

DISTRICT OF LILLOOET

BYLAW NO. 320

A bylaw to adopt an Official Community Plan for the District of Lillooet

The Council of the District of Lillooet, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw 2008, No. 320”**.
2. “District of Lillooet Official Community Plan Bylaw No. 144, 2001” and all amendments thereto are hereby repealed.
3. Schedule A, attached hereto and forming part of this bylaw, is hereby adopted as the Official Community Plan for the District of Lillooet.

READ A FIRST TIME on the 15th day of December, 2008.

PUBLIC HEARING HELD on the 12th day of January, 2009.

READ A SECOND TIME AS AMMENDED on the 5th day of March, 2009.

READ A THIRD TIME on the 5th day of March, 2009.

FINALLY PASSED AND ADOPTED on the 16th day of March, 2009.

“D. Bontron”

Mayor

“G. Loyer”

Corporate Officer



The path to the future



534-101

Bylaw No. 320 – Schedule A
February 2009

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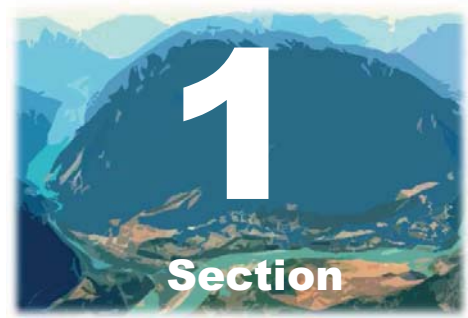
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Acknowledgements

The development of the Lillooet Official Community Plan has been a collaborative process with members of the general public as vital contributors. Their input throughout the planning process has helped shape the plan. District staff at all levels also provided an important role and critical expertise.



Introduction

1.1 Legislative and Regulatory Context

The Official Community Plan applies to the District of Lillooet, which was initially incorporated as a municipality in 1946. The District currently has an Official Community Plan By-law No. 144 that was adopted in 2001, and represents the first consolidated plan for the community after it was amalgamated as a larger municipality in 1996.

The Municipality operates within the context of the legislation of the Province of British Columbia. The *Local Government Act* and the *Community Charter* provide legislation for Community Plans and outline the tools available to local governments to plan and regulate land uses.

The Official Community Plan provides a general statement of the policies of the District about the form and character of land uses and servicing requirements in the plan area. The plan policies will guide decisions to be made by the District Council when considering applications for various types of development. The Official Community Plan:

- a. expresses a community vision, developed through the planning process;
- b. provides an understanding of how the District plans to work co-operatively with other jurisdictions, provincial government agencies, developers and community groups;
- c. contains statements regarding the District's plans to accommodate future growth and to integrate various land uses such as: residential, commercial, industrial, agricultural, institutional and recreational uses;
- d. provides statements regarding options for servicing new areas and levels of servicing that are appropriate for different types and levels of development;
- e. recognizes the different growth pressures experienced within the plan area; and,
- f. provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity.

The Official Community Plan uses population data with a base year of 2006 and provides both short-term and long-term directions for the District's future. Updates of the plan are recommended every 5 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.

Finally, the Official Community Plan provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the District's financial planning and direct applications for supportive funding.

1.2 Community Consultation Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for public input at several stages. The consultation process included meetings with the District Council, Staff, Advisory Planning Commission, as well as community questionnaires and public information meetings at key points in the planning process.

1.3 Community Vision and Goals A community vision has been developed as part of the planning process to set direction for the future of the area in a manner that reflects the desires and aspirations of a broad cross-section of interests across the region.

The vision for the District of Lillooet is:

The District of Lillooet strives to be a complete community, where residents can work, live, shop, and play while enjoying quality services, life style choices, and a scenic natural environment. Lillooet is a community that respects diversity and is united by a shared commitment to the following goals.

Goal 1 To promote and maintain small town values that support a caring, relaxed, safe, clean, healthy, and friendly community.

Goal 2 To work collaboratively with Northern St'at'imc Communities, other jurisdictions, and provincial agencies recognizing that the future of the Lillooet region requires collaboration and partnerships with Northern St'at'imc Communities.

Goal 3 To support infill development in locations and at densities that make efficient use of community services.

Goal 4 To recognize the role and support development of a vibrant community core area.

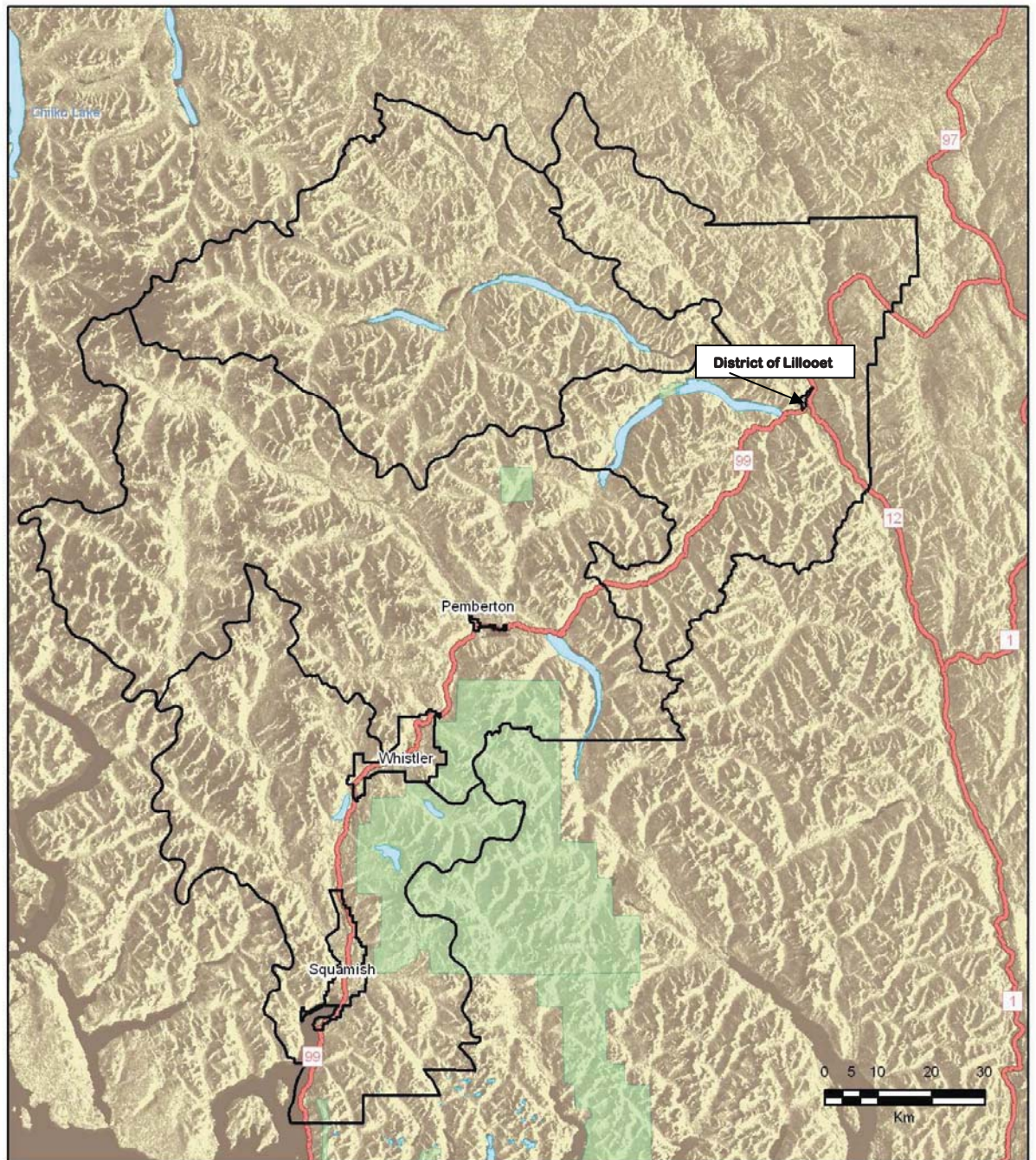
- Goal 5 To respect, maintain, and restore the natural functioning of the environment/ landscape, supporting efforts to be more environmentally friendly, energy efficient, and cost-effective.*
- Goal 6 To support local commercial and industrial activities within neighbourhoods where activities are compatible with the character of the neighbourhood and can be safely serviced.*
- Goal 7 To minimize hazards and create a safer community.*
- Goal 8 To encourage the protection and preservation of the historical character of the community.*
- Goal 9 To manage and develop community services and facilities that enhance community atmosphere, and broaden and strengthen the social, cultural, and economic bases of the community.*
- Goal 10 To develop a sustainable economy that promotes best management practices for the resource, tourism, and recreation sectors.*
- Goal 11 To engage in planning processes that are consultative and participatory, and that articulate a community vision while working towards the realization of that vision.*
- Goal 12 To provide for a diversity of lifestyles through provision of land and housing which can accommodate various densities, and affordability and servicing levels.*
- Goal 13 To create a community that provides for the physical, social, economic, environmental, cultural, psychological and spiritual assets that promote health, well being and the capacity to develop to our full potential.*
- Goal 13 To support transportation choices that consider alternatives to cars.*

1.4 Plan Context

Lillooet is situated 331 km northeast of Vancouver, 64 km northwest of Lytton, and 86 km west of Cache Creek. According to 2006 census data, Lillooet's land area totals 27.83 square km. Lillooet is in the Squamish-Lillooet Regional District (*Map 1*).

The District of Lillooet is situated at the joining of the Fraser River and the Bridge River to the north, and the Fraser River and Cayoosh Creek to the south. Lillooet's first habitants aptly named the area "Pap-Shil-Qua-Ka-Meen" – the place where three rivers meet.

Map 1: Plan Context



1.5 General Implementation

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These policies will be applied as future decisions are made. The plan also contains policies that are strategic and require action from the District. This section summarizes the key strategic actions of the Official Community Plan. The list is not exhaustive and will be dynamic according to the partnership opportunities and resources of the District. This list is provided primarily as a tool to assist the District in selecting priority tasks to implement.

- 1.5.1 The District will review and implement the policies of the Official Community Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.
- 1.5.2 The District will review the Zoning Bylaw to ensure that it generally reflects the status quo in terms of land use and density as well as the current directions of the OCP.
- 1.5.3 The District will work with the Ministry of Community Services to explore local governance options that include collaborative partnerships with the Northern St'at'imc Nations. New partnerships shall prioritize strategies that collaboratively work towards regional growth and enhancement.
- 1.5.4 The District will prepare the by-laws necessary to permit tax exemptions on the increases in tax assessments for improvements to commercial and industrial properties. A by-law will also be prepared for revitalization tax exemptions on residential properties.
- 1.5.5 The District will work with the relevant government agencies to market surplus provincial lands for new development initiatives in Lillooet.
- 1.5.6 The District will work with B.C. Rail Properties to explore strategies for making surplus lands available for new development.
- 1.5.7 The District will strive to improve public amenities in the community core, thereby contributing to higher quality of life conditions and increased tourism marketability.
- 1.5.8 The District will continue to maintain a high standard of municipal services, particularly water and sewer.
- 1.5.9 The District will study the existing inventory of municipal lands and may market parcels where there is a direct benefit to a related public amenity.
- 1.5.10 The District will continue to work with the relevant public agencies to ensure that the existing level of service is maintained (e.g. schools, health, etc.).

- 1.5.11 The District will review the Development Permit Area guidelines for the gateway and main street areas. The review shall consider options to accommodate a variety of new building designs. Options may include buildings with new or heritage design elements.
- 1.5.12 The District will review the land use strategy proposed for the gateway and consider land use options that support economic activity that complements the downtown Main Street Corridor.

1.6 Definitions

“bed and breakfast” is the use of one or more bedrooms within a *single family dwelling* to provide temporary accommodation to the traveling public and may also include food service to guests.

“community sewer system” means a sewage collection and disposal system which serves two or more parcels and which is owned, operated and maintained by an Improvement District under the Water Act of the *Local Government Act*, a Regional District, a Municipality, a created Water Board, a Federal Government agency, a Provincial Government agency or a Strata Corporation.

“community water system” means a system or waterworks which serves two or more parcels or sites and which is owned, operated and maintained by an Improvement District under the Health Act, Water Act or the *Local Government Act* or a municipality, a Regional District, a Greater Board, or by a Strata Corporation, or which is regulated under the Water Utilities Act.

“conservation agreements” are voluntary, written covenants between a landowner and a local government in which the owner promises to protect the land in a specified way. A covenant is filed in the land title office and binds future owners of the land.

“development approval information” shall be as defined in Section 920.1(1) of the *Local Government Act*.

“dwelling or dwelling unit” means a self-contained set of habitable rooms containing not more than one kitchen facility.

“environmental reserve” is a land use designation applied to lands set aside for future environmental protection where land uses are restricted to activities that will not negatively impact the environment.

“environmental review” is conducted as part of the Development Approval Information process and includes information prepared by a Qualified Environmental Professional.

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

“home occupation” means any occupation or profession where such occupation or profession is accessory to the use of the dwelling for residential purposes and does not include outdoor storage.

“independent power project”: means a small-scale (up to 49 megawatts) electric power generation facility that uses water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electricity transmission and distribution infrastructure. (Note: BC Hydro’s ‘green’ criteria limit projects to under 50MW in order to gain green project incentives. Also for IPP applications under 50MW, the Integrated Land Management Bureau is the lead provincial agency which refers the water licence application to DFO for Fisheries Act (FA) review. Projects of 50MW or greater are reviewed by the BC Environmental Assessment Act process.

“parcel” is a lot, block or other area in which land is held or into which land is subdivided but does not include a highway.

“permanent structure” means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

“qualified environmental professional” (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association,
- (b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual’s area of expertise.

“residential cluster development” is where the allowable density for the overall parcel is concentrated close together to create a compact community surrounded by undeveloped open space.

“riparian assessment area” means

- (a) for a stream, the 30 metre (98.4 feet) strip on both sides of the stream, measured from the high water mark,
- (b) for a ravine less than 60 metres (196.8 feet) wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres (98.4 feet) beyond the top of the ravine bank, and
- (c) for a ravine 60 metres (196.8 feet) wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres (32.8 feet) beyond the top of the ravine bank.

“stream” includes any of the following that provides fish habitat:

- (a) a **watercourse**, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

“streamside protection and enhancement area” (SPEA) means an area

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- (b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

“sustainable development” is defined as the process of balancing the need of humans for economic and social development with the need to protect the natural and built environment so that these needs can be met not only in the present, but in the indefinite future.

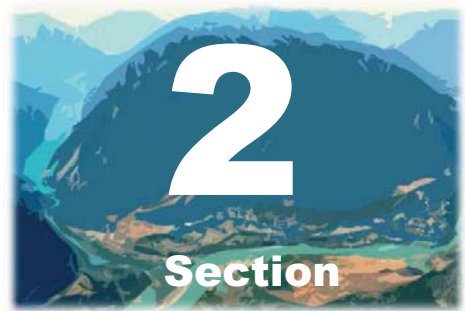
“threatened and endangered species” are defined as those species currently identified on the Province of British Columbia’s red (threatened) and blue (endangered) listed species inventory.

“top of the ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the bank, and the break does not include a bench within the ravine that could be developed.

“wilderness recreation” refers to recreation activities taking place in wild, natural, primitive, unroaded, undeveloped or otherwise “backcountry” lands where management objectives seek to preserve the natural quality of the backcountry.

1.7 Acronyms

ALC	Agricultural Land Commission
ALCA	Agricultural Land Commission Act
ALR	Agricultural Land Reserve
DFO	Department of Fisheries & Oceans
IHA	Interior Health Authority
INAC	Indian & Northern Affairs Canada
LEED	Leadership in Energy & Environmental Design
LGA	Local Government Act
LHA	Local Health Area
MOF	Ministry of Forests & Ranges
MOT	Ministry of Transportation
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RAR	Riparian Areas Regulation
RCMP	Royal Canadian Mounted Police
RGS	Regional Growth Strategy
SAS	Special Areas
SLRD	Squamish-Lillooet Regional District
SPEA	Streamside Protection & Enhancement Area
VLA	Veterans Land Act
WDPA	Watercourse Development Permit Area

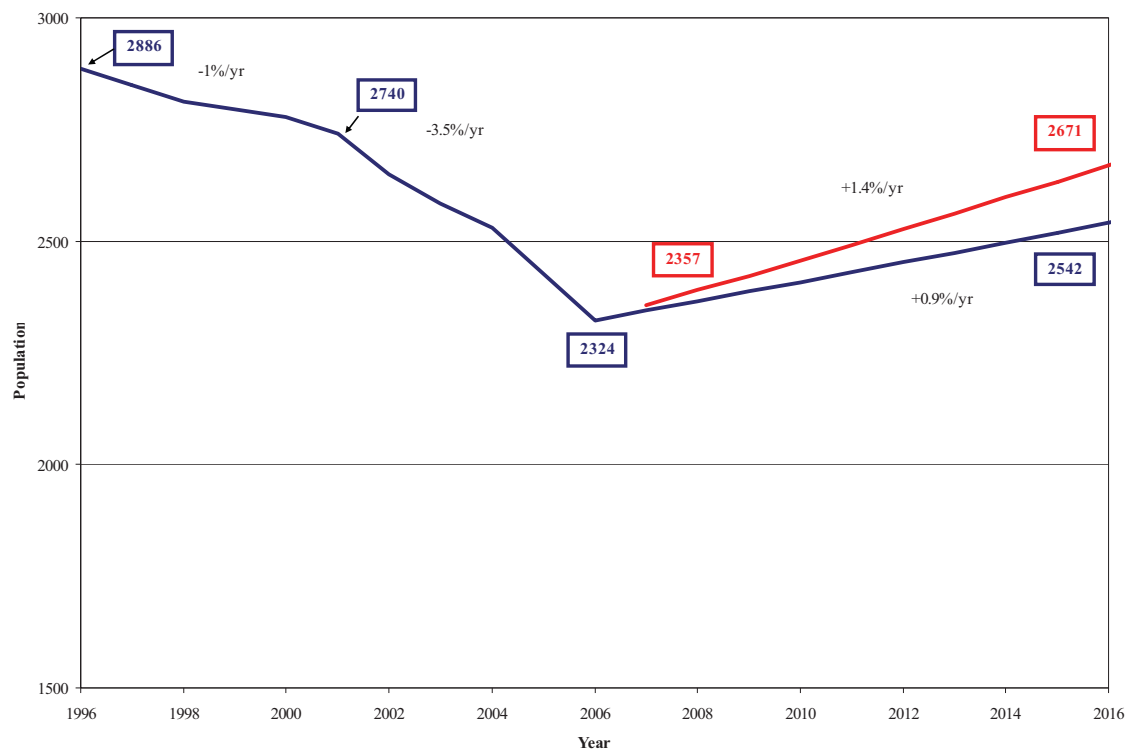


Planning Strategy

2.1 Population

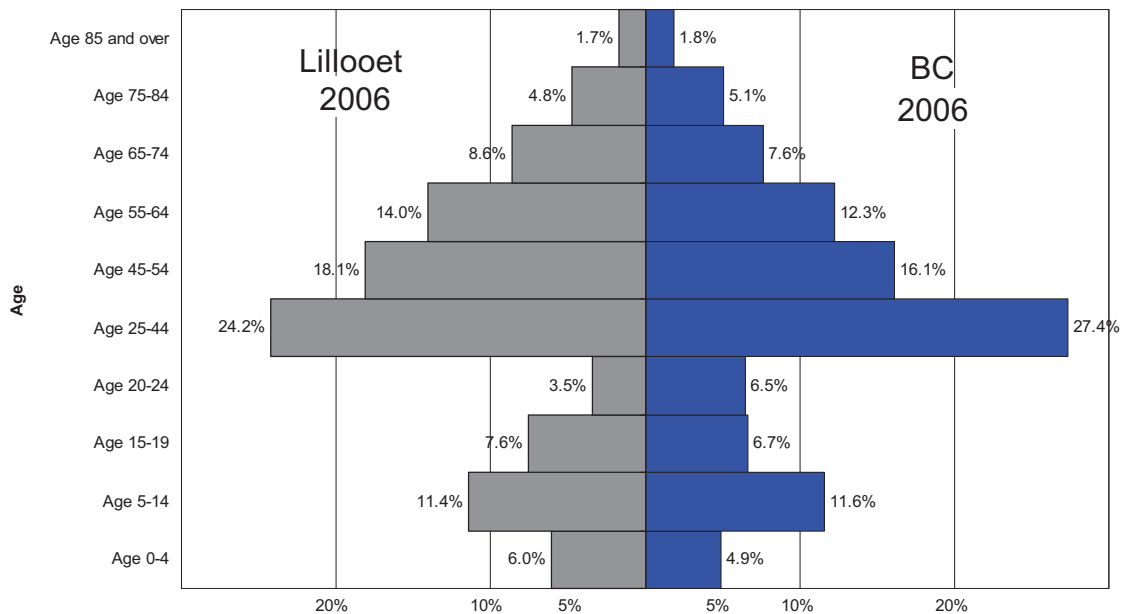
BC Statistics estimated that the 2006 population of the District of Lillooet was 2,779 however, the Canada Census (2006) reported a population of only 2324 persons. Canada Census data shows that the District's population declined by 5% between 1996 and 2001 (Figure 2.1). This trend is in contrast to the 4.9% growth rate for the whole of BC in the same time period. Despite recent downward trends, there is also optimism for positive growth generated by recent economic development initiatives and the 2010 Olympics. Accordingly, conservative but optimistic outlooks are shown in Figure 2.1 for the future of Lillooet: growth at 0.9% per year would see population increase to 2,542 persons by 2016 while a growth rate of 1.4% would increase the population to 2,671 persons by 2016.

Figure 2.1: Population Growth Trends and Projections



The highest proportion of the 2006 population (560 people, or 24.2%) was in the 25-44 age cohort. In 2001, there were 835 people or 30.5% of the population in this age group. This represents a significant decline in the number of persons in their peak employment years. In 2006, 420 people (18.1%) were in the 45-54 age cohort, and the third largest segment of the population (325 people, or 12.3% of the total) was between the ages of 55 and 64. These figures demonstrate that a significant proportion of the District population is either of working age or is nearing retirement age, therefore it will be important for the region and the community to plan for the provision of services for seniors as this population ages. It should also be noted that in 2001 there were more young people (ages 5 – 14 years) than retirees (ages 55 – 65 years) but this relationship has shifted significantly.

Figure 2.2: Population Profile Comparison



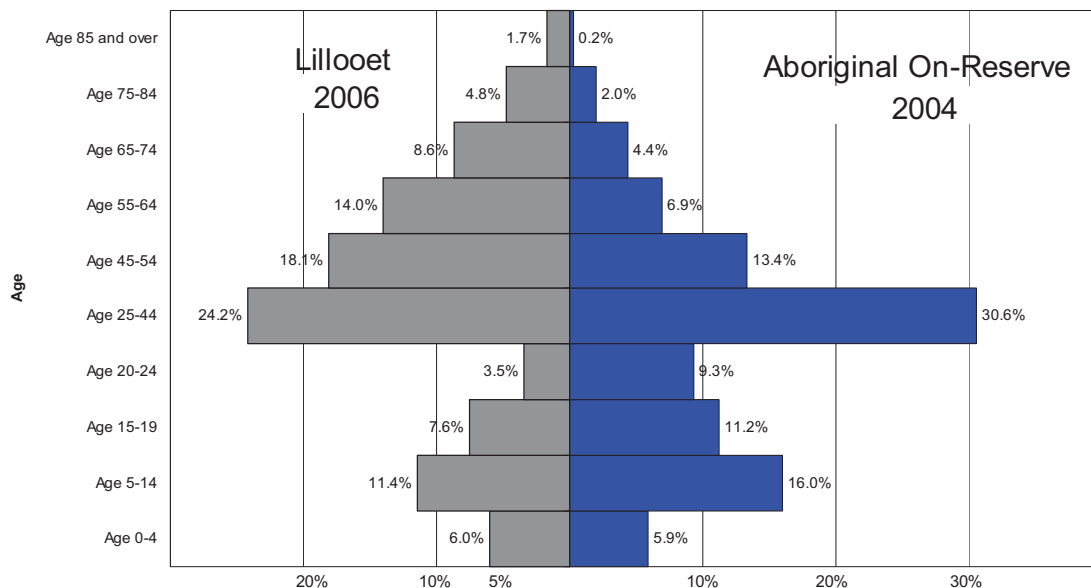
The following points highlight characteristics related to the Lillooet and area population profiles in relation to B.C. as a whole.

- The median age of 43.7 years is older than the median age (40 years) for BC as a whole, 2006.
- Lillooet has a slightly higher rate of people under the age of 19 (25.4%) than in BC as a whole (23.2%), 2001.
- The population profile for Lillooet exhibits a general aging of the population consistent with provincial trends.

- The populations of the Northern St'at'imc Communities have a higher representation of their population in the younger age groups, thereby lowering the median age for the Lillooet region.

The District of Lillooet is located within an area where six aboriginal groups have their main reserves. In 2004 the Department of Indian and Northern Affairs Canada (INAC) reported an on-reserve population of 1212 persons for the six Bands. *Figure 2.3* provides the population profiles for both the Lillooet First Nations and the District of Lillooet. It is evident that the aboriginal groups have a younger population than is reported for the District of Lillooet. In particular there are higher proportions of persons in the 5 to 24 year age groups. The population in this age group will direct the new family formation rate and will contribute to a future workforce. The Lillooet Health Area (LHA) population is projected to increase by 21% over the period from 2005 to 2015 (or 2.1%/year) with the largest growth expected in the 20 – 44 age group. This trend is a direct result of the young demographic of Northern St'at'imc populations and is very different from other Interior Health LHA's which are expected to experience the largest growth in the seniors population.

Figure 2.3: Lillooet and Aboriginal Populations



2.2 Health and Socio-Economic Indicators

The Interior Health Authority (IHA) is divided into 31 Local Health Areas (LHAs). The following information is from IHA's August 2005 Profile for the Lillooet LHA (which also includes Seton Portage and Goldbridge):

- 3.3% of residents (up to age 64) were receiving Income Assistance, and 3.9% of residents (aged 19-64) were receiving federal Employment Insurance benefits in 2003. Both of these figures are higher than provincial and IHA rates;
- 6.8% of seniors were receiving the maximum Guaranteed Income Supplement in 2003. This is more than double the provincial and IHA rates;
- residents have the third lowest life expectancy at birth (77.3 years) of all IHA LHAs;
- rates for low birth weight infants are among the lowest in the IHA;
- observed deaths were more frequent than expected from 1999 – 2003, based on provincial rates (Standardized Mortality Ratio = 1.16). There were five times as many fatalities caused by motor vehicle accidents than expected, and there were more than twice as many fatalities than expected due to alcohol-related causes, accidental falls, medically treatable conditions, and chronic pulmonary disease;
- rates of alcohol-related fatalities increased from 1986 - 2003;
- Lillooet District Hospital provides emergency and inpatient services such as treatment, diagnostic care, observation, assessment and 6 acute care beds. Specialty services are provided at Royal Inland Hospital in Kamloops;
- the LHA has 22 residential care beds and 6 supportive living units. These figures are greater than rates for the whole of IHA;
- utilization rates for acute and residential care services are greater than those for IHA as a whole;
- utilization rates for direct care and home support services are lower than those for IHA as a whole.

These figures collectively suggest a need for enhanced employment opportunities, increased supports for seniors, addictions services, and broadly targeted health and safety education programs for residents of the Lillooet region. Given that 21.4% of the District population claimed an Aboriginal identity during the 2001 census, it is particularly important that these services and opportunities are culturally appropriate. In order to maximize accessibility and effectiveness, services that address issues commonly experienced by Northern St'at'imc Communities should be designed and delivered by First Nations people wherever possible.

2.3 Housing Trends

The 2001 and 2006 Census data for Lillooet indicated the following general trends related to housing:

- number of occupied private dwellings occupied by usual residents – 986 (2006);
- number of private dwellings – 1124 (2006);
- persons per household - 2.3 (2006);
- number of dwellings constructed before 1986 - 785 (2006);
- number of dwellings constructed between 1986 and 2006 – 195
- dwellings requiring major repair as a % of total occupied private dwellings – 12.2% (2006) (7.4% in BC as a whole);
- average house prices - \$142,102 (2001);
- average house prices for British Columbia - \$230,645 (2001);

Table 2.1, summarizes the 2006 BC Assessment data for improvements only (no land value) and indicates that there is a considerable inventory of relatively low priced housing stock in Lillooet. Table 2.1 indicates that 32% of the existing assessed housing stock is below \$50,000.

Table 2.1: Value of Residential Improvements, 2006

<i>Assessed Value of Improvements</i>	<i>No. of Properties</i>
< \$10,000	37
\$10,000 - \$25,000	121
\$25,000 - \$50,000	186
\$50,000 - \$100,000	394
\$100,000 - \$150,000	209
>\$150,000	108
Total	1055

As shown in Table 2.2, recent population growth trends have shown an overall negative trend however there has continued to be new home construction.

Table 2.2: Lillooet Population and Construction Trends

<i>Year</i>	<i>Population¹</i>	<i>Population²</i>	<i>Housing Starts³ (per year)</i>
1991 – 1995 (avg.)	--		11.6
1996 – 2000 (avg.)	--		9.6
2001	2859	2741	3
2002	2793		3
2003	2755		5
2004	2821		3
2005	2755		4
2006		2324	
Average Past 15 Years			8.3
Average Past 10 Years			6.6
Average Past 5 Years			3.6

¹ From BC Stats “Community Facts”

² Statistics Canada

³ Provided by District of Lillooet

The community has the ability to accommodate new growth as infill development on vacant lots (Table 2.3) and redevelopment of properties with low assessed values of improvements (Table 2.1). Although there are a number of large vacant parcels, typically these are not easily developed because of limited servicing or topographical constraints.

Table 2.3: Inventory of Vacant Residential Lots

Parcel Size	Lots	District & School District	Comments
< 350m ²	23	1	original townsite survey
350 - 1000 m ²	39	4	urban lots
1000 - 4050m ²	34	0	urban lots
4050m ² - 1ha	18	0	acreage parcels
>1ha	52	7	large holdings
Total	166	12	

2.4 Economy

The labour force statistics (Table 2.4) reported by Statistics Canada indicate growth trends in the employment sectors but these statistics should be interpreted cautiously because some of this growth is the result of boundary changes associated with the incorporation of Lillooet in 1996 that amalgamated lands from part of Electoral Area B of the Squamish-Lillooet Regional District. This boundary change resulted in a net population increase from 1988 persons in 1996 to 2741 persons in 2001, however, it is generally accepted that there was a net-population decline in the area now recognized as the District of Lillooet.

The following points are evident from Table 2.4.

- there has been a decline in the number of jobs in primary industry.
- the health, social services, education sector continues to be the leading employment sector.
- the importance of Lillooet as a regional service centre is reflected in the number of employees working in retail, wholesale, services, accommodation, food and the arts.
- jobs in the government, transportation and communication sectors strengthened in 2001; however the 2006 statistics will likely show a decline because of recent provincial government and transportation sector restructuring, consolidation and centralization initiatives.

Table 2.4: Labour Force Trends

Industry	Number Employed			
	1991	1996	2001	2006
Primary	110	110	100	160
Manufacturing	105	125	165	165
Tertiary (Service Sector) Industries				
Construction	80	35	75	130
Trans/Communication/Utilities	80	95	155	
Retail & Wholesale	130	115	195	190
Fin., Real Est., Ins., Bus Serv.	30	80	135	185
Services, Accom., Food, Arts	115	180	185	
Health & Social Services, Educ.	45	205	275	270
Other Govt./Public Admin.	105	95	140	190
Total Tertiary (Service Sector)	585	825	1160	915
Total Labour Force	800	1060	1425	1235
Population	1988 <small>(pre-amalgamation)</small>		2741 <small>(post amalgamation)</small>	2324

Note: This data does not include First Nations On-Reserve employment.

The declining employment in the primary industries has significance to Lillooet because resource extraction has been the underpinning of Lillooet's economy since the start of the gold rush (1850s). Forestry, agriculture, mining, transportation (railway service centre) and hydroelectric power generation have all had a major impact on employment and the economy. While Lillooet continues to be the home of two major mills there are concerns that regional trade issues and beetle damage will diminish the role of forestry in the local economy.

Agriculture in the area supports cattle and deer ranching, alfalfa, hay and market gardening and recent forays into grape production. Agricultural land holdings are significant in east Lillooet and protected by the Agricultural Land Reserve but are not contributing proportionately to the local economy. While the ALR lands are suitable for a variety of crops, the lands have not been intensively used. This lack of commitment to more intensive agriculture is generally attributed to such factors as: distance from market; marketing board structures; economies of scale; condition of roads/transportation corridors and water services.

Tourism has become an increasingly important economic sector and is anticipated to continue to grow in importance as B.C. approaches the 2010 Olympics. The tourism sector has not, however, seen a significant increase in the investment of new assets and marketing. The District has recognized this gap and has recently launched numerous strategies to attempt to build tourism infrastructure and to generally diversify the local economy. Initiatives of greatest significance include the District of Lillooet Economic Opportunities Plan (2006); infrastructure grant applications to support local tourism resources; and economic planning policies on a regional level as part of the Squamish-Lillooet Regional District Regional Growth Strategy. The ten categories of importance to the future stability and growth of the local economy as identified in the Economic Opportunities Plan are:

1. Improve Lillooet's infrastructure including water, sewer, storm water and road infrastructure as well as buildings and grounds equipment.
2. Address strategic transportation issues including airport, highways, rail and public transportation.
3. Explore and strengthen aboriginal partnerships.
4. Maximize agriculture and crown land development opportunities.
5. Work with regional partners to pursue economic development opportunities.
6. Market Lillooet and its tourism industry and develop projects to support a broader tourism market.

7. Promote partnerships with business/industry and investigate commercial opportunities for growth and expansion.
8. Promote the District of Lillooet “Culture for Success” as a sustainable, safe community.
9. Capture opportunities associated with 2010 Olympics.
10. Address social planning issues including affordable housing, education and access to social services.

B.C. has near historic low unemployment rates (4.4% in April, 2007) with the economy at or near full employment; however, Lillooet continues to face high unemployment rates. In 2001, unemployment rates were 9.2%, with a labour force participation rate of 69.7%. In B.C. as a whole for 2001, the unemployment rate was 8.5% and the participation rate was 65.2%. In September 2005, 5.3% of the Lillooet population depended on the safety net (basic B.C. Assistance & Employment Insurance) compared to 4.1% for B.C. as a whole.

2.5 Growth Projections

The analysis of past trends and existing conditions relating to the Lillooet community has indicated that this small rural community has conditions that have been stimulating growth as well as curbing growth. Incentives to growth include: a young, growing First Nations population; expanding regional tourism focus with 2010 Olympics; an aging provincial population looking for affordable housing in small towns; continued availability of affordable housing; and a spectacular, scenic local setting. Factors deterring growth have included a general trend towards smaller household sizes; an aging of the overall population; provincial policies to centralize regional government jobs and services; condition of transportation infrastructure leading in and out of town; and a diminishing job market in the resource sectors. It is hoped that these later forces (decreased regional government service and resource sector job loss) will now reach a point of equilibrium (i.e. no further significant losses are expected) and the local economy can then enjoy a period of renewed growth as it responds to other growth stimulants. Accordingly, the 2007 OCP is based on a moderate growth rate (between 0.9 and 1.4%) (Figure 2.1 and Table 2.5).

Table 2.5: Projected Housing Demand

Year	Growth @0.9%	New Households @ 2.2 person/household	Growth @ 1.4%	New Households @ 2.2 person/household
2007	2345		2345	
2012	2452	49	2526	82
2017	2565	51	2708	83
Average Units per year		10		17

Based on the projections presented in Table 2.5 the District of Lillooet will need to accommodate approximately 10 – 17 new housing units per year – double the rate of construction that was evident in Table 2.2 over the previous 10 year period.

The District's ability to respond to the projected housing demand is assessed in Table 2.6. It is evident that in both the short term and the long term there is an ability to accommodate considerable growth in Lillooet (e.g. for 50 years at 10 units/year). The resulting development will be a mixture of housing types and will be achieved through infill and intensification rather than through urban expansion.

Table 2.6: New Housing Unit Potential

Existing Areas	No. of Units
➤ Vacant Lots	90
➤ Re-development & Intensification	20
➤ Multi-family	250
➤ Commercial/Multi-family Sites	150
➤ Redevelopment of properties with low assessed values (<\$25,000)	(150)
	510

2.6 Growth Management

The District's growth management strategy, consistent with Smart Growth principles, supports and emphasizes infill and the intensification of land use in order to make efficient use of existing infrastructure and to reduce environmental and financial costs of growth. This strategy is supported by senior governments who are encouraging municipalities to grow and develop in a more sustainable manner, conserving energy, land and other resources and reducing the impacts on the environment. In principle, this strategy is widely supported throughout B.C., and communities are adopting strong policies in support of infill and intensification. Support for these policies is also evident in Lillooet through the community survey conducted as part of the OCP planning process where residents prioritized actions to strengthen the commercial core (Main Street), provide walking/cycling pathways and trails (alternate transportation) and to

provide new local employment and economic opportunities (local sustainable economy). In practice, the goal of creating a compact, efficient and sustainable community in Lillooet will be a challenging task, with obstacles from a number of sources:

Neighbourhood Education and Awareness: Existing neighbourhoods may not be “ready” to accommodate higher densities in neighbourhoods that have been traditionally low density. There may be concerns around issues of parking, access, building height and lot coverage and a lack of awareness around benefits.

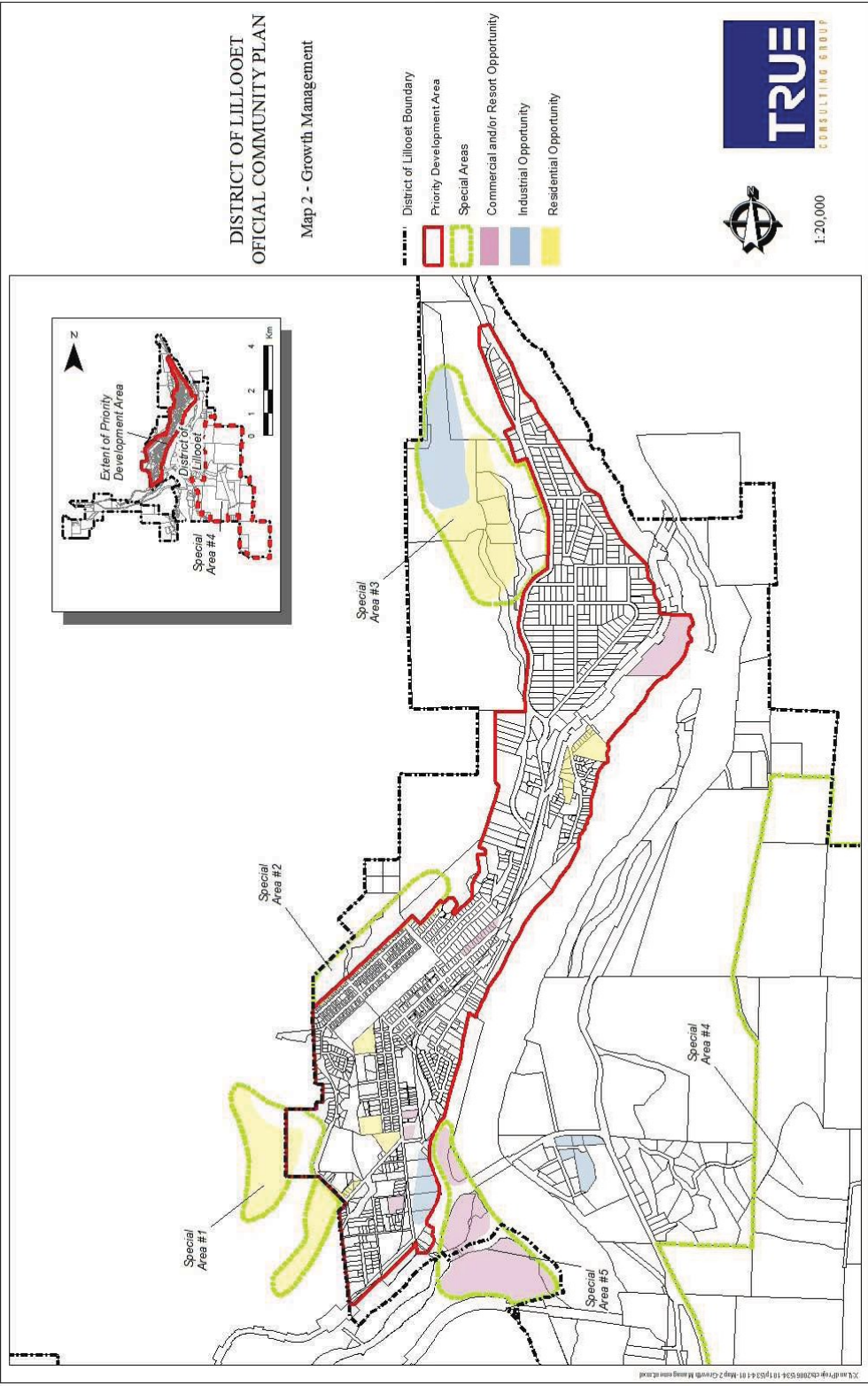
Development Costs: Although real estate prices continue to be lower in Lillooet than in most other areas of B.C., there is still a perception that development requiring land assembly in existing neighbourhoods is more expensive than development of green field sites or development on the periphery. Additionally, there are concerns that any additional costs cannot be recovered in a soft housing market.

Previous Commitments: The OCP for the newly amalgamated District (adopted in 2001) designated large rural (peripheral) areas as being supported for future urban use (East Lillooet). These lands require significant infrastructure investments and are a considerable distance from the community commercial core and therefore can not satisfy smart growth/infill policies.

Presence of Opportunities: Developers and residents may not “perceive” opportunities for infill and intensification because they are familiar with existing conditions.

Growth Management Policies

- 2.6.1 The District designates as a short-term (0 – 10 years) priority development area the area shown in Map 2. Within this area there are numerous sites that have potential for redevelopment, new development and new partnerships. All of these lands are either currently serviced or are in close proximity to existing services (water, sewer, roads, schools, etc.). Development within this short-term priority development area meets OCP goals for a compact, sustainable community. Sites are available for both residential and industrial use.
- 2.6.2 Opportunities for new growth that are outside the priority development area are recognized and identified as special areas (Table 2.7). Generally, it is anticipated that future development in these areas will take place beyond a 10 year time horizon. Development partially within the short-term priority development area (e.g. Town Mountain or T’it’q’et Reserve) may be more efficient to service than the more peripheral developments (e.g. Airport Development Lands) and consequently may have a shorter development horizon. The District will continue to monitor growth trends and may adjust the development horizons outlined.



- 2.6.3 The District identifies Special Areas as those lands recognized for their future growth potential. Lands within these areas are recognized as future contributors to the urban population of the Lillooet region and requiring supporting infrastructure growth (roads, utilities, shopping, recreation, etc.).

Special Area 1 represents land that is mostly comprised of T'it'q'et Reserve land. This area represents an opportunity for the band to develop and grow in the future. The District should continue to maintain communications with the bands to be sure the municipal infrastructure can keep up with their future growth plans and needs.

Special Areas 2 and 3 represent privately owned land that could be subdivided and developed as future residential areas, again adding to the future urban population and requiring supporting infrastructure.

All Special Areas are located on crown, private or reserve lands. The policies presented in this section are intended to plant the seed for future discussions with the respective landowners about growth planning in the Special Areas in support of growth initiatives that will ensure the sustainability of the larger Lillooet region. It would be desirable to work together with these landowners to discuss their development plans and adopt them as part of this OCP. The District presents these ideas in full recognition of private owners and First Nations' rights to determine the use of their own land but wishes to encourage communication and collaborative planning efforts.

- 2.6.4 The District will discourage the following development:

- development within any hazard areas, depending on the ability to mitigate any potential hazards;
- peripheral expansion requiring extension of the service infrastructure, unless substantial funding is in place to cover infrastructure costs.

- 2.6.5 The District supports the mission of the ALC:

“to preserve agricultural land and encourage and enable farm businesses throughout British Columbia.”

The District will review all plans and proposals for ALR lands and work with the landowners and the ALC to consider opportunities.

- 2.6.6 The District will discourage the development of large gated communities which promote isolation from the areas in which they are located.

- 2.6.6 The District will encourage mixed use and higher densities along Main Street, close to existing amenities and services.

2.7 Special Areas

Five Special Areas (SAs) are identified in Table 2.7 as locations where growth could be accommodated to support further development in the Lillooet region (Map 2). These areas may ultimately be part of the developed, serviced urban area, but at this time, further servicing, research, planning or collaboration with partners is required before development can proceed.

Table 2.7: Special Areas (SAs)

SA	Location	Area	No. of Lots (Est.)	Est. Servicing Costs	Potential Uses
1	T'it'q'et Reserve & Upper Bench Development Area	34 ha	--	not available	Residential
2	Mission Ridge Development Area	17 ha	--	not available	Residential
3	North Bench Development Area	50 ha 20 ha	100 lots industrial	Water \$1.6m + roads, storm, etc.	Residential & Industrial
4	Airport Development Lands	380 ha 120 ha	380 lots industrial	Water \$4.2m + roads, storm, sewer	Residential & Industrial
5	Cayoose Reserve & Seton River Development Area	35 ha	--	not available	Residential & Resort Commercial

2.7.1 Special Area Policies

- a. The Special Areas shown on the Land Use Plan (Schedule B) and *Map 2* identify lands that may accommodate long-term regional growth for both the neighbouring First Nations and the District. The District recognizes that all 5 of these areas have both opportunities and constraints associated with their development and the District commits to working with Northern St'at'imc Communities, government agencies, developers and property owners to address challenges in a manner that is consistent with the goals and objectives of the OCP, local government legislation, and, the Northern St'at'imc Communities.
- b. The District requires the developer to fund off-site costs for servicing Special Areas but will also explore alternative financing mechanisms in accordance with the Local Government Act and available funding programs.

- c. The District will help to facilitate discussions regarding initiatives for the Special Areas and include the Cayoose and T'it'q'et Bands and other neighbouring property owners.
- d. The District will require completion of Comprehensive Development or Neighbourhood Plans for Special Areas within the municipality to confirm lot sizes, densities, park and school requirements, road networks, storm drainage, water and sewer servicing and environmental management including protection of hazardous and sensitive areas and wildfire protection.
- e. The District recognizes the planning and public consultation processes previously undertaken for SA 4 and in general supports the land use designations identified in *Map 3*.

2.7.2 Special Area Overview

SA 1 – T’it’q’et Reserve & Upper Bench

This area is located southwest of the Lillooet community core and the majority of the lands are located on the T’it’q’et Reserve IR 1 near existing band housing. The Band may be interested in these lands for future residential use or may identify other compatible land uses (e.g. recreation, administration, local commercial).

Opportunities:

- logical extension of Band development area or urban area to support new growth.
- efficient access to existing services (water, roads, sewer, schools, parks, etc.).
- facilitates new partnerships with Band.
- spectacular view lots.
- integrates community diversity and may ultimately foster new strategies for collaborative governance.

Challenges:

- new protocols and partnerships required.
- a significant amount of time is required to comprehensively facilitate complex, multi-party processes for both the Band and the municipality (e.g. the Band Land Designation process).
- servicing is close, but not adjacent to the sites and some upgrading is required.

SA 2 – Town Mountain

The Town Mountain Area is located adjacent to an existing residential area. Most of the Town Mountain lands are at a higher elevation than the existing neighbourhood and service systems upgrades are required to extend new services.

Opportunities:

- logical extension of urban area.
- efficient access to existing services (water, roads, sewer, schools, parks, etc.).
- spectacular view lots.

Challenges:

- high infrastructure costs and these are almost all attributed to new development.
- areas of undevelopable bench separate existing and new development opportunities traversing these lands add to overall development costs.
- limited road access to neighbourhood.
- relatively small development area.

SA 3 – North Bench

The North Bench is a relatively level bench that is currently used for hay production and a landfill site. Long term development of this site is anticipated to incorporate a mixture of residential and industrial uses. Servicing to new development will benefit existing property owners.

Opportunities:

- servicing to the North Bench will provide upgrading of fire protection to an existing residential area and will support further increases of density to this area.
- logical extension of existing neighbourhood.
- lands, although once agricultural, are not in ALR.

Challenges:

- significant infrastructure costs that are almost entirely attributable to new development.

SA 4 – Airport Lands

The Airport Lands cover a large area that is predominantly rural but also contains:

- a small industrial park with limited water servicing capacity;
- large rural residential holdings with independent on-site servicing;
- an airport located on the upper bench with adjoining industrial lands; and,
- some lands are still in the ALR.

This SA continues to be recognized as a suitable location for Lillooet's long-term growth needs. Some planning and consultation has been undertaken for this area and the land use designations shown on *Map 3* were adopted in the OCP. This direction continues to be generally supported but may require a new vision and comprehensive planning to reflect current economic and social conditions. The most significant challenge for new development in this area is the high capital cost required for infrastructure. This area also has a small existing population and residents have not previously endorsed partnering on large capital projects.

Opportunities:

- community support for land use designations shown on Map 3.
- large amount of land with significant capacity to accommodate future growth – employment/jobs (industrial land), transportation services (airport), recreation (open space and golf course) and homes (new residential areas).
- large, continuous development parcel with limited natural, topographical constraints.
- large land holdings with limited tenure/ownership therefore easier to facilitate approval process and planning.

Challenges:

- significant capital expenditure required for all servicing (e.g. water estimated at 5.4 million).
- existing residents do not support participation in new water system for local upgrades to existing properties (1.5 million).
- does not address Smart Growth and community sustainability objectives and policies for infill and intensification.
- land use designations conceptual – still requires detailed planning.

SA 5 – Cayoose Reserve & Seton River

This Special Area is located at the gateway to Lillooet and offers prime development opportunities associated with the attractive natural setting and the highway corridor. Cultural, tourism or other similar activities could significantly enhance this gateway location.

Opportunities:

- logical extension of the urban area.

- efficient access to existing services (water, roads, sewer, schools, parks, etc.).
- natural river setting and high visibility provide attractive location for new cultural, residential or tourism developments.
- gateway developments can create positive first impression of the region and provide economic activity.
- facilitates new partnerships with Northern St'at'imc Communities.
- add new land uses and developments (e.g. resort commercial) as well as opportunities for residential lots.
- integrates community diversity and may ultimately foster new strategies for collaborative governance.

Challenges:

- new protocols and partnerships required.
- a significant amount of time is required to comprehensively facilitate complex, multi-party processes, including the Band Land Designation process.
- servicing is close, but not adjacent to the sites, some upgrading is required.
- requires flood plain and riparian area setbacks.

**2.8 Regional
Context
Statement**

The District of Lillooet is physically separated from the other developed areas of the Squamish Lillooet Regional District. The closest Regional District Municipality is 100 km away. The District is surrounded by forested areas, Reserve lands and agricultural areas. This location gives Lillooet an isolated context with limited relationship to other developed areas and provides a unique opportunity to determine its settlement form without impacting other communities.

The Growth Strategies Act and the Local Government Act provide mechanisms to link local community plans with regional plans. Section 866 of the Local Government Act requires that where a Regional District has prepared a Regional Growth Strategy, the Official Community Plan (OCP) must prepare a Regional Context Statement that is accepted by the Regional District Board. At the time this OCP was written, the Squamish-Lillooet Regional District (SLRD) was in the process of drafting a Regional Growth Strategy (April, 2007) and this draft provided the following vision and goals.

Our vision of the Squamish-Lillooet Regional District in 2025 and beyond is:

A region comprised of diverse, distinct and liveable communities that share a commitment to:

- *Practice economic, social and environmental sustainability;*
- *Protect the region's natural beauty;*
- *Enhance the region's world-class outdoor recreation;*
- *Foster balanced and equitable economic growth; and*
- *Make decisions that engage local, provincial, federal and First Nation governments, and reflect the values of communities.*

Goals

Nine broad statements provide the strategic directions that will be used to address growth management challenges over the next 20 years.

Goal 1: Focus Development into Sustainable, Compact Communities

Goal 2: Improve Transportation Linkages and Options

Goal 3: Support a Range of Affordable Housing

Goal 4: Achieve a Sustainable Economy

Goal 5: Protect Natural Eco-system Functioning

Goal 6: Encourage the Sustainable Use of Parks and Natural Areas

Goal 7: Create Healthy and Safe Communities

Goal 8: Enhance Relations with Aboriginal Communities

Goal 9: Improve Collaboration among Jurisdictions

These nine goals reflect a preference for new development that is guided by the Smart Growth principles. The policies and strategies of the OCP are also consistent with these guiding principles although some principles will be relatively less relevant to Lillooet due to its small, rural, character. The municipality's policies on regional growth as they relate to Lillooet are outlined in terms of the following.

- human settlement
- transportation and energy
- economic development
- collaboration and cooperation
- health and safety
- environmental protection
- recreation & cultural heritage

2.8.1 Human Settlement

The District of Lillooet policies of the Official Community Plan are consistent with the policies contained in the draft Regional Growth Strategy (RGS).

- a. Lillooet is recognized as the largest municipal centre in the northern portion of the Regional District and new regional development is encouraged to locate within the municipality consistent with the Smart Growth principles and objectives.
- b. The District of Lillooet will support and work cooperatively with all aboriginal groups as they endeavour to achieve economic self-sufficiency, and accommodate future band and regional growth.
- c. The District will support strategies to cooperatively and collaborating plan for future growth on Reserves, including the facilitation of servicing and land use planning partnerships.
- d. The District encourages compact urban development as the preferred, dominant settlement format but also supports growth initiatives outside the urban area where there is a clear regional benefit and development is soundly planned. Examples of supported rural initiatives include destination resorts, master planned communities and other resource developments where developments can meet the goals of cost-effective, sustainable development.
- e. The District of Lillooet supports establishment of a Regional Affordable Housing Strategy recognizing that the District of Lillooet is uniquely positioned as an existing source of affordable housing that requires attention to maintain and enhance the existing inventory. As well, additional regional strategies are necessary to service specific populations including housing for seniors and supportive transitional housing.
- f. The District encourages intensification and infill over peripheral development to ensure that municipal services are provided in an efficient and cost-effective manner. Topography and existing land tenures mean

there are limited “green-field” sites available within the serviced area but redevelopment is more cost-effective than the extension of services to peripheral areas such as East Lillooet. A growth management strategy directs new development to specific areas where servicing is more cost-effective and/or partnerships are available.

2.8.2 Transportation

The Draft Regional Growth Strategy emphasizes transportation within a smart growth context where transportation efficiencies are achieved through compact development, minimizing auto-dependency and supporting a regional transit system. Lillooet strives to address these principles and is working towards creating a walkable, pedestrian friendly, compact community. A Bicycle Master Plan was prepared in 2006 and is being implemented through a variety of projects.

The draft Regional Growth Strategy also recognizes the relatively remote northern positioning of Lillooet and the importance of the regional air, road and rail networks within this context. The priority tasks for Lillooet are to ensure that transportation linkages are maintained to a high quality and safety standard.

- a. The District supports regional efforts to encourage priority action on road network improvements including improvements to Highway 99 from Pemberton to Cache Creek and Lillooet-Highway 12 route to enhance economic opportunities within the Lillooet area.
- b. The District encourages road rehabilitation improvements on all provincial and municipal activities to:
 - accommodate pedestrian and bicycle needs;
 - replace all one-lane bridges;
 - improve communication coverage as a safety strategy; and
 - address erosion and slide issues through long term solutions.

2.8.3 Economy

The draft Regional Growth Strategy has provided goals and policies to broaden the economic base through diversification and expansion associated with growing economic environments. Smart growth principles of densification and mixed use developments for example, are more easily achievable in areas with expanding economics (e.g. Whistler, Squamish, Pemberton). In contrast, in the northern areas of the region, economics are declining and it is more challenging to introduce Smart

Growth initiatives. Accordingly, the draft Regional Growth Strategy policies relating to Lillooet concentrate on partnerships, research, and re-investment, with an emphasis on stimulating rather than managing economic development.

- a. The District will pursue a variety of strategic initiatives to:
 - guide investment into the Lillooet economy;
 - partner with Northern St’at’imc Communities on economic initiatives;
 - explore structures to work collaboratively with Northern St’at’imc Communities; and
 - participate in Regional Economic Development initiatives.
- b. The District will participate with the Regional District in specific sector-based development strategies, including strategies on: industry, aggregate resources; tourism, arts and culture; alternative energy; education; agriculture; forestry and local manufacturing.

2.8.4 Environmental Protection

The draft Regional Growth Strategy seeks to protect and enhance the environment through stewardship principles. The environmental assets include: living organisms, water, air, land, vegetation and the habits and ecological processes that support living organisms. The quality of life in Lillooet is directly tied to environmental quality with residents of the community citing environmental factors (climate and beauty) as the two most frequently mentioned factors they liked best about living in Lillooet (Community Survey, 2007).

The Official Community Plan contains policies to establish a Watercourse Management Development Permit Area to protect sensitive riparian areas consistent with provincial regulations. As well, Development Permit Area criteria are included in the OCP to restrict development in areas subject to hazardous conditions (e.g. steep slopes, flooding).

- a. The District will oppose development which potentially impacts the District’s potable water supply.
- b. The District supports protection of environmentally sensitive areas, including riparian areas and grasslands ecosystems.
- c. The District supports research on ecologically-sensitive areas and biodiversity values and incorporating this information into the land use decision making process.

- d. The District encourages water conservation and supports exploration of strategies to reduce water consumption.
- e. The District supports Best Management Practices for new development to reduce environmental impacts, including actions to reduce greenhouse gas emissions and to manage stormwater. Actions may include a stormwater management plan and solid waste disposal plan.

2.8.5 Health and Safety

The draft Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. The District recognizes that although many of the determinants of health are the responsibility of senior levels of government, the District of Lillooet has a role in creating a safe, healthy community, particularly in relation to: land use and design; transportation; environmental planning; and, recreation. The Community Vision for Lillooet articulates a desire to maintain small town values that are perceived as being associated with a caring, relaxed and safe community where neighbours interact with neighbours. The healthy community approach also recognizes these values and includes activities to increase community involvement, political commitment, volunteerism, partnerships among different community interests and public policy that supports community health.

- a. The District will work with local agencies and partners to implement an affordable housing policy recognizing that access to affordable housing contributes to health and well being of community residents.
- b. The District will support land use planning initiatives that contribute to a healthy, compact and walkable community.
- c. The District will encourage the implementation of the Bicycle Network Plan.
- d. The District recognizes the objectives of the Agricultural Land Commission Act and supports retention of lands within the Agricultural Land Reserve.
- e. The District supports local food security policies, acknowledging the relationship between health and access to healthy food.
- f. The District will continue to work with the RCMP, and local service providers to improve community safety.
- g. The District will work with the Regional District and the Provincial government on issues relating to emergency planning.

- h. The District will work with the province to address road safety issues.

2.8.6 Parks, Recreation and Cultural Heritage

The draft Regional Growth Strategy considers that most of the region's settled areas are located within large areas of natural open space. These open spaces become support for economic activity (forestry, recreation and mining) as well as providing context for recreation, culture and heritage values (e.g. First Nations history). The context of these lands must be recognized in planning for the future of the District.

Within the municipality protection of open space, parks and the provision of recreation opportunities continues to have a high priority. Trail networks are encouraged as part of the Bicycle Network Plan but also along natural watercourses (e.g. Fraser River).

- a. The District supports the provision of parks and recreation opportunities and the preservation, celebration and interpretation of cultural history.
- b. The District supports ongoing working relationships with volunteer organizations in the stewardship of natural and recreation areas.
- c. The District will continue to provide recreation services servicing a regional population (e.g. pool, rink, tournament ball fields) and will explore new opportunities to cost share in the delivery of these services.

2.8.7 Collaboration and Cooperation

The draft Regional Growth Strategy supports expanding the means of dialogue and cooperation with First Nations. Significantly, the draft Regional Growth Strategy recognizes that:

While the Squamish, Lil'wat and St'at'imc Nations are not signatories to an RGS under the *Local Government Act*, there are mutual benefits in coordinating land use and servicing issues. The strategic direction under RGS recognizes the implications for aboriginal communities and endeavours to set up processes to align Regional District and First Nations' visions and plans, without prejudice to treaty negotiations or other negotiations with senior governments, recognizing a common interest in a sustainable future for the Lillooet region.

Lillooet is committed to strengthening ties with Northern St'at'imc Communities and recommends formalizing processes for dialogue, and exploring opportunities for joint decision making on issues of common interest. Of particular focus are issues relating

to social planning, growth management, economic development, servicing and management of resources.

- a. The District will seek funding to initiate a process to work with Northern St'at'imc Communities to research opportunities for collaborative partnerships and decision making on issues of social planning, growth management, economic development, servicing and the management of resources. The research process will include facilitated discussions with all parties and comprehensive research on local governance options (e.g. District Municipality, cooperative community council, sub-regional governance partnership, expanded District Municipality and others).
- b. The District will support regional initiatives to:
 - foster ongoing collaboration with Northern St'at'imc Communities;
 - develop information sharing protocols and consultation tools;
 - establish collaborative partnerships at staff and administration levels;
 - develop MOU's, protocol agreements and working committees dealing with regional and trans-boundary issues; and
 - establish ground rules and other protocol measures to deal with conflict resolution should disputes arise.
- c. The District will work collaboratively with the Northern St'at'imc Communities of T'it'q'et, Cayoose, Xwisten, Xax'lip, Ts'kw'aylaxw, and Schalath as well as the Squamish-Lillooet Regional District on achieving a sustainable future for the region. Issues of sustainability include:
 - management and decision making structure
 - basis for participation
 - settlement and servicing patterns
 - transportation and energy
 - economic development
 - environmental protection
 - open space and cultural heritage

In summary, the District of Lillooet's goal will be to comply with the principles of the Regional Growth Strategy and the spirit of Smart Growth, recognizing that historical and geographic context will present implementation challenges over the long term.

2.9 Affordable Housing

The provision of safe, affordable housing for all residents is a vital component of a healthy and sustainable community. Affordable housing is defined as:

- rental or owned housing provided to low income households who have an affordability problem (pay in excess of 30% of their income on housing) and earn less than the median income for Lillooet, and
- is typically publicly owned or owned and operated by a non-profit agency, is subsidized by senior levels of government or by a non-profit agency, which enables rent to be provided at below market rates on a “geared to income” basis; and
- does not include shelters or transitional housing.

The housing market in Lillooet has typically provided rental rates that are below provincial averages, however there are still populations in Lillooet that have affordability issues and an affordable housing strategy is required.

Affordable Housing Policies:

2.9.1 Affordable housing is permitted in all zones that permit residential uses and provide community water.

2.9.2 The District will continue to pursue the following affordable housing strategy:

- encourage a housing mix and a broad range of housing choice in all neighbourhoods in the District, including multiple family housing and affordable housing where community water service is available (i.e. within the priority development area);
- encourage infill development on existing services lots prior to peripheral development which requires the construction of extensions to municipal utilities;
- encourage higher densities and intensification;

- encourage the physical design of multiple family housing projects to reflect the characteristics of and be sensitive to the neighbourhood. As density increases, so does the need for good urban design;
- support site specific variances and zoning changes to permit unique forms of housing that are sensitive to neighbourhood characteristics;
- support, where appropriate, large-scale rezoning and subdivision that will increase the supply of housing to meet demand and provide choice for residents;
- utilize housing agreements to allow affordable housing in market (for profit) housing projects;
- continue to work with the non-profit sector to monitor the supply and demand (wait-lists) for affordable housing;
- promote programs that provide housing to seniors or others in core housing need, e.g. RRAP (Residential Rehabilitation Assistance Program), and SAFER (Shelter Assistance for Elderly Renters) and;
- encourage places of worship, service clubs, and non-profit agencies to work co-operatively to provide affordable housing for the residents of Lillooet.

2.9.3 The District will continue to provide financial assistance to affordable housing projects by:

- exempting the requirement to pay development cost charges for not for profit rental housing as provided under Section 933 (12) of the *Local Government Act*; and
- considering the waiving of Building Permit fees and other development fees for affordable housing projects upon application.

2.9.4 The District may partner with the non-profit sector on affordable housing projects by:

- identifying surplus District-owned land which could be used for affordable housing, including the closure of surplus road rights-of-way or lanes, where appropriate;
- deferring payment for District-owned lands or making them available at below-market rates; or

- such other mechanism that may be suitable to increase the supply of affordable housing.

- 2.9.5 The District will consider adopting a “no net loss” policy that replaces, protects or compensates for the loss of existing affordable housing.
- 2.9.6 The District will consider amendments to the Zoning By-law that provide for density bonusing for projects providing new affordable housing units. Projects benefiting from density bonusing will be subject to a Housing Agreement with the District of Lillooet.
- 2.9.7 Ideally, affordable housing projects located on infill lots should be small scale to more sensitively integrate into surrounding neighbourhood. However, small scale adds to the per unit cost, making such projects less affordable. Larger projects are more economically viable, but require a higher level of design to mitigate the potential impact on the surrounding neighbourhood. Projects in excess of 50 units will be discouraged by the District.
- 2.9.8 The District recognizes that secondary suites are an alternative form of affordable rental housing and the District will continue to support permitted suites.
- 2.9.9 The District will continue to support a Social Planning Group that will advise Council on social planning and housing issues, including recommendations for housing projects. This group should have diverse representation from within the community (e.g. social agencies, agriculture, and businesses).

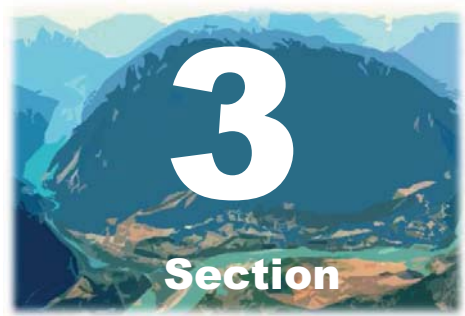
2.10 Economic Development

The District of Lillooet strives to strengthen and diversify Lillooet’s economic base while maintaining a balance with environmental goals.

Policies

- 2.10.1 The District will strongly encourage and support long term employment generating development, particularly initiatives that will not impact negatively on the environment or community’s image.
- 2.10.2 The District will work with the Economic Development Committee to ensure that economic goals are compatible with long term land use planning goals.
- 2.10.3 The District will encourage the Economic Development Committee to pursue funding and financing for economic development projects in conjunction with private and public sector groups.

- 2.10.4 The District will encourage and support joint economic development both with individual St'at'imc Bands and collectively with the St'at'imc Nation.
- 2.10.5 The District will encourage and support joint economic development with the SLRD and the TNRD.



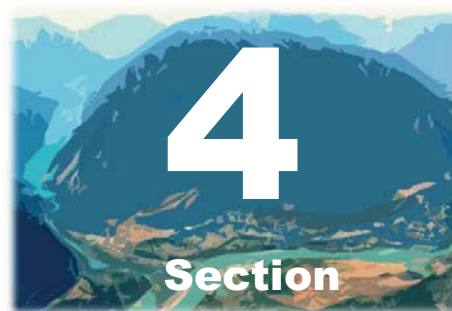
Land Use Map Designations

Land use designations are shown on Schedule B – Land Use Map. The boundaries between lot lines and land use zones are approximate. The following sections explain each land use category and establish policies for future development within them. Please note that this map represents a generalized description of future land use and it is not a zoning map although it will be a guide for a more detailed zoning map and bylaws.

The OCP includes the following land use designations:

- Agricultural/Resource
- Rural Residential
- Residential – urban, suburban, multi-family
- Commercial
- Light Industrial
- General Industrial
- Parks & Open Space
- Institutional
- Sand and Gravel
- Special Area

The District recognizes that some current land uses do not conform to the designations shown on the Land Use Map. The intent of the District is not to change the use of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs. As well, there are land uses on Schedule B that require additional planning and servicing and consultation prior to development (e.g. subdivision, zoning, building permit) and are designated as Special Areas (Section 2.7).



Agricultural/Resource

4.1 Introduction

Lillooet contains large tracts of land designated for Agricultural/Resource use on Schedule B Land Use. These areas contain parcels that are suitable for both agricultural/resource-oriented activities and undeveloped open space. Parcel sizes vary from 0.4 ha to over 50 ha however the general intent is for all parcels to remain as large land holdings and further subdivisions are generally discouraged.

The Agricultural/Resource designation includes lands that are subject to the Agricultural Land Commission Act and are subject to the regulations and conditions imposed by the Act. The District supports and encourages protection of agricultural lands and enhancement of the local agricultural economy.

The Agricultural/Resource designation is also assigned to lands with steep slopes, protected riparian areas and other natural areas that are intended to remain largely as undeveloped open space.

Sand and gravel extraction is considered a resource use that is currently occurring at the locations shown on Schedule B Land Use.

4.2 Objectives

- 4.2.1 To protect agricultural land for agricultural purposes.
- 4.2.2 To support and enhance agricultural activity in Lillooet.
- 4.2.3 To recognize and support the continuance of a rural lifestyle in the District of Lillooet.
- 4.2.4 To designate areas of existing and future sand and gravel extraction.
- 4.2.5 To minimize land use conflicts between sand and gravel extraction operations and neighbouring properties.

4.3 Policies

- 4.3.1 Agricultural/Resource land use will be directed to the corresponding area on the Land Use Map, Schedule B.

- 4.3.2 The District will encourage economic development initiatives to recognize agriculture as a viable economic activity for Lillooet and to identify strategies to bring new agricultural developments and businesses to Lillooet.
- 4.3.3 The District supports strategies to promote the agricultural attributes and historical successes of agriculture in Lillooet.
- 4.3.4 The District will work with the Ministry of Agriculture to research and promote new agricultural opportunities such as grapes, specialty berries and fruits, market gardens and food processing facilities.
- 4.3.5 The District will ensure zoning regulations are consistent with ALC policies regarding agri-tourism.
- 4.3.6 The District recognizes the agricultural, recreational, and public use potential of Crown land in this category and supports the provincial government's general policy of integrated multiple use land management.
- 4.3.7 The District will discourage subdivision of lands within this category. Municipal utilities and services generally will not be provided to these lands. Where water services have been approved, they will be limited to domestic supply only on the basis of one connection per existing lot.
- 4.3.8 The District will attempt to minimize conflicts between agricultural and other land uses (residential/recreational) through the use of:
- access restrictions, where appropriate;
 - minimum distance setbacks for intensive agricultural operations;
 - fencing requirements and landscape buffers on the non-agricultural side of the development for residential or recreational developments adjacent to agricultural operations;
 - continued liaison with Provincial Ministries and Crown agencies in the planning, disposition, and management of Crown lands; and
 - compliance with the Farm Practices Protection Act (FPPA).
- 4.3.9 Development Permit Area designations may be used to protect farming on lands designated for agricultural use.
- 4.3.10 The District supports the ALC and the role of the Provincial Agricultural Land Commission in its efforts to protect and enhance farmland. Where land is in the ALR, minimum parcel sizes shall apply only when the land is:

- excluded from the ALR; or
- approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission; or
- exempted by the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission.

4.3.11 The District will encourage all farming operations to comply with the following regulations and guidelines as administered by the province:

- environmental guidelines for farming practices as produced by the provincial ministries;
- regulations pertaining to agricultural waste control; and
- code of Agricultural Practice for Waste Management.

4.3.12 The District recognizes the importance of local food production and supports efforts to improve the local agricultural economy. Strategies include:

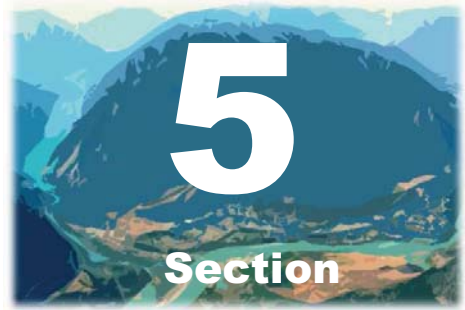
- enhancing development opportunities for the local farmers market (e.g. new Downton Square site);
- support initiatives to increase agricultural awareness;
- support development of community gardens and rooftop gardens; and
- provide density bonusing for projects providing opportunities for local food production (e.g. rooftop gardens, edible landscapes, community gardens or greenhouses).

Sand and Gravel Extraction Policies

4.3.13 Schedule B Land Use identifies the location of existing and potential areas of sand and gravel extraction. Sand and gravel extraction will be limited to areas designated on Schedule B Land Use for the term of this plan. Non-commercial operations which involve only the excavation or deposit of material for limited construction purposes may be permitted where necessary, subject to appropriate permitting.

4.3.14 Sand and gravel extraction is limited to the excavation, screening and storage of materials. No additional processing of any kind is permitted, including crushing or the manufacturing of asphalt, concrete, or other materials. Such activities are permitted where approved by Temporary Industrial Use Permits under conditions imposed by Council.

- 4.3.15 The District will require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation; dust control; screening; access; traffic circulation and site reclamation.



Rural Residential

5.1 Introduction

The Rural Residential land use designation typically contains larger parcels (1 ha to 2 ha) supporting country residential and small hobby farms and having a reduced level of servicing. None of rural residential lands are serviced by a community sewer system and many also rely on independent water systems. Throughout the Rural Residential areas it is important to retain (not increase) existing development densities because of the need to protect water quantity and quality and/or to ensure sufficient lands are available for new ground disposal systems. In the very long term it is anticipated that parts of the rural residential areas will gradually convert to more intensive urban use; this however will require careful consideration, particularly because of the difficulty of re-subdivision, and expense of providing additional utilities. Rural Residential areas are recognized as valuable to the community for providing open-space and an attractive lifestyle option that contributes to household and housing lifestyle choices.

5.2 Objectives

- 5.2.1 To support and recognize the continuance of a semi-rural lifestyle in the District of Lillooet.
- 5.2.2 To plan and manage the progress of development in Lillooet in a manner that supports and encourages servicing infrastructure improvement over the long term (e.g. sewer system extension north of the main core).
- 5.2.3 To recognize Rural Residential uses as an appropriate land use to buffer agricultural uses from urban uses.

5.3 Policies

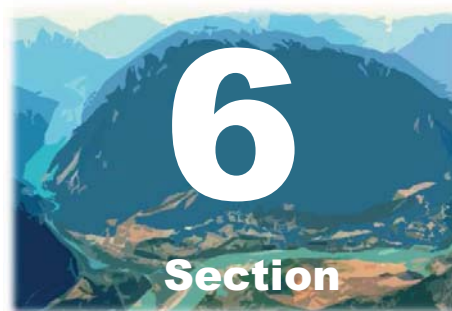
- 5.3.1 Rural Residential development will be directed to the corresponding areas shown on Schedule B Land Use.
- 5.3.2 Within the Rural Residential designation (and where lands are not in the ALR) the minimum parcel size for new subdivision will be 1 ha (2.47 acres) subject to 5.3.3 and 5.3.4.

- 5.3.3 The Rural Residential designation is intended to accommodate larger parcels of land with country residential style housing, while allowing for small hobby farms, and rural type uses.
- 5.3.4 New Rural Residential development will be considered in areas where the following conditions have been met:
- If not serviced with the District's water system must have a proven source of potable water, subject to relevant standards.
 - A community water system is required where more than 2 lots are created;
 - If not serviced by the District's sewer system must have suitable soils for on-site sewage disposal; and
 - A report from a professional engineer certifies the application of these conditions.

Residential Cluster Development

- 5.3.5 Where appropriate, the overall density for a site may be concentrated into a compact (cluster) development format where housing is on smaller lots and the remainder of the site is protected as open space or environmentally sensitive area. Cluster development is supported to encourage servicing efficiencies and the District will consider applications for new Residential Cluster Developments where an application has successfully met the criteria outlined in this section. All applications are subject to legislated public processes for Bylaw amendments required for re-designation as a Comprehensive Development Zone. The following points are conditions of support for application processing to create a Comprehensive Development Zone for new residential cluster developments:
- a. provides required development approval information, including but not limited to transportation planning, environmental review, soils and slope analysis.
 - b. comprehensive residential development where net development density should not exceed 1 dwelling unit/1 ha in single or two family units only.
 - c. community water and sewer systems are required.
 - d. maintain "rural" character of the land not used for development (e.g. is without building, road, servicing, footprints). The cluster format will ensure that 60% of the area is retained and protected as natural and/or protected open space.

- e. in the future the municipality may consider other land use options for these protected natural/open spaces should full servicing be advanced in the area.
- f. natural/open space areas should be large, contiguous areas.
- g. development areas are to be clustered to minimize the impact of development footprints (e.g. roads, houses).



Residential

6.1 Introduction

The first residents of the plan area were the people of the Northern St'at'imc Communities who have lived at the confluence of the rivers for thousands of years. Prior to European settlement, the St'at'imc occupied several village sites located on the terraces above the Fraser River and on the shores of Seton and Anderson Lakes. The St'at'imc were historically semi-nomadic, moving seasonally throughout their territory to hunt and gather resources. The Fraser River provided fish for food and for trading with other nations. Drying salmon is an integral part of St'at'imc culture and drying racks are a familiar sight along the banks of the Fraser River.

Contemporary Lillooet dates back to the arrival of European settlers in the mid 1800s. Lillooet was established as a gold rush service centre and was the starting point for the Cariboo gold rush trail. Mile 0 marks the start of this road, leading to the placer gold fields around Barkerville and Quesnel.

With the expansion of municipal boundaries in 1996, the fairly compact and urbanized village of Lillooet took on a significant amount of additional land with a variety of land uses, including rural residential, resource and agricultural areas. The OCP for the newly amalgamated area was adopted in 2001. The 2001 OCP plan concentrated on providing consistent policies for the entire plan area however some specific policies and references were made to the historical neighbourhoods. This was part of the legacy of incorporation as these areas had different land uses and standards of development. It continues to be a goal of the District that development standards be applied consistently throughout the District and this plan, therefore, minimizes references to historical neighbourhoods and concentrates on policies for the entire plan area.

The residential designation covers serviced residential lands in Lillooet and includes both urban and suburban designation. The urban designation is within both the community water and sewer system service areas while the suburban designation is within the community water system area only. Higher residential development densities are supported in the urban areas where there is access to both community water and sewer service. The community water service area is identified as the priority development area and new or infill development is encouraged to be located within this area where development can be cost-effective and sustainable.

There is some capacity to extend services from the priority development area as identified in Section 2.7 Special Areas, but any extensions must be undertaken using cost-effective funding strategies and partnerships. Partnerships to the neighbouring First Nations reserves are also possible and are supported as a cost-effective way to support new growth that is consistent with the Smart Growth principles.

As indicated in Section 2, the housing in Lillooet is older and a significant amount of the housing stock has relatively low assessed values. To maintain Lillooet as a vibrant, diverse community it is important to provide a full inventory of housing stock including units of varying sizes, construction styles and values. The OCP policies support all aspects of the housing continuum with a specific focus on:

- re-investment in existing housing stock and gentrification of existing neighbourhoods;
- new low and medium density multi-family units; and
- new single family residential units.

The municipality has a number of avenues to encourage re-investment in housing including: revitalization tax incentives; rehabilitation program funding; and the property standards by-law. Strategies for encouraging new single family subdivisions are a longer-term goal because Lillooet lacks opportunities to service new green field sites cost effectively. The OCP does recognize several Special Areas near the serviced urban area where there is potential for new single residential development and will support private developer initiatives in these areas to the greatest possible extent while recognizing that the most financial responsibility rests with the landowner.

Multi-family projects are supported by the OCP where there is access to community water and sewer service. The OCP policies encourage a variety of multi-family formats for all household types. The OCP recognizes that with recent declining population trends, developers will need certainty that there is a market for new units. The existing Lillooet residents will generate some demand for new multi-family units as households continue to get smaller and older, however, it is anticipated that there is a greater market for new units beyond Lillooet (e.g. Vancouver). The District will support efforts to draw upon this market. In particular the District will support, through its economic development function, efforts to market Lillooet's attractive geographic location, small town atmosphere and urban services (municipal, education, transportation and health care services). As a catalyst for encouraging new development the OCP supports strategies for making public lands along the Fraser River available for future development (e.g. property near the Bridge of the 23 Camels or The Old Bridge). Residential or resort developments at either of these locations will be actively marketed based on the unique community and geographic amenities of Lillooet.

6.2 Objectives

- 6.2.1 To maximize efficient use of existing serviced parcels of land and existing housing, encouraging infill and intensification of existing service areas prior to peripheral expansion.
- 6.2.2 To encourage a variety of housing types and densities to meet the needs of everyone in the community including: residents in different life cycle stages and with a variety of lifestyles as well as socio-economic and special needs groups.
- 6.2.3 To encourage a mix of housing types and densities close to the downtown core area of Main Street.

6.3 Policies

General

- 6.3.1 The District supports preparation of a revitalization program by-law that will identify conditions for tax exemptions associated with building upgrades or renovations on lands designated for residential use.
- 6.3.2 There are four residential categories identified.
 - urban residential (includes multi-family);
 - suburban;
 - rural residential (Section 5); and
 - mixed-use (Section 7).
- 6.3.3 The District will encourage residential development that can achieve infill, intensification, redevelopment and cost effectiveness.
- 6.3.4 The District supports consideration of the redesignation of institutional, industrial or commercial land for residential use.

Urban Residential

- 6.3.5 Within the Urban Residential area, the District will be working towards a concept for the community that sees the following components:
 - elementary school within walking distance;
 - complementary local commercial/service uses;
 - mix of uses;
 - range of housing types/densities;

- separation of local/through traffic;
- pedestrian and bicycle linkages;
- combined neighbourhood park/elementary school; and,
- parks, including passive and active space, that provide for a wide range of recreational opportunities and purposes.

6.3.6 The Urban Residential land use designation requires community water and sewer service and supports a full range of housing types (single, duplex, secondary suites, townhouses, apartments and modular homes) with net development densities ranging from 10 units to 15 units per ha. The District strongly encourages the infill of urban areas prior to peripheral expansion.

Appropriate urban residential land uses include:

- single and two family dwelling units;
- garden suites/secondary suites;
- multiple family residential;
- manufactured or modular home;
- community care facilities (limited by regulation);
- home-based businesses (limited by regulation); and,
- parks and public open houses.

Associated urban uses which require individual evaluation include the following:

- schools, churches and other institutions;
- neighbourhood commercial;
- recreation facilities; and,
- larger scale community care facilities.

6.3.7 Urban residential development is supported in all Special Areas shown in *Map 3* but requires further planning and/or servicing analysis.

6.3.8 The criteria used to evaluate Urban Residential development proposals will include:

- community consultation;
- compatibility with adjacent land uses;
- access and transportation considerations, including pedestrian and bicycle linkages and transit;

- proximity to arterial routes;
- availability and standard of services;
- interaction with related facilities and amenities, including shopping, community facilities, parks and leisure services, and schools;
- scale and intensity of development consistent with existing neighbourhood standards; and,
- landscaping, parking, and site design standards.

Multi-Family Residential

6.3.9 Areas designated for Commercial, Multi-family and Urban Residential use include multi-family use as an appropriate form of development throughout the plan area. Multi-family use is subject to the appropriate zoning regulations but is generally supported to increase neighbourhood densities and intensification in the priority development area.

- Multiple family developments shall provide sufficient amenity space for the recreational needs of their residents. Where multiple family developments are located in close proximity to neighbourhood parks, the District will explore partnership/funding opportunities with the developer to provide recreational equipment for all neighbourhood residents in the neighbourhood park space.
- Low-density multiple family development includes townhouses and other cluster forms of development at net densities of about 25 to 50 units per hectare.
- Medium-density multiple family residential includes stacked townhouses and walk-up apartments with net densities ranging from 40 to 100 units per hectare.

6.3.10 The District shall consider Multi-family development in the Urban Residential designation under the following conditions:

- connection to District water and sewer systems;
- minimum lot size of 0.2 hectares ($\frac{1}{2}$ acre);
- maximum density of 110 units per gross developable hectare (45 units per acre); and,
- strata developments in excess of 50 units/strata shall be discouraged unless they are carefully designed, to ensure sensitive integration. Designs should

use different building forms, exterior finishes, and architectural details to ensure design variation and visual interest.

- 6.3.11 When a multi-family complex is proposed in an area with significant views, the District shall require a view impact assessment and encourage units to be subdivided or located in such a way as to maximize views from individual units. Siting of housing is also encouraged to reduce the building bulk on the site.
- 6.3.12 The District will work collaboratively to facilitate opportunities for multi-family or resort developments at key riverfront or river view locations including: the Bridge of the 23 Camels; the Old Bridge; Seton River; Murray Park; old Forestry site and the hospital site.

Suburban Residential

- 6.3.13 The Suburban Residential designation includes low density residential areas. These areas have community water service and on-site sewer. Densities range from two to five units per hectare. Appropriate land uses in suburban areas include:

- single family residential development,
- low-density cluster development (with community sewer),
- community care facilities (limited by regulations),
- home-based businesses (limited by regulations), and
- parks and public open space.

Associated uses which may be appropriate subject to servicing and individual evaluation include:

- two family residential development and carriage houses or garden suites,
- schools, churches, other institutions,
- neighbourhood commercial, and
- recreation facilities.

- 6.3.14 The suburban designation may change to an urban designation when the area is connected to the community sanitary sewer system.
- 6.3.15 New developments in the suburban area will be evaluated based on the following criteria.
- community consultation,

- access and transportation considerations, including pedestrian and bicycle linkages and transit,
- availability and standard of services,
- interaction with related facilities and amenities,
- scale and intensity of development consistent with existing neighbourhood, and
- landscaping, parking and site design standards.

6.3.16 The District will limit additional subdivision in Suburban Residential areas subject to existing servicing, and area specific constraints (topography, access, soils, etc.) and the minimum parcel size for new lots shall be .2 ha(1/2 acre).

6.3.17 The District of Lillooet will continue to encourage of variety of housing styles and densities to allow for maximum choice and to encourage affordability.

6.4 Multi-family Development Permit Area

Designation

6.4.1 The Multi-family Development Permit Area is designated under Section 9.19.1(1)(f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of multi-family residential development.

Area

6.4.2 The Multi-family Development Permit Area includes all lands designated by multi-family on Schedule C. Multi-family guidelines will also be considered for mixed use developments with commercial designations in the Main Street Development Permit Area.

Justification

6.4.3 The OCP encourages new multi-family development as part of mixed use in commercial areas and through the municipality in areas that can provide full urban services. A high standard of design is necessary to ensure that new multi-family projects are appropriately integrated into their surrounding neighbourhood, provide a sense of neighbourhood and continue to provide highly liveable environments over the long-term for future residents.

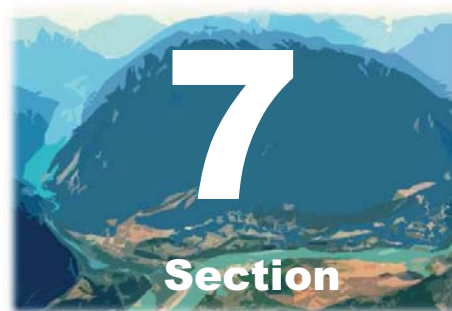
Guidelines

6.4.4 Development should respond to the natural site conditions and respect existing development on adjacent sites.

- reflect, rather than obscure natural topography
 - optimize views and vistas
 - consider existing on-site trees
 - minimize shadow impacts
 - maximize solar exposure
 - provide views onto the street to encourage street surveillance
 - match components of neighbouring residential form (e.g. roof pitch, porches, windows, etc.)
 - use natural building materials to the greatest extent possible
- 6.4.5 High quality landscaping should enhance the development and the overall neighbourhood.
- all areas of the site not covered by building, structures and parking should be landscaped
 - street trees are encouraged in the boulevard
 - screen and define public and private spaces
 - screen utilities and services
 - supplement fencing to break-up continuous fencing lines
 - incorporate signage
- 6.4.6 Open Space and amenity areas are required to complement the resident use.
- as required in the zoning by-law
 - to support active and passive recreation
- 6.4.7 Parking
- large expanses of contiguous parking are discouraged
 - landscaped to provide screening from streets and residential
 - located close to main building entrances
 - higher density projects are encouraged to provide underground parking
 - provide for bicycle storage in a secure location
- 6.4.8 The District supports the use of Xeriscape landscaping.

Exemptions

- 6.4.9 Applications for internal renovations and/or external renovations that do not affect the form and character of the building shall not be required to apply for a Development Permit or Buildings with less than 3 units.



Commercial

7.1 Community Context

Since its early incorporation as a village, Lillooet has continued its role as a regional service centre, offering a broad range of commercial and institutional services and facilities to surrounding communities. The focus for most shopping and services is in a linear pattern along Main Street. The largest concentration of retail stores and administrative services are situated between 9th Avenue and 6th Avenue. From here both to the north and south, commercial establishments tend to be more sporadic and interspersed with older homes or homes which have been converted to offices. Old Mill Plaza mall is located at the northern end of Main Street at Moha Road to complete the Main Street commercial corridor.

In the longer term, smaller neighbourhood service centres will be considered in addition to the Main Street area. The proposed neighbourhood service centres should be kept to a scale, which is compatible with surrounding residential use.

Tourism is becoming increasingly more important to Lillooet's economy. Provision needs to be made for more visitor accommodation and similar services. Currently, retail services including visitor accommodation are concentrated in the central area or adjacent to the central area of Lillooet. The panoramic vista over the Fraser River, small town atmosphere, cultural experiences, and historical context all provide opportunities for the District of Lillooet to promote unique tourism niche markets. The District has several vacant or underdeveloped sites that would lend themselves to new tourism and accommodation developments in the priority development area. The District will focus over the short term on these opportunities as they best meet the OCP objectives of enhancing a sustainable, efficient, compact community. Over time, consideration will also be given to opportunities outside the priority development area, particularly where there are opportunities for large scale developments with a more rural context (e.g. airport lands).

By allowing a mix of lands uses within specified sectors along Main Street an opportunity exists to provide added flexibility, to create a more dynamic community, and to allow residents to conveniently access commercial services. The mixed-use concept may be achieved by integrating commercial services within the same building as residential units, or could be attained by careful siting of two distinct buildings.

- 7.2 Objectives**
- 7.2.1 To encourage a wide range of commercial uses and residential activity in a compact Main Street setting.
- 7.2.2 To encourage a diversity of commercial uses to strengthen the District's position as a regional service centre.
- 7.2.3 To develop and enhance the Main Street environment as an attractive place to work, shop, visit and play.
- 7.2.4 To support Main Street as Lillooet's principal commercial area and the economic and social heart of the community.
- 7.2.5 To encourage a mix of land uses, that focus on the needs of both local residents and visitors.
- 7.2.6 To use development permit guidelines to encourage a high standard of development along Main Street.
- 7.3 Policies**
- 7.3.1 Areas designated as Commercial on the Land Use Map shall be the primary focus for current and new commercial development in the community.
- 7.3.2 The Commercial designation is intended to encompass a broad range of retail, service, office, residential and administrative uses.
- 7.3.3 The District will continue to concentrate its principal commercial and administrative activities on properties having direct access to Main Street.
- 7.3.4 The District will support mixed-use commercial and residential activities on Main Street. Mixed-use buildings would have commercial use on the ground floor and residential uses on the upper floors. The District recognizes that properties on Main Street may not be of sufficient size to accommodate the larger building footprints and parking requirements of mixed use building and the District supports innovative strategies to make mixed use developments possible. Potential strategies include consolidation with neighbouring parcels, partial lane closures, underground parking and amendments to parking standards for developments with lower parking needs.
- 7.3.5 Mixed-use developments are to:
- have a maximum building height of 3 storeys.
 - provide both community water and sewer service.
 - provide adequate parking for both the commercial and residential uses.

- provide physically separate entrances for the commercial and residential uses.
 - consider the relation to neighbouring properties in terms of setbacks.
 - address view corridors and maximize opportunities for view.
- 7.3.6 The District will encourage the use of design features to enhance the attractiveness of the business core of Lillooet. This will be done through the designation of Main Street as a Development Permit Area with specific development guidelines.
- 7.3.7 The District will consider redevelopment of current and future traffic, pedestrian and parking patterns in the downtown core area. This will include identifying and selecting suitable areas for specified area parking and tour bus parking within easy access to the downtown core of Lillooet.
- 7.3.8 The District will continue to support and encourage the business community's revitalization of the downtown commercial area.
- 7.3.9 The District recognizes that Main Street is a key corridor in the Bicycle Master Plan and the District encourages development of a safe bicycle route through the downtown.
- 7.3.10 The District supports preparation of a revitalization program by-law that will identify conditions for tax exemptions associated with increases in assessment arising from building upgrades or renovations on lands designated for commercial use.
- 7.3.11 The District will encourage maximum utilization of the Old Mill Plaza Mall at the north end of Main Street.
- 7.3.12 The District will encourage and support the efforts of mall merchants and business owners to improve the attractiveness of the mall environment.
- 7.3.13 The District may initiate a planning process for a Downtown Plan. This process may include a detailed review of the Main Street DPA guidelines to ensure guidelines reflect current community goals for form and character of development.
- 7.3.14 The District recognizes lands designated for commercial use on Highway 99 as prime lands for "gateway" development. The role of gateway development is to service the traveling public and to create a positive first impression of Lillooet. Gateway uses include: tourist information, accommodation, automotive and service commercial land uses. Uses with either a high order retail focus (e.g. clothing, sporting goods, groceries) or service function (e.g.

banks, pharmacy, personal services) are encouraged to locate in the Main Street commercial corridor rather than at the gateway.

- 7.3.15 The District will evaluate fire protection requirements as part of the development approval process but it is recognized that there may be limited capacity to provide fire protection to an urban standard for gateway commercial development. In recognition of this development constraint, it is recommended that the District adopt a Development Cost Charge Bylaw that includes costs for a reservoir designed to provide fire protection services in the gateway area. In the interim, before the reservoir is constructed, it is likely that new developments will be required to include sprinklers for fire protection.
- 7.3.16 High quality landscaping, both on private property and in the public right-of-ways shall be encouraged on Highway 99 subject to the Gateway Development Permit Area guidelines.

7.4 Main Street Development Permit Area

Designation

- 7.4.1 The Main Street Development Permit Area is designated under Section 919.1(1)(e, f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial and multi-family development.

Area

- 7.4.2 The Main Street Commercial Development Permit Area includes all designated lands shown on Schedule C.

Justification

- 7.4.3 Main Street is the principal commercial artery in Lillooet, making it a key shopping street for pedestrians as well as a major traffic route through the community. Main Street contains most of the District's retail outlets, administrative services, motels, and related establishments. The OCP policies also encourage more multi-family use on Main Street, particularly in association with commercial uses on the ground floor.

The Main Street area as a diverse range of “turn of the century” building styles ranging from pitch roof Victorian (e.g. the Old Victoria Hotel) or gable roof (e.g. St. Andrews Church) to flat roof, false front Western or Frontier styles (e.g. Lou's Diner and the Health Food store on Main Street). The District

would like to maintain this unique mix of pre-1910 design styles along Main Street. The design guidelines contained in this section help to establish a general pre-1910 theme for siting, layout of development and landscaping along Main Street.

Guidelines

- 7.4.4 New and renovated building façade design must present quality architectural design that successfully blends traditional and modern character elements. Historical elements can be drawn from the following themes:
- authentic renovation or restoration of original design themes including Traditional or modern pre-1910 design themes including Old Gold Rush, St’at’imc culture, “Turn of the Century” Victorian, or Western.
- 7.4.5 The “District of Lillooet Main Street Design Guidelines, 2001” contains specific guidelines which should be used to interpret and clarify the General Design Guidelines.
- 7.4.6 General principles of building siting and design can be used to help guide quality building standards appropriate to the Lillooet Main Street Area.
- Building massing should:
 - frame views to natural features and landmarks,
 - accent features at intersections,
 - avoid long continuous blank wall surfaces,
 - provide significant or continuous frontage on Main Street with building articulation and multiple entrances to create interest,
 - orient entrances to Main Street,
 - include “step backs” at and above the third storey, and
 - include “corner cuts” or similar treatment to expand sidewalk area adjacent to intersections.
 - Building height should:
 - consider proportion and relation to adjacent buildings and public open space.
 - Front lot setback should:
 - be designed to complement and enrich the character, amenities and activity of the street,

- be between 0.0 m and 3.0 m,
 - provide a minimum 3.0 m wide uninterrupted sidewalk between curb line and face of building,
 - if depth exceeds 1.5 m, be designed and used to enhance activity and character of associated commercial use, and
 - consider relationship and transition to adjacent buildings.
- On-site surface parking should:
- be located behind the principal building (rear of lot); and,
 - be accessed from rear lane or side street.
- Landscaping should:
- be provided to screen all parking visible from Main Street with continuous trees and 1.0 m high planting and/or wall within a minimum 1.5 m wide planter,
 - be provided to completely screen all service areas and utility equipment,
 - be provided in setback area, if consistent with use and design, within curbed, raised or freestanding planters, and
 - avoid screening at eye level and encroachment into sidewalk area below 2.5 m height.
- Facades should:
- promote historical character with pre-1910 design themes,
 - express the diverse and distinct character of buildings, businesses and uses,
 - contribute to a lively pedestrian scale,
 - include a significant proportion of display windows at ground floor,
 - emphasize rooflines by peaks, gables, cornices and other forms other than horizontal eaves and uninterrupted planes, and
 - incorporate canopies and awnings complementary to the design, materials and colour and will shade pedestrians and public amenity spaces.
- Building Materials should:

- preferably be natural products such as timber, stone, brick, concrete, metal and glass,
 - include stucco, concrete unit masonry, tile, wood trim and siding in limited applications as accents and secondary material, and
 - not include vinyl siding, glossy vinyl fabric, mirrored glass, shingles, plastics and stucco coated exterior insulation.
- Colours should be limited to historic colour palettes and light shades of earth tones, complementary schemes of muted tones and pastel shades, and bright primary tones as accent only.

Exemptions

7.4.7 A Development Permit must be approved before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.
- b. The construction, alterations or additions of building are:
 - additions up to 200 square meters in areas where the addition results in less than a 10% increase in floor area, or
 - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building, or
 - the construction or alterations in accessory buildings or structures are not in excess of 40 square meters where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- c. A sign permit is issued.

7.5 Gateway Development Permit Area

Designation

7.5.1 The Gateway Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act*, for the purpose of establishing

objectives for the form and character of Commercial, Industrial or Multifamily residential development.

Area

7.5.2 The Gateway Development Permit Area includes all designated lands shown on Schedule D including:

- Land adjacent to Hwy 99 and Hwy 12 within the District.

Justification

7.5.3 The entrance to a community sets the tone and character of the community. Gateways have a high visual impact on residents and visitors to a community and so it is important that a positive image is conveyed. This can be achieved by ensuring that certain development guidelines are followed to enhance Gateway areas. Gateways also provide information on the larger community, enticing travelers to explore and extend their stay in the community.

Guidelines

7.5.4 Landscaping shall be provided:

- a. along property lines that are next to public areas;
- b. along the base of buildings that are seen from the public areas; and
- c. between parking areas and public roads.

7.5.5 Parking, vehicular traffic and waste collection areas.

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

7.5.6 Existing landscaping.

- a. Integration with, or augmentation of, any existing landscaping is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

7.5.7 Landscaping standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.
- d. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.
- e. There may be a need to screen storage yards or noxious land uses.

7.5.8 Building Design shall create visual interest, using:

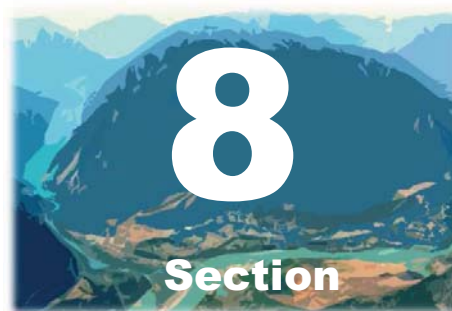
- historical, pre-1910 design themes and character components,
- strong detailing in windows and doors,
- articulated roof lines,
- no large expanses of blank wall, and
- localized lighting.

Exemptions

7.5.9 A Development Permit must be approved before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alterations that do not affect the exterior of a building, the repair or replacement of roofing.
- b. The construction, alterations or additions of building are:
 - additions up to 200 square metres (2153 sq.ft.) in areas where the addition results in less than a 10% increase in floor area; or
 - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or

- the construction or alterations in accessory buildings or structures are not in excess of 40 square metres (430 sq.ft.) where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.



Industrial

8.1 Community Context

Lillooet has its main industrial uses situated near Highway 99 Bridge over the Fraser River and on the T'it'q'et Reserve north of the Seton River. Light industrial uses are also located along Main Street on Moran Place, and there is light industrial/service commercial activity occurring on some of the larger residential lots in North Lillooet. New opportunities for large scale industrial uses are recognized for two of the Special Areas, and the existing land use pattern will support some redevelopment for small scale industrial uses.

Industry is an important part of the local economy and the District is committed to supporting the intensification and retention of the existing industrial land base.

The District recognizes that it may not be able to compete with international markets that continue to see large industrial business locating close to or within large urban centres. However, the District can continue to market economic opportunities for small enterprises that are “footloose” in terms of their access to large urban centres and are able to make locational choices based on other factors including Lillooet’s high quality of life. The District will work with the existing owners of industrial properties to consolidate and intensity land uses and thereby increase opportunities for new industrial uses in Lillooet. The focus will be on new uses that require a compact building footprint and can be integrated into the mixed-use format of a sustainable, smart growth community.

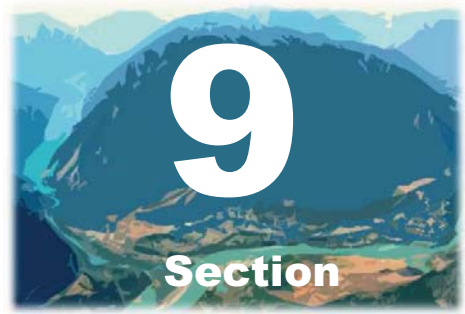
8.2 Objectives

- 8.2.1 To work with existing landowners to intensify industrial land use within the priority development area.
- 8.2.2 To recognize and value industry as a vital component of the Lillooet economic region.
- 8.2.3 To work with the Northern St’at’imc Communities to support partnership in developing the regional industrial economy.
- 8.2.4 To sensitively integrate industrial land uses with other urban land uses.

- 8.2.5 To encourage a high standard of development to enhance and protect the natural environment.
- 8.3 Policies**
- 8.3.1 Two categories of industrial land use are recognized in this plan and designated in Schedule B.
- Light Industrial
 - General Industrial
- 8.3.2 Land designated Light Industrial includes: vehicle repair and storage, machine shops, warehousing, storage and distribution, light manufacturing, high technology industries including research and development, wholesaling, trucking, heavy equipment sales, and may also include ancillary food and beverage establishments, to serve area businesses.
- 8.3.3 Land designated as General Industrial includes more intensive manufacturing activities including the storage and processing of raw materials, such as logs and wood products, sand/gravel, concrete and minerals, metallic industries and petroleum products. These activities require careful attention due to their potential impact upon the built and natural environment, and accordingly the District may undertake appropriate mechanisms including Development Permit Area Designation and environmental impact assessments to ensure that any negative impacts are mitigated. General Industrial uses are encouraged to locate where there are natural buffers (e.g. steep slopes, river) or planned buffers (e.g. transitional commercial uses) between industrial and residential uses.
- 8.3.4 The District may require the use of graduated zoning, buffers, screening, landscaping, site design, arrangement of buildings, parking and circulation to minimize the impact of existing and proposed industrial development on adjacent land uses and environmentally sensitive areas such as streams and rivers. The District may use Development Permit Area designation to manage specific sites.
- 8.3.5 The District will encourage infill and intensification of industrial activity in the existing industrial area at Nugget Road near the Highway 99 Bridge over the Fraser River and on the railway lands.
- 8.3.6 The District will support the development of industrial activity that has long term economic benefits for the local employment and the economy while at the same time being environmentally friendly.
- 8.3.7 Special Area 4 (*Map 3*) recognizes opportunities for light industry in the vicinity of the Lillooet Airport. This area is also designated as a Temporary Commercial and Industrial Use Permit Area on Schedule D. Uses in this area

will need to be carefully evaluated to protect the integrity of the airport and must have minimal servicing requirements.

- 8.3.8 The District will consider the establishment of waste related industry in the vicinity of the existing landfill site subject to the appropriate environmental and health and safety requirements.
- 8.3.9 Where an environmental impact assessment is required for industrial development the District reserves the right to require a study of cumulative effects in conjunction with other land uses.
- 8.3.10 The District will work with some of the existing industrial landowners in the priority development area to intensify their land uses and to identify lands that may be surplus to their needs and can be made available for new uses (e.g. railway lands and road maintenance yards).
- 8.3.11 The District will work with Northern St'at'imc Communities to assist with locating new industrial development that will contribute to the regional economy while addressing and protecting environmental and lifestyle quality.
- 8.3.12 The District recognizes agriculture as a regional growth opportunity and supports more intensive use of agricultural lands within the agricultural/resource designation (e.g. processing).
- 8.3.13 The District will work with the Ministry of Agriculture to research and promote new agricultural opportunities that can add value to local agricultural products.
- 8.3.14 The District will recognize industrial lands as a Specified Area where the municipality provides tax relief for up to 5 years on increases to assessed values from improvements including:
- upgrading to building exteriors
 - additional industrial floor space



Quality of Life

Parks, Open Space, Recreation, Heritage, Culture & Institutional

9.1 Community Context

In a 2007 survey of residents, quality of life considerations were listed as the best reasons for living in Lillooet. Residents valued the climate, small town friendliness, beauty of the natural environment and recreation opportunities as the most valued aspects of their community. Lillooet is gifted with an attractive natural environment and benefits from numerous regional recreational and cultural services and facilities. The District is committed to protecting and enhancing community amenities that contribute to Lillooet's quality of life.

Lillooet has the ability to implement most of the policies outlined in this section; where matters are outside the District's legal authority, the statements are of a general nature and intended to convey local interests to those governments or agencies that may have a more direct role or responsibility.

9.2 Objectives

- 9.2.1 To protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all people.
- 9.2.2 To ensure that public parkland of all types is distributed throughout the community in an equitable manner to meet the community's needs.
- 9.2.3 To support the development of a strong community image.
- 9.2.4 To development and maintain an aesthetically appealing environment.
- 9.2.5 To ensure that the citizens of Lillooet have adequate opportunities for personal growth in their leisure, thereby enriching the life of individuals in the community.
- 9.2.6 To maintain existing service levels, improve where feasible and encourage maximum utilization of existing facilities and services prior to expansion.

- 9.2.7 To preserve, promote and enhance the District's cultural heritage for the benefits of residents and visitors alike.
- 9.2.8 To provide and maintain protective service levels in accordance with the needs of the community.

9.3 Policies

Parks, Open Space and Trails

- 9.3.1 The District will work with a diverse selection of community groups to produce a Parks and Recreation Master Plan.
- 9.3.2 In accordance with the *Local Government Act* the District will require subdividers to dedicate 5% of their land for parkland or trails in areas where acquiring such land is judged suitable by the District, or provide money, in lieu of parkland, that being 5% of the value of the land prior to subdivision.
- 9.3.3 Funds acquired in lieu of parkland dedication may be used to acquire land for designated parks (including open spaces and trails). Funds acquired can also be used to improve or develop parks.
- 9.3.4 The District will encourage property owners/developers to dedicate land for parks and trails in excess of the 5% minimum through the use of density bonusing incentives.
- 9.3.5 The District will support and encourage the development of public-private partnerships to create new parks and trails and/or enhance existing ones.
- 9.3.6 The District will consider the sale of parkland where there is an associated private-public partnership to enhance community park facilities or services. Potential for partnerships include:
- improving or extending the Lion's Trail along the west bank of the Fraser River.
 - creating safe public access to Murray Park from Main Street.
- 9.3.7 The District will encourage sharing of fields, playgrounds and recreational facilities with School District 74.
- 9.3.8 Four categories of Parkland and Open Space are designated and recognized in this plan:
- Community and Neighbourhood Parks

- Open Space
- Trails (Biking/Riding/Walking)
- Outdoor Recreational Commercial

Schedule C, designates the approximate location of existing and proposed parks in these categories. The map also identifies the approximate location of trails, parks and open space areas that should be protected or preserved as future development is considered.

9.3.9 The District will review its inventory of public lands

Community and Neighbourhood Parks

9.3.10 The Community and Neighbourhood Parks (Park) designation includes open land which is developed and used for community or neighbourhood recreation purposes, including:

- Playgrounds,
- Landscaped parks, and
- Athletic and playing fields

9.3.11 The joint development of neighbourhood and community parks and schools is encouraged.

Open Space Reserves

9.3.12 The Open Space designation includes lands which are:

- environmentally sensitive or hazardous in nature which make it unsuitable for urban development including passive recreation; and
- have archaeological or historic importance.

9.3.13 Priority should be given to the acquisition and designation of large scale areas that include hazardous lands (e.g. steep slopes, flood plain) and watersheds as open space reserves.

Biking/Riding/Walking Trails

9.3.14 The District will continue to implement the Lillooet Bicycle Network Plan to create a District-wide trail network.

- 9.3.15 The District will support and encourage the development of biking/riding/walking trails. Preference will be given for trails that form greenways by linking neighbourhoods, connecting existing parks, and protecting important natural boundaries and areas of recreational importance.
- 9.3.16 The District will pursue opportunities to create new trails to provide enhanced recreational opportunities, as buffer zones where appropriate and as alternative transportation routes including emergency access.

Outdoor Recreation Commercial

- 9.3.17 This designation is intended to provide for low intensity outdoor recreational use, mainly of a seasonal nature, with minimal permanent buildings and facilities and limited servicing.
- 9.3.18 Support for Outdoor Recreation Commercial Use may include:
- Lillooet District Rod and Gun Club, Lillooet Stock Car Club and Mile “O” Riding Club, in the Airport Lands Special Area 4.
 - Cayoosh campground and RV park located on the west side of the Fraser River adjacent to the Bridge of the 23 Camels over the Fraser River.
 - a small camp site/RV park on the east bank of the Fraser near the Old Bridge.
 - the Seton Lake and Cayoosh Creek campsites.
- 9.3.19 The District also supports Recreation Commercial Use in Murray Park or on adjoining open space lands where development includes upgrades to the trail network or improved park access. The District may also support higher intensity Recreation Commercial uses on this site (e.g. spa resort) when new uses can be provided with municipal services and park upgrades.

Community Facilities

- 9.3.20 School District 74 has experienced changing enrolment throughout the District and has made adjustments to service delivery. The trend is expected to continue as household size decreases and the population ages. The District will work with the School District to maintain the current level of service. Culturally sensitive services to Northern St’at’imc Communities will continue to be highly valued to service the growing school-aged population on the Northern St’at’imc Communities Reserves in the Lillooet area.
- 9.3.21 The District will work with the School District to identify alternative community uses for lands surplus to the School District needs. In particular,

the District envisions a tourism and heritage focus for School District lands adjoining Downton Park.

- 9.3.22 The District will work with the Regional Health Authority to continue to maintain strong regional health services in Lillooet.
- 9.3.23 The District will work with the Provincial Government and Regional Health Authority to pursue opportunities for extended intermediate or specialized care facilities in Lillooet. The need for these services will continue to grow as the population ages in B.C. and Lillooet provides affordable opportunities for new services.
- 9.3.24 The District supports the retention and expansion of Regional government services in Lillooet.

Heritage

- 9.3.25 This District will conserve and promote the community's culture heritage through:
- supporting initiatives to develop a Northern St'at'imc Cultural Centre in Lillooet.
 - supporting initiatives to celebrate the area's rich history and geography (e.g. jade monument project and gateway community wall).
 - protection of significant heritage resources that should be retained for future generations (Schedule C).
 - incorporation of heritage architectural themes into new development projects.
 - support for and promotion of initiatives that will contribute to a stronger market for cultural tourism, particularly cultural tourism associated with the cultures of the Northern St'at'imc Communities, Japanese Canadian history or the gold rush history.
 - working with School District 74 to preserve the Heritage School and enhance the Downton Square facility as a Spirit Square that will be a community focal point for residents and visitors alike.
- 9.3.26 The District supports initiatives that will promote and increase public awareness of the community's heritage resources. Potential initiatives may include commercial or residential developments catering to the tourism market and associated with heritage resources. For example, the District supports new opportunities for recreation, resort development in the vicinity of the Old Bridge (Schedule C, Site 1) and the Aboriginal Fishing Rock (Schedule C,

Site 2) where such development is sensitively integrated to preserve and enhance the heritage resources over the long term.

- 9.3.27 The District will work with the Integrated Land Management Bureau and the Northern St'at'imc Communities to pursue new development initiatives for the Old Bridge site.
- 9.3.28 The District will adopt a Tax Incentive program to support restoration of heritage buildings. For example, taxes may be waived for restorations to heritage status for a 10 year period.
- 9.3.29 The District will pursue heritage education opportunities for all ages.
- 9.3.30 The District will support initiatives that promote the working history of the local economy including transportation, mining, forestry and agricultural history.
- 9.3.31 The District may use a variety of tools to protect heritage sites and features including: maintenance of a heritage register; Heritage Conservation Area designation; Heritage Revitalization Agreements or Temporary Heritage Protection; referrals to Government of B.C. Archaeology Branch; density bonusing.

Police & Fire Protection

- 9.3.32 The District will provide fire and rescue protection in relation to evolving needs.
- 9.3.33 The District will support and encourage the application of FireSmart principles to existing and new development.
- 9.3.34 The District will work with the relevant provincial agencies to address wildfire interface issues.



Environment

10.1 Community Context

Lillooet's natural environment has been shaped and influenced by its geology, climate, vegetation and wildlife. Lillooet's natural environment includes environmentally sensitive areas such as watercourses, special ecosystem habitats and hazard areas. The quality of the natural environment, with majestic mountains, lakes and rivers, provides a strong community amenity that draws residents to Lillooet. Key features of this dramatic natural environment may also present a risk to existing and future development and infrastructure in the community. Risks include, forest fires, drought, flooding, erosion, landslides, rock falls, subsidence, mudflows and avalanches. Some of the major forces shaping the natural environment are described below along with the hazards they create.

10.1.1 Geology

Lillooet is situated in a diverse physical environment. The mountain ranges, glacial history, the Fraser River, dry climate and wildlife have influenced recent and past settlement in the area. The Seton and Fraser Rivers flow through the community and strongly define the character of the settlement. The Fraser River follows a fault zone that separates the Coast Mountains and the Clear Range of the Interior Plateau (Ryder and Church, 1986). Lillooet's physical diversity is attributable to this meeting of coastal and interior influences.

Lillooet is nestled between three major mountain ranges: The Camelsfoot Range and the Clear Range which are part of the Interior Plateau and the Chilcotin Range which is part of the Coastal Mountains (Holland, 1976). Lillooet itself is found in the Chilcotin Range, which takes off north and east of town to include the Shulaps Mountains. The Camelsfoot Range runs north of town and sits between the Chilcotin Range and the Fraser River. Across the Fraser from the Camelsfoot Range, is the Marble Range that supplies the lime plant at Pavilion. South of the Marble Range, taking in Mount Brew and Fountain Ridge (the craggy ridge that can be seen to the east if standing from the centre of town) is the Clear Range. South of town and the Seton River, the mountains on the west side of the Fraser River are the Coastal Mountains including the peaks found in the Stein, Texas and Kwoiek valleys.

Lillooet and the surrounding mountains landscape was shaped and formed approximately 26,000 years before present time, by glaciers (Ryder, 1981). The area was under about 2400 metres of ice at this time. The glacial ice started to melt around 13,000 years ago and retreated in the major valleys including the Fraser and Seton River valleys. The Fraser Valley is wider at Lillooet because a glacier from the Seton Valley flowed into the main Fraser Valley and carved the area where the two rivers meet.

The benches and terraces of the Fraser Valley are composed of loose glacial and river deposits. As the glaciers melted, they deposited sands and gravels, then the Fraser River began to flood cutting into these deposits, carving the deep and narrow valley that we see today. The benches and terraces along the valley were formed as river levels changed and cut through the glacial deposits and different heights. These glacial and flood deposits make these benches some of the most fertile agricultural land. At the same time loose glacial and flood deposits are vulnerable to erosion.

Steep mountainsides together with steep terraces of loose sands and gravel with grades over more than 30% (a 30% grade means a vertical increase of 30 m (99 ft) for every 100 m (329 ft) horizontal distance) create conditions ripe for landslides, rock falls, mudflows, avalanches and other soil or rock hazards. Heavy rainfall, snowmelt and earthquakes can all trigger mass movements of rock, ice and soil. Landslides may also cause flooding if streams or rivers become temporarily dammed.

10.1.2 Climate and Vegetation

Climatically, Lillooet lies within a semi arid zone characterized by vegetation such as bunch grass, sage, ponderosa pine, fir and aspen. The average temperature in winter is around -2°C (28°F) to -5°C (41°F) with summer temperatures around 21°C (70°F). Annual precipitation is just over 30 cm (12 inches) per year. Aridity, combined with terrain and vegetation, produces a high fire risk in the region. During dry summer months, forest fires are one of the greatest hazards in the area.

Ironically, while a dry climate increases fire risk, high precipitation in surrounding mountains produces flooding hazards in some areas. Lillooet lies at an elevation of 250 metres (820 ft). To the west of Lillooet, increased elevations result in higher precipitation leading to heavy annual snow packs and high intensity rainfall. Runoff from storm events and snowmelt contribute to flooding of creeks and rivers in the region. Fortunately most settlement is on elevated terraces, where this is a lower risk of flooding. There are also building restrictions placed on some land with a history of flooding and erosion where the Seton River joins the Fraser River in South Lillooet.

10.1.3 Wildlife and Fisheries

The Lillooet area is well known for a variety of wildlife found in its forests, meadows and lake regions. Mountain sheep and goats may be found on the steep slopes on the edges of Seton Lake and on Fountain Ridge in East Lillooet. Other wildlife includes: deer, bears, grouse, ducks, elk, moose, marmots, cougars, bobcats, bald and gold eagles, osprey, hawks and falcons

10.1.4 Greenhouse Gas Emissions

The World Mayors Council on Climate Change in Kyoto, Feb. 2007, adopted greenhouse gas reduction targets of 30% by 2020 and 80% by 2050. Also in 2007 the B.C. government passed Bill 44 and committed to reducing GHG emissions by 33% of current levels (as identified by December 31, 2008) by 2020 and 80% of current levels by 2050. Reaching the 2020 target will place emissions 10% under 1990 levels. As part of this initiative the Local Government Act was amended in 2008, to add Section 877.3, thereby requiring Official Community Plans to include: targets for the reduction of greenhouse gas emissions in the area covered by the plan; and, policies and actions proposed with respect to achieving those targets.

Municipalities throughout the province, including the District of Lillooet are also expressing their commitment to address climate change by becoming a signatory on the B.C. Climate Action Charter. Goals of the Charter include:

- (a) fostering co-operative inter-governmental relations;
- (b) aiming to reduce GHG emissions, including both their own and those created by others;
- (c) removing legislative, regulatory, policy, or other barriers to taking action on climate change;
- (d) implementing programs, policies, or legislative actions, within their respective jurisdictions, that facilitate reduced GHG emissions, where appropriate;
- (e) encouraging communities that are complete and compact and socially responsive; and
- (f) encouraging infrastructure and a built environment that supports the economic and social needs of the community while minimizing its environmental impact.

10.1.5 Sustainability Planning

The District of Lillooet supports the planning principles of Smart Growth and recognizes that a cornerstone of a sustainable community is commitment to thorough and innovative infrastructure planning. The District will commit to a number of infrastructure and environmental plans.

10.2 Objectives

- 10.2.1 To ensure that new development is respectful of environmentally sensitive areas, including significant plant, wildlife and fish habitats.
- 10.2.2 To avoid disturbance of environmentally sensitive areas and where disturbance is necessary, mitigations should be identified and carried out.
- 10.2.3 To protect life and property by preventing development within hazardous areas unless measures have been taken to accommodate or remove the hazard.
- 10.2.4 To ensure that human activities do not contribute to flooding, increased water runoff, soil erosion or slope instability.
- 10.2.5 To preserve and protect environmentally sensitive and unique areas.
- 10.2.6 To protect and enhance fish and wildlife habitats in balance with urban development and recreational use of open space.
- 10.2.7 To maintain high water quality by protecting the integrity of surface, groundwater and aquifers.
- 10.2.8 To preserve wildlife habitat, including wildlife corridors, and mitigate conflict between wildlife and human activity.

10.3 Policies

The District will endeavour to preserve and protect Environmentally Sensitive Areas (ESAs) and hazardous areas. Where appropriate, the District may use one or more of the following tools to direct development away from Environmentally Sensitive Areas and hazardous areas:

- dedication to the habitat, watercourse or hazard area;
- covenants registered under section 219 of the *Land Titles Act*;
- bare land strata to allow flexibility in conserving the feature or area;
- density bonus transfer or density averaging, to the developable portion of the site;
- development variance permits to vary conditions other than use of density; and/or

- voluntary stewardship such as contracts, leases or trust to protect the feature or area.

Watercourses

10.3.1 The following watercourses are designated as Watercourse Development Permit Areas as outlined in section 10.5.

- Dickey Creek
- Town Creek
- Fraser River
- Seton River
- Cayoosh Creek
- Enterprise Creek

10.3.2 The District will work with the SLRD to protect the integrity of cross-jurisdictional community watersheds.

10.3.3 The District recognizes its role in addressing flood conditions and has adopted Bylaw 316 to designate land as flood plain and regulate the development of land that is subject to flooding.

10.3.4 The District will discourage residential, commercial and industrial uses within areas vulnerable to flooding and will encourage agriculture, park and open space uses in such areas.

10.3.5 The District will work co-operatively with provincial and federal governments and establish appropriate measures to protect environmentally sensitive areas including watercourses within its boundaries.

10.3.6 The District will follow the recommendations of the 1998 *Well Head Study* to establish guidelines and boundaries for groundwater and aquifer protection zones.

10.3.7 The District encourages farmers to ensure that soil conservation, pest management, and water management are conducted in a manner that does not degrade Environmentally Sensitive Areas by referring to guidelines in *Watershed Stewardship, A Guide for Agriculture* (as amended).

Wildlife

- 10.3.8 The District recognizes that there may be additional Environmentally Sensitive Areas (ESAs) in addition to watercourses that may require protection. The District will work with the Ministry of the Environment to address ESAs where appropriate and may establish additional Development Permit Areas as required. In particular DPA's may be required for:
- essential habitat areas containing endangered, rare, threatened or otherwise significant plant and animal species or
 - an area of exceptional aesthetic value to the community.
- 10.3.9 The District will work with the Federal and Provincial government to protect wildlife and wildlife habitat.
- 10.3.10 The District will develop a Bear Aware Strategy to minimize the potential of bear/human interactions.
- 10.3.11 The District will, in co-operation with the appropriate agencies, continue to work towards developing strategies and procedures to prevent interface fires.
- 10.3.12 All areas within 2 km of high risk interface areas are designated as Urban Wildland Fire Development Permit Areas and subject to the policies outlined in section 10.4. High risk areas have been identified by the Ministry of Forests as per Schedule D. The District will continue to consult with the ministry to maintain a current inventory of high risk areas.

Unstable Soils and Slopes

- 10.3.13 The District recognizes that, owing to historical mining practices, there may be underground tunnels within the developed portion of the community. Further research on the existence and status of tunnels is supported and detailed site specific investigations may be required as part of the development review process.
- 10.3.14 Most of Lillooet's developable areas extend over bench lands above the shores of the Fraser River. Steep slopes separate many of the benches, and unstable slopes also may impact potential development, particularly along Lillooet's most easterly boundaries. Schedule E indicates slopes in 4 gradient classes: 0% to 10%; 10% to 20%; 20% to 30%; and over 30%. The District will restrict development in areas affected by slopes steeper than 30% and where soil instability, subsidence, erosion, rock fall or land slip hazards exist, unless it can be shown by engineering studies that the proposed development can accommodate the hazard and that there will be no detrimental impact on

adjacent lands. Where it is demonstrated that development may occur on steep slopes, the developer shall provide the District with a save harmless covenant, and development must proceed in strict compliance with the recommendations of the geotechnical report.

- 10.3.15 Where problem soils are encountered during development, a geotechnical investigation shall be carried out to determine the extent of the expanse of soils and, if necessary, make recommendations.

Tree Retention & Tree Expansion

- 10.3.16 The District encourages, where possible, developers to retain and expand natural tree cover when developing their properties. Tree retention and expansion is particularly encouraged along road frontages, natural watercourses and areas that are visually significant.
- 10.3.17 Where trees are removed due to safety concerns, the District encourages landowners to replace these trees with a variety of species, including native species, subject to considerations of pine beetle kill, fire hazard or other related natural occurrences.
- 10.3.18 The District may prevent the removal of vegetation on lands considered to be environmentally sensitive or where such removal may increase hazards such as rock fall, landslide, soil instability or flooding. In some instances, the District may encourage planting to stabilize and enhance such lands.

Energy & Sustainability

- 10.3.19 The District will encourage collaboration with other levels of government and utilities to address energy and emissions management.
- 10.3.20 The District will endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that will help Lillooet plan for local-scale impacts of climate change.
- 10.3.21 The District will encourage the planning, design and construction of energy efficient neighbourhoods and buildings to minimize greenhouse gas emissions.
- 10.3.22 The District will encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; green boulevards/storm drainage; green roofs, etc.). Sustainability checklists may be developed to evaluate success in meeting OCP sustainability policies.

- 10.3.23 The District will consider creating incentives for responsible development practices by creating an Incentives for Green Building Policy that exchanges developer investment in green technology for density bonusing, modified development standards or other appropriate mechanisms. As a performance benchmark the City may choose to adopt the Leadership in Energy & Environmental Design (LEED) standards.
- 10.3.24 The District of Lillooet, as a signatory to the Climate Action Charter, will take steps to address and support the goals of the charter.
- 10.3.25 The District of Lillooet recognizes the need to take a community-wide approach to energy and emissions planning and will consider preparing a Community Energy and Emissions Plan. The planning process will include the following steps:
- target setting
 - conducting an community-wide inventory of energy use and greenhouse gas emissions
 - action planning for the community to identify ways to address energy consumption and greenhouse gas reduction
- 10.3.26 The District of Lillooet will adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets, by:
- seeking funding support for measuring the District’s carbon footprint by mapping operations, collecting emissions data and calculating a municipal footprint, and
 - identifying best carbon reduction opportunities and setting specific reduction targets.
- 10.3.27 The District of Lillooet will incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design.
- 10.3.28 The District of Lillooet supports an overarching land use strategy that encourages, infill and compact development patterns as a means of providing sustainable development and addressing greenhouse gas emissions.
- 10.3.29 The District recognizes the need for infrastructure planning to direct sustainable decision making. The District will endeavour to undertake the following studies (some of these may currently be works in progress):
- Stormwater Management Plan

- Water Conservation Plan
- Water Master Plan
- Liquid Waste Management Plan
- Bicycle and Trail Master Plan
- Transportation Plan
- Source Water Characterization Study
- Well Head Protection Plan
- Public Sector Asset Base Inventory and Planning.

10.3.30 The District of Lillooet will continue to support opportunities to directly address climate change and energy sustainability through such projects as:

- new trails and bike paths for alternative transportation
- initiatives to upgrade energy technologies as part of municipal operations. The new wood waste burner in the Lillooet Recreation Centre is a current example of the District's success with this policy strategy.

10.4 Wildland Fire Development Permit Area

Justification

10.4.1 The Wildland Fire Development Permit Area is designated pursuant to Section 919.1(1) of the *Local Government Act* for the purpose of protection of development from hazardous conditions.

Designation

10.4.2 The Wildland Fire Development Permit Area includes High Risk Interface areas and Buffer areas (within 2 km of High Risk interface areas) as identified on Schedule D.

Exemptions

10.4.3 Prior to undertaking any construction or alteration of any building within the 2km Buffer Areas of the Wildland Fire Development Permit Area, a property owner may be granted exemption from the requirement for a Development Permit, provided the following conditions have been met:

- a. All roofing materials and installation requirements for new construction meet the Class A, B, or C fire resistance rating requirements as defined in the B.C. Building Code; and
- b. A restrictive covenant has been registered on the property advising the property owners of their responsibilities to manage their land and buildings in accordance with Fire Smart Principles.

10.4.4 A Wildland Fire Development Permit Area is not required where:

- a. A Wildland Fire Development Permit Area was issued previously, conditions continue to be met and new construction meets the guidelines;
- b. The application is to construct or alter an accessory building with an area of less than 55 square meters;
- c. The application is for internal renovations; or
- d. The application is for wood burning appliances that conform to the CSA B365 Standard.

Guidelines

10.4.5 Prior to undertaking any subdivision or land use application; or construction or alteration of any building, in High Risk Interface Areas, a property owner shall apply to the District for a Development Permit.

10.4.6 Buildings in areas designated as High Risk Interface Areas shall address the following guidelines:

- a. All roofing materials and installation requirements for new construction shall meet the Class A, B, or C fire resistance rating requirements as defined in the current B.C. Building Code;
- b. All eaves, attics, decks, vents, underfloor and under deck openings shall be screened with corrosion-resistant 3 millimeter, non-combustible wire mesh to prevent the accumulation of combustible materials;
- c. Any materials used for exterior wall finishes shall be fire resistant. Preferred materials include stucco, metal siding, brick, cement shingles, concrete block, poured concrete, rock or logs and heavy timbers as defined by the B.C. Building Code;

- d. The design and installation of solid fuel burning appliances shall conform to the CSA B365 Standard; and
- e. Fuel reduced buffers shall be provided around individual homes from the house to the property boundary or 10 meters in distance, which ever is lesser. The area may contain natural tree cover in locations identified by a wildfire management assessment, but the owner must landscape and maintain the area with the intent of eliminating the accumulation of combustible debris.

10.4.7 Land Development (Subdivision or Land Use Application) in areas designated as High Risk Fire Interface areas shall address the following guidelines:

- a. A Professional Forester licensed in BC or equivalent qualified professional shall be retained at the expense of the applicant, and shall prepare a Wildfire Hazard Assessment Report for the proposed development;
- b. The Wildfire Hazard Assessment Report shall be developed in accordance with methods utilized by the Ministry of Forests and Range and shall:
 - i) Assess the current wildfire hazard;
 - ii) Assess conditions on and off-site including neighbouring lands;
 - iii) Evaluate the proposed development for wildfire susceptibility;
 - iv) Provide recommendations to reduce the risk of wildfire to a moderate or lower risk;
- c. The recommendations of the Wildfire Hazard Assessment Report shall form part of the Development Permit and be implemented during development.
- e. Provision of a plan for the removal of development related wood and vegetation debris. Security for the removal of the materials within three months of plan approval may be considered provided that the materials do not remain on site during high wildfire risk seasons;
- f. The inclusion of fire or fuel breaks in the design of new subdivisions and neighbourhoods. These may be in the form of cleared parkland, roads, or trails and should accommodate fire vehicle and crew access for fighting wildfire in interface areas;
- g. All roads shall be named and signed, and the road network shall be designed to provide ingress and egress in two directions;
- h. Provision of adequate water supply facilities for fire suppression;

- i. Provision of access to local water bodies or watercourses as part of access requirements; and
 - j. Establishment of building setbacks of 30 meters abutting forested land or as prescribed in a wildfire management assessment.
- 10.4.8 Prior to undertaking any subdivision or land use application within the 2km Buffer Areas of the Wildland Fire Hazard Development Permit Area, a property owner may be granted exemption from the requirement for a Development Permit, provided the following conditions have been met:
- a. A Professional Forester licensed in BC or equivalent qualified professional shall be retained at the expense of the applicant, and shall prepare a Wildfire Hazard Assessment Report for the proposed development;
 - b. The Wildfire Hazard Assessment Report shall be developed in accordance with methods utilized by the Ministry of Forests and Range and shall:
 - i) Assess the current wildfire hazard;
 - ii) Assess conditions on and off-site including neighbouring lands;
 - iii) Evaluate the proposed development for wildfire susceptibility;
 - iv) Provide recommendations to reduce the risk of wildfire to a moderate or lower risk;
 - c. The recommendations of the Wildfire Hazard Assessment Report shall be implemented during development and be written into a restrictive covenant to be registered on the property title advising the property owner of ongoing responsibility to manage their land and buildings in accordance with the recommendations of the Wildfire Hazard Assessment Report.

10.5 Watercourse Development Permit Area

Designation

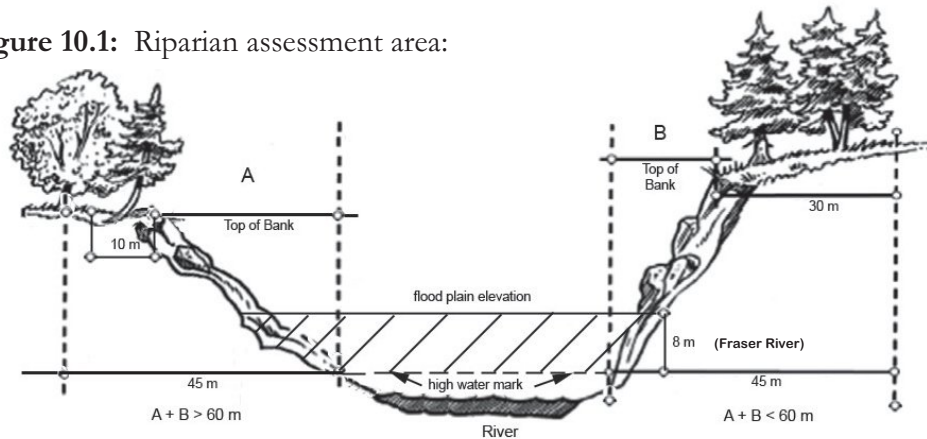
- 10.5.1 The Watercourse Development Permit Area (WDPA) is designated under Section 919.1(1)(a) of the *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity.

Area

10.5.2 The Watercourse Development Permit Area is comprised of:

- a. Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands as shown on Provincial TRIM map series at 1:20,000. Note: The TRIM map information is for general reference only and more detailed assessments may be required as part of the review process.
 - i. within 30m (98.4 feet) of the high water mark of the watercourse,
 - ii. within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide,
 - iii. within 10m (32.8 feet) of the top of a ravine bank 60 meters (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
 - iv. *Figure 10.1* illustrates watercourse and riparian assessment areas.

Figure 10.1: Riparian assessment area:



Source: British Columbia Ministry of water, Land & Air Protection, *Riparian Areas Regulation Implementation Guidebook*, March 2005, edited for Lillooet example

Justification

10.5.3 The primary objective of the Watercourse Development Permit Area designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes.

Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

Guidelines

10.5.4 A development permit is required, *except where exempt under Exemptions Section 10.6.6* for development or land alteration on land identified as a riparian assessment area within the WDP Area. Development requiring a development permit shall include, but may not be limited to any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under Local Government legislation:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors;
- j. subdivision as defined in the *Land Title Act*, and including the division of land into 2 or more parcels.

10.5.5 Development Permit may be issued once the following guidelines have been met.

- a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments;
- b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
- c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the WDPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.

Exemptions

10.5.6 The WDPA does not apply to the following:

- a. the construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. institutional development containing no residential, commercial or industrial aspect;
- c. reconstruction, renovation or repair of a permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would a WDPA be required;
- d. an area where the applicant can demonstrate that the conditions of the WDPA have already been satisfied, or a development permit for the same area has already been issued in the past and the conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected; and,
- e. A letter is provided by a QEP confirming that there is no visible channel.

Expedited Development Permit Process

10.5.7 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. Consultation with DFO is also required as part of this process. The presence of these parties in the review process reduces the extent to which the District of Lillooet will be involved in the technical details of the permitting process. Essentially, the QEP and DFO roles mean that District of Lillooet involvement is more administrative in nature. Where an application is clearly of an administrative nature, and has received required approvals, it is recommended that the applicant have the opportunity to proceed expeditiously through the approval process. To expedite the process it is recommended that the Development Approval Process Bylaw be amended to allow the Director of Development Services or any other Official who may be appointed by Council to issue approvals.

To expedite the Development Permit approval process it is necessary to prepare the required amendments to the District of Lillooet's Procedure Bylaw.



Transportation

11.1 Community Context

There are four access routes to Lillooet:

- Highway 99 from Pemberton;
- Highway 99 from Cache Creek;
- Highway 12 from Lytton; and,
- Road 40 from the Bridge River Valley.

Main Street is the principal route through the core residential and commercial area of Lillooet.

Topography and long established land uses have made it challenging to plan for an efficient and effective road system. In several cases, roads appear to have been constructed without established rights-of-way and subdivisions have been created with only one entry. A need exists for establishment of improved road links, as shown on Schedule C (proposed roads). In established areas, only incremental improvements are likely although the District would support community initiatives to fund road or pedestrian facilities (e.g. Local Improvement By-laws).

Given the importance of recreation, emergency access and alternative transportation options it is desirable that pedestrian, bicycle, and equestrian trails are developed and improved where feasible. This is especially appropriate in more rural areas of the community and should be reflected in any new development proposals.

11.2 Objectives

11.2.1 To support transportation options that provide alternatives to cars.

- 11.2.2 To provide a safe and efficient road and pedestrian network within the District of Lillooet.
- 11.2.3 To ensure that transportation needs are considered prior to the approval of subdivision and major development.
- 11.2.4 To work collaboratively with St’at’imc neighbouring communities to develop a road network plan.
- 11.2.5 To encourage the provision of an appropriate and efficient transit system.

11.3 Policies

- 11.3.1 The District will protect major road networks as shown on Schedule C including existing and future routes.
- 11.3.2 The District will implement the Lillooet Bicycle Network Plan and develop road network components to support a bicycle network and to promote bicycling as a commuting alternative to the automobile and as a means of active recreation.
- 11.3.3 The District will seek funding assistance to support construction of bicycle network components. Priorities for funding include:
 - Station Hill, Main Street, gateways, links between residential areas and Main Street
- 11.3.4 The District will work with the Ministry of Transportation (MOT) to plan and establish a transportation network, which supports economic development and promotes safe and efficient pedestrian and vehicular traffic circulation.
- 11.3.5 Road and trail construction plans will be co-ordinated with a “Stormwater Drainage Plan” and efforts made to minimize runoff and pollution through the use of erosion and sediment controls or treatment like storm-ceptors, open ditches, grass and gravel strips.
- 11.3.6 Where proposed and existing roads are adjacent to watercourses, environmentally sensitive areas and agricultural land the District will work with the appropriate agencies to apply measures such as buffers to minimize pollution and erosion.
- 11.3.7 The District will work with Northern St’at’imc Communities and MOT to develop a regional road network plan and strategy for implementation.
- 11.3.8 The District will work with MOT and local emergency providers to ensure that future road development considers emergency access and evacuation routes

(roads and trails) and to improve access to sections of Lillooet with only one access route in and out. For example, the VLA and Phair Flats both have only one access road that is intersected by the railway.

11.3.9 The District will encourage maintenance of the Old Bridge over the Fraser to current pedestrian standards.

11.3.10 The District will consider the dedication of land for trails networked with roadways, watercourses and parks as part of subdivision, rezoning and building permit application processes.

11.3.11 New roads should not encroach into agricultural land.

11.3.12 Where land in the Rural and Rural Residential category is subdivided provision is to be made for the incorporation and continuation of existing horse and mountain bike trails to the extent practical.

11.3.13 The District will explore opportunities to implement a public transportation system that operates locally in Lillooet and between Lillooet and Kamloops.

11.3.14 The District will encourage efforts to establish passenger rail service that can connect Lillooet to Vancouver to service both local residents and tourists.

11.3.15 The District will encourage efforts to upgrade the airport to support new commercial ventures associated with the airport function, upgrades may include:

- extension of the runway.
- upgrades required for 24 hour service.

11.3.16 The District's road classification system is based on the following hierarchy:

- provincial highways;
- arterials;
- collectors; and,
- local streets.

The provincial highway network carries traffic through the District to other destinations. Arterial routes move traffic from one part of the District to another. Collector link local streets with arterials and provide access to abutting properties. Local streets provide access to abutting properties.

11.3.17 The District will work with the local railway operators to find cost effective ways to add railway crossing signalization thereby reducing the need for the sounding of horns.

11.3.18 The District will consider development of the pedestrian master plan.



Municipal Infrastructure

(Water, Storm Drainage, Sewer, Solid Waste)

12.1 Community Context

Lillooet benefits from having community water and sewer systems to support urban lifestyles and densities. The municipality is required to continually maintain and upgrade these systems to the benefit of the overall community.

Lillooet is striving to meet the needs of its citizens with servicing that is provided efficiently and cost effectively. Funding constraints and environmental stewardship principles are placing greater emphasis on the cost-effective delivery of services and increased conservation measures.

Generally, the principles and policies of this plan direct and concentrate development into the serviced urban area. This form of development will result in a smaller ecological footprint rather than a more dispersed settlement pattern. Compact development is also more affordable for the municipality, as it is less costly to construct and easier to maintain. The District is also planning to improve service to those areas currently within the core of the municipality before services are extended to rural areas.

The District has recently funded, or is planning to undertake studies to direct future decision-making relating to municipal water, sewer and storm drainage. All of these reports provide specific policies and strategies to delivery services to the residents of Lillooet. The OCP directs the servicing strategy from a broader policy perspective.

12.2 Objectives

12.2.1 To provide a high level of services in a cost-effective and efficient manner, balancing demands with affordability.

12.2.2 To ensure that adequate infrastructure service are provided in new developments, at no cost to public agencies, including water, sewer and drainage.

12.3 Policies

General

- 12.3.1 The District will favour infill development (i.e. within the priority development area) over peripheral development and will pursue strategies designed to encourage maximum utilization of existing systems prior to expansion.
- 12.3.2 In addition to supporting compact developments, the District will also support higher densities, energy conservation, environmental sustainability and fiscal responsibility.
- 12.3.3 The District will support and explore opportunities for education programs that encourage conservation.
- 12.3.4 The District will review strategies for a Development Cost Charge (DCC) By-law with the objective of ensuring that costs to service new development can be funded by new development. The District, as part of this process may identify criteria and conditions for waiving DCC's, including:
- impact on the financing of services
 - competitiveness of other municipalities
 - impact on development
- 12.3.5 The amalgamation history has resulted in different levels of service in Lillooet neighbourhoods. These differences are likely to persist except where new development, funding partnerships or neighbourhood interest in improvements areas, direct new servicing strategies.
- 12.3.6 The District will support and enhance existing servicing partnerships with T'it'q'et and Cayoose and encourage the development of future partnerships with neighbouring St'at'imc bands.
- 12.3.7 The District will evaluate and implement conservation and waste reduction programs.
- 12.3.8 The District may consider the use of “user pay” fees, service charges, development cost charges and partnering agreements with neighbouring jurisdictions and developers to help finance future improvements, where expansion is consistent with current Master Planning programs for the respective utilities.

Water Services

- 12.3.9 The District will implement the recommendations of the Water Master Plan as funding becomes available.

- 12.3.10 The District will assess the implications of new capital expenditures on the user fees, and will strive to maintain affordable user fees.
- 12.3.11 When expansions to the water service area are contemplated, servicing strategies for agriculture should also be evaluated.
- 12.3.12 The District will ensure that proposed development does not compromise aquifers by requiring that “Aquifer Protection Areas” as designed by the Kala 1998 *Well Head Study* will be observed. The approving officer may require a developer to have any potential impacts assessed and recommended safeguards in design to minimize impacts.
- 12.3.13 The Priority Development Area Boundary (Schedule B) identifies the water service area boundary.

Sanitary Sewer Services

- 12.3.14 The District supports infill development within the sanitary sewer service area to maximize service efficiency.
- 12.3.15 New developments in the sanitary sewer service area will be required to confirm wastewater rates.
- 12.3.16 The District supports northward expansion of the sewer system, to increase system cost-effectiveness and to maximize land use densities. As other sewer system service areas are expanded the District will consider higher densities.
- 12.3.17 An assessment of risk to well water and other water sources will be required before further on-site septic development is permitted beyond the service area.

Storm Drainage

- 12.3.18 Commercial and industrial parking lots will require oil interceptors in storm drains in order to mitigate contamination of water sources.
- 12.3.19 The District will implement the recommendations of the *Storm Water Drainage Plan* that is currently being prepared. The drainage plan shall be compatible with Provincial and Federal guidelines and promote Best Management Practices.
- 12.3.20 All new subdivisions and developments will include a storm water drainage system, recognizing that low precipitation levels in Lillooet create opportunities for unique implementation strategies.

- 12.3.21 The District will endeavour to use existing natural drainage courses as the primary storm drainage system. Natural watercourses shall be protected from encroaching development and enhanced where appropriate.
- 12.3.22 The District will work towards developing alternative storm water management solutions that are both cost effective and environmentally sustainable. This may include strategies to reduce and control run-off such as storm water detention ponds, limiting impervious surfaces, retaining open ditches and gravel or grass sidewalks.
- 12.3.23 The District will strongly encourage measures to limit runoff into the storm sewer system and rivers and minimize the release of substances harmful to the environment. This may include the requirement of preventative measures such as implementation of an erosion and sediment control plan or treatment like storm-septors.
- 12.3.24 The District will co-ordinate with neighbouring jurisdictions and agencies to improve storm water management and reduce pollution and erosion.

Solid Waste

- 12.3.25 The District will continue to use the SLRD landfill as the primary landfill site well beyond the life of this plan. Only industrial type uses compatible with solid waste disposal shall be considered at this location, given road grades, terrain conditions and potential conflict with adjacent areas.
- 12.3.26 Moderated zoning, setbacks and buffers will be used around landfill sites to avoid conflicts with current and future neighbouring land uses.
- 12.3.27 The District of Lillooet will work with the SLRD towards a mutual objective of waste reduction by encouraging local initiatives for waste reduction, recycling and re-use. This may include education initiatives and a review of user fees to provide incentives to minimize waste production.
- 12.3.28 The District will support Regional and Provincial Government goals and initiatives for waste recycling, reduction and re-use.



Plan Implementation

Setting out an implementation framework is an integral component of the planning process. The Plan's implementation depends on the decisions and actions of many individuals, businesses, the District, and a number of federal and provincial agencies that have jurisdiction on various matters. The District's means of implementing the Plan include zoning, building permits, development permits, subdivision approval, and fiscal programs to support land acquisitions, covenants, building permits, economic development, social planning, and rights-of-way.

13.1 General Plan Implementation

While the *Local Government Act* does not require the District to commit to, or authorize, any specific project set out in the Plan, it does indicate that all decisions should be consistent with the Plan.

13.2 Objectives

13.2.1 To take steps to carry out and enforce the policies outlined in this Plan.

13.2.2 To consult with affected and interested parties during the implementation of this Plan.

13.3 Policies

The Plan identifies a number of actions to be undertaken or initiated by the District. These actions will be implemented through:

- updates of District bylaws, including the zoning bylaw;
- annual spending as adopted by the District in its budget through capital works and operating activities;

- communications and potential partnerships with community groups to advance the objectives of this Plan; and
- communication with Northern St’at’imc Communities and other levels of government and their agencies to advance the objectives and policies of this Plan.

13.4 Actions Arising from the Plan

In order to influence a progressive and orderly implementation of the policies of this Plan, the more significant implementation measures are identified in this section. Not all measures are within the District’s jurisdiction, as some items are dependent on Northern St’at’imc Communities, other levels of government, and some co-operation from other agencies and community organizations. The District’s methods of implementing the Plan are largely land use related, including land use bylaws, subdivision regulations, development permits, building permits, as well as capital spending and human resources.

Amendment of Bylaws

- 13.4.1 The District will review and amend the zoning bylaw to reflect the policies in this Plan.
- 13.4.2 Prepare tax exemption by-laws for commercial and industrial properties for the value of increased assessment on improvements.
- 13.4.3 A number of policy statements on this Plan call on the District to undertake certain actions, initiatives and communications. Drawing from the statements of the Plan, the District will:
- *Housing*
Work in co-operation with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of affordable and special needs housing, and seniors’ housing.
 - *Economy*
Work with the Northern St’at’imc Communities, the Lillooet Economic Development Committee and the business community to develop a strategy to facilitate and implement the community’s long-term economic development strategy.
 - *Transportation*
 - Work with CN, existing tourism operators and the St’at’imc communities to explore options for tourist passenger service.

- Implement Bicycle Network Plan.
- Work with MOT to upgrade community gateways.
- Ensure road network is completed as new development occurs.
- Work on Airport improvement initiatives.
- *Parks, Recreation & Open Space*
 - Continue to plan and provide for parks, recreation and open space needs. This includes trail corridor parks, community parks, open space areas and civic work with the community and relevant agencies to enhance public amenity space in the heart of the community. This can include new development at Downton Square.
 - Review municipal park inventory and make surplus lands available where there is a net gain to the park system (e.g. improved access, visibility, servicing, infrastructure).
- *Services*
Develop and maintain a consistently high quality of service that supports a high quality of life in Lillooet.

13.5 Partnerships

The District will:

- Support District partnerships with the Northern St’at’imc Communities.
- Collaborate with the Ministry of Environment and all entities affecting the community watersheds.
- Collaborate with the Ministry of Community Services on new governance models for the Lillooet region that include the Northern St’at’imc Communities.
- Continue to co-operate with the BC Ministry of Transportation in regard to road improvements and drainage.
- Work with BC Transit and the local service provider to improve the local bus service.
- Work with railway operators to consider passenger rail service and the sale of surplus lands.
- Continue to co-ordinate the Provincial ministries to improve the awareness of emergency forest fire response programs.
- Continue to co-operate with the Agricultural Land Commission and the BC Ministry of Agriculture and Lands on matters related to agriculture within the plan area.

- Co-operate with the BC Ministry of Energy, Mines and Petroleum Resources on matters related to mineral exploration and development, including sand and gravel aggregates.
- Co-operate with the Interior Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives.
- Work with BC Housing to explore opportunities for Social Housing programs in Lillooet.

13.6 Temporary Commercial and Industrial Permits

The District can issue Temporary Commercial and Industrial Permits through the authority of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until it expires, or two years after the permit was issued, whichever occurs first. Permits are renewable once, after which the use must either be permanently designated in the Official Community Plan and zoning bylaw to permit the use, or the use must cease.

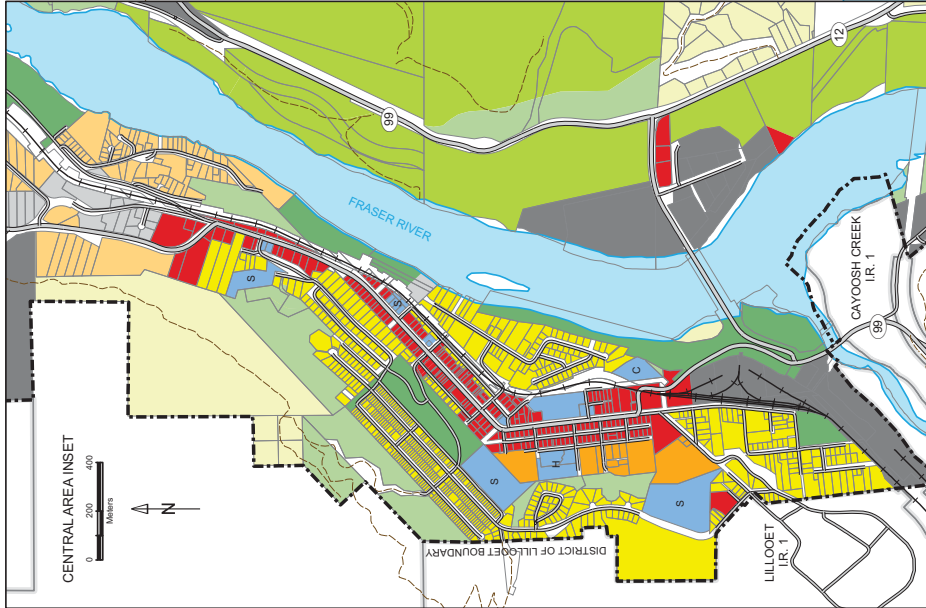
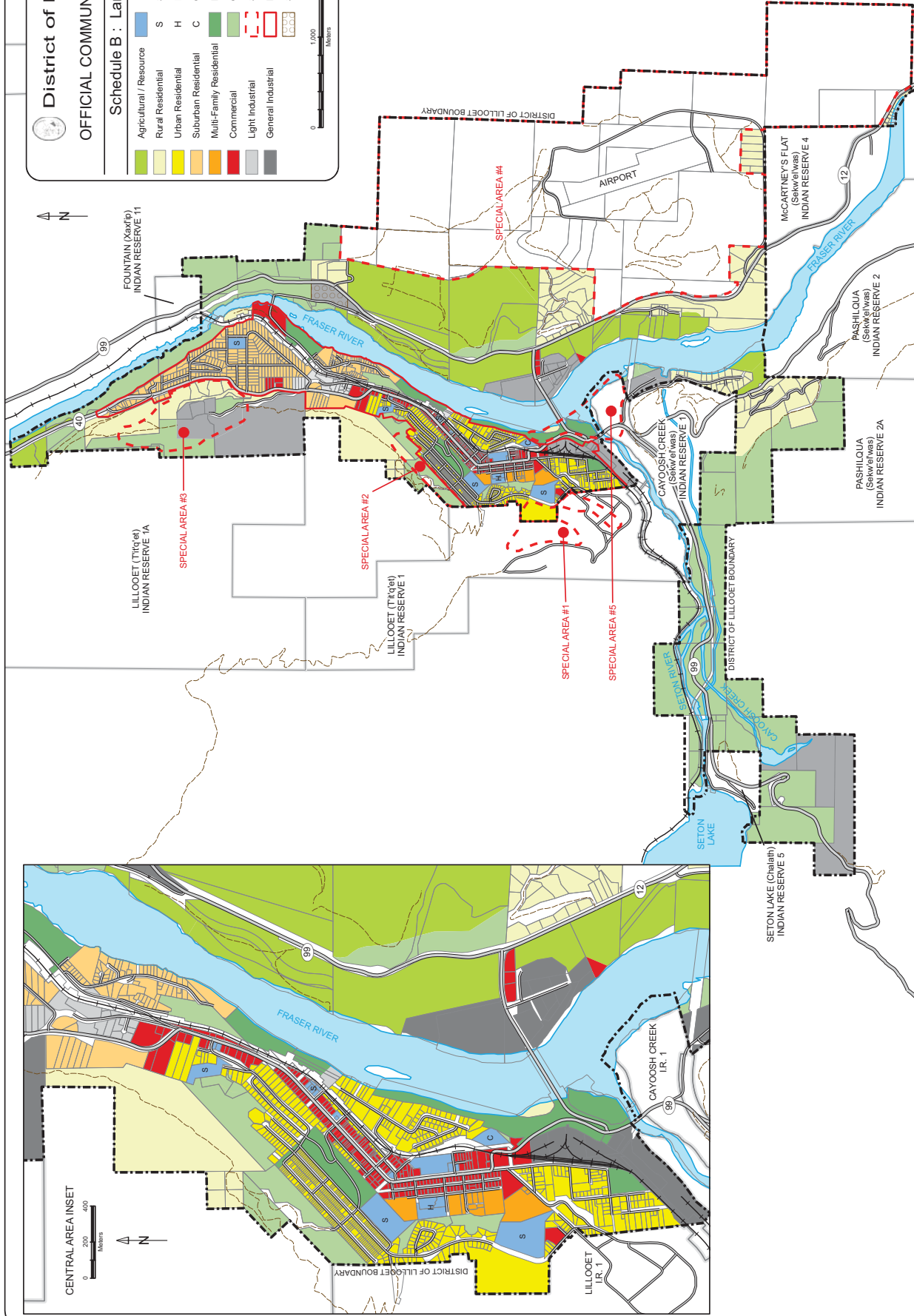
Temporary Use Permits – Policies

- 13.6.1 The District will consider issuing temporary commercial and industrial permits within areas designated as ‘Industrial’, ‘Agricultural’, and ‘Rural Resource’.
- 13.6.2 The District requires an applicant for a temporary commercial and industrial permit to adhere to the following general conditions:
- a. the use must be clearly temporary or seasonal in nature;
 - b. does not cause undesirable health, safety or environmental impacts;
 - c. does not have a negative impact on adjacent lands;
 - d. has a low demand for water and sewer services when outside the Priority Development Area;
 - e. does not permanently alter the site upon which it is located, and
 - f. complies with all conditions specified by Council in the Temporary Commercial or Industrial Use Permit.
- 13.6.3 The District may require as a condition of issuing the permit that the owner of the land provides security to guarantee the performance of the terms of the permit.

District of Lillooet OFFICIAL COMMUNITY PLAN

Schedule B : Land Use

	Agricultural / Resource		Institutional
	Rural Residential		Schools
	Urban Residential		Hospital
	Suburban Residential		Cemetery
	Multi-Family Residential		Parks
	Commercial		Open Space
	Light Industrial		Special Areas
	General Industrial		Priority Development Area
			Sand/Gravel Extraction





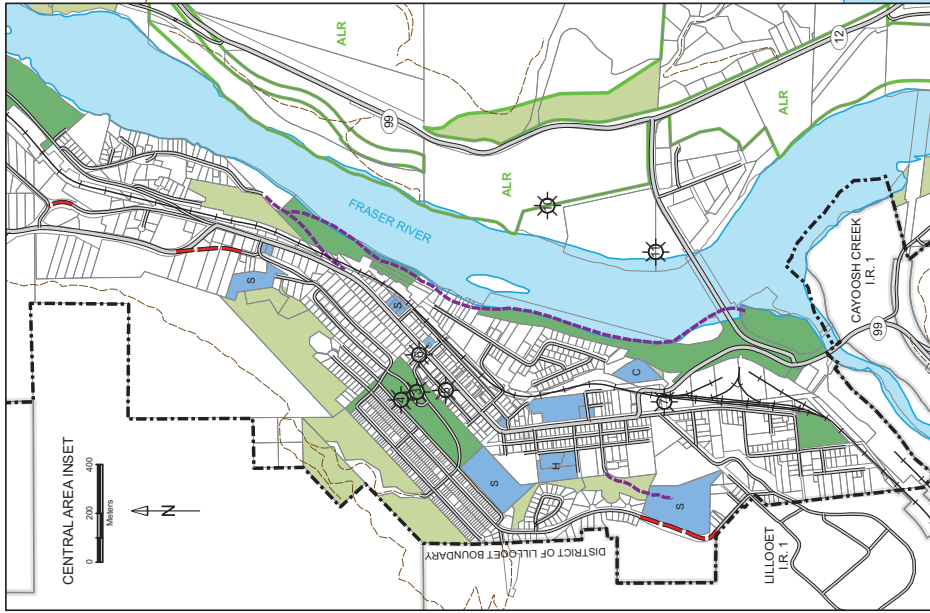
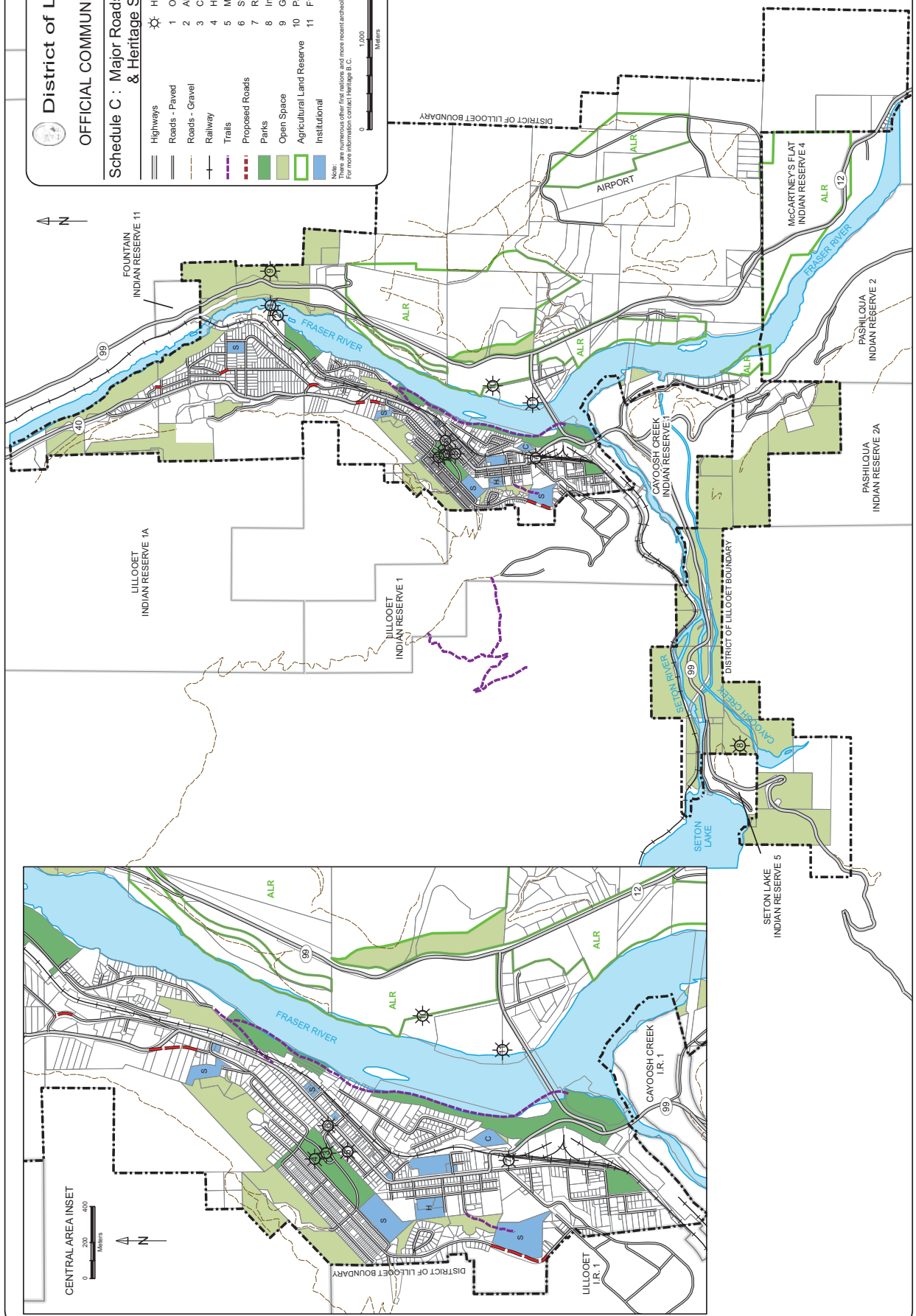
District of Lillooet

OFFICIAL COMMUNITY PLAN

Schedule C : Major Roads, Trails, Parks & Heritage Sites

- | | |
|-----------------------------|--------------------------------|
| Highways | Heritage Sites |
| — Roads - Paved | 1 Old Bridge |
| — Roads - Gravel | 2 Aboriginal Fishing Rock |
| — Railway | 3 Chinese Rock (Gold Tailings) |
| — Trails | 4 Hangman's Tree |
| — Proposed Roads | 5 Miyazaki (Phair) House |
| — Parks | 6 St. Andrew's Church |
| — Open Space | 7 Railway Station |
| — Agricultural Land Reserve | 8 Indian Pit-house Village |
| — Institutional | 9 Gold Rush Trail |
| | 10 Parsonville Site |
| | 11 Ft. Berens Probable Site |

Note: For all purposes other than first nations and more recent archaeological sites within the plan area. For more information contact Heritage @ C.

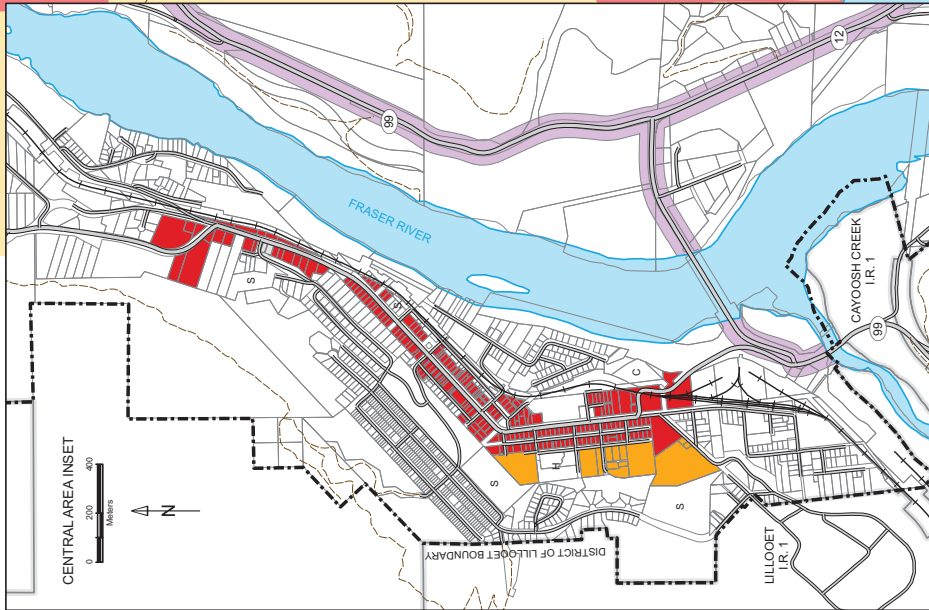
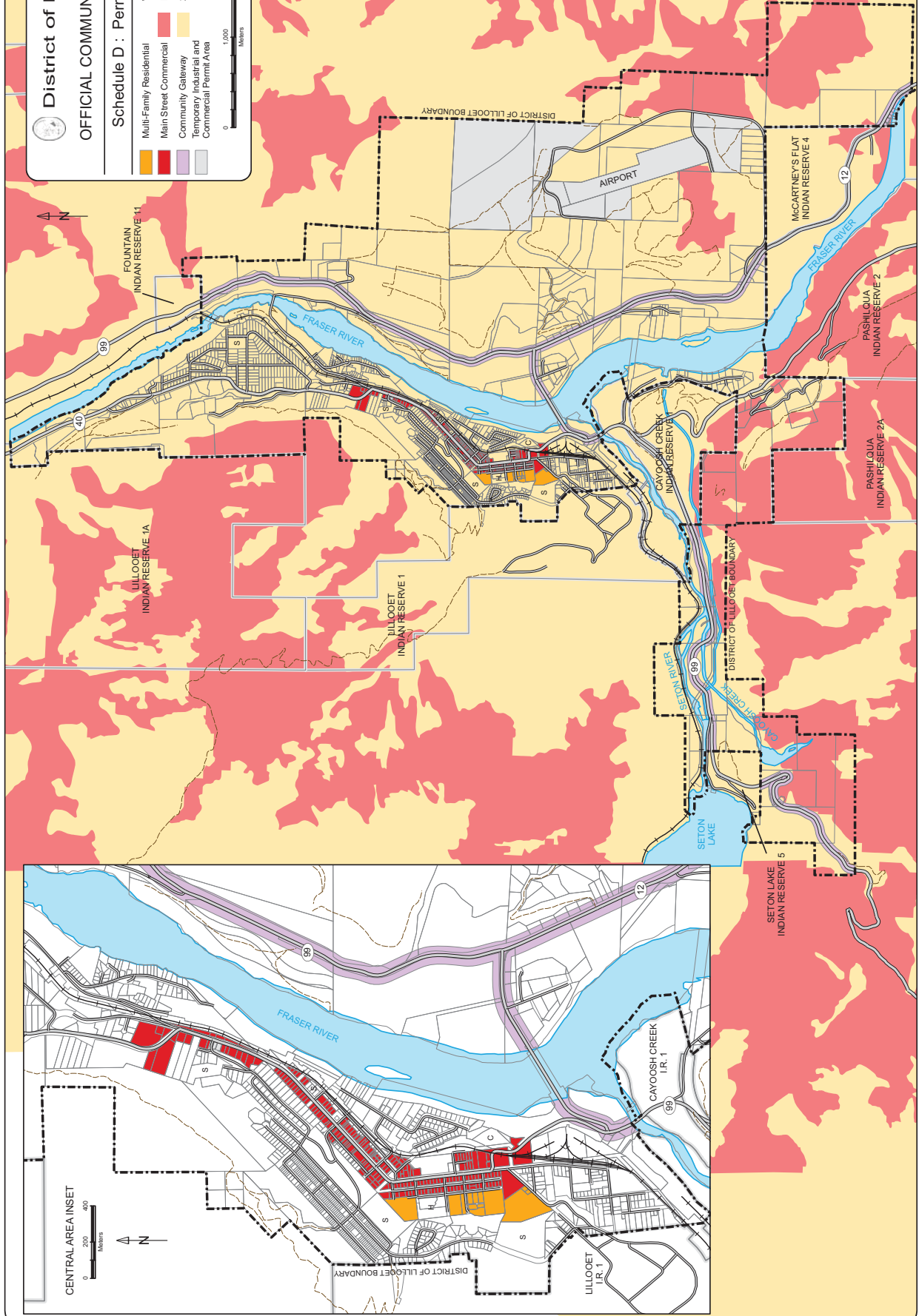


District of Lillooet

OFFICIAL COMMUNITY PLAN

Schedule D : Permit Areas

- Multi-Family Residential
- Main Street Commercial
- Community Gateway
- Temporary Industrial and Commercial Permit Area
- Wildland Fire Hazard
- High Risk Interface
- 2 km Buffer Zone



District of Lillooet

OFFICIAL COMMUNITY PLAN

Schedule E : Slope Analysis



Note:
This slope analysis was created using 1.20m contour information and is intended to provide only a general representation of slope conditions in the community.

