or proposed above ground or underground fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, sewer, or natural gas.
- .4 The report, would form part of the Development Permit terms and conditions, and may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high-risk land uses or activities or to specify other restrictions on use of the property.

INDEX OF AMENDING BYLAWS

Bylaw 703	Adopted February 21, 2012	(Map Appendix 1)
Bylaw 759	Adopted September 3, 2014	
	(Map Appendix 1) (Appendix 2 – Schedule G) (Appendix 3 – Schedule H)	
Bylaw 767	Adopted October 21, 2014	(Map Appendix 1)

Note to Users

“WHEREAS each bylaw consolidation shall be proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it and of the fact of adoption of the original and all amending bylaws”, pursuant to ‘Authority to Consolidate Municipal Bylaws No. 655, 2009’, which was adopted on the 3rd day of November, 2009.

Certified a true and correct copy this ____ day of _____, 2014.

 Corporate Officer
 District of Logan Lake