

VILLAGE OF MCBRIDE OFFICIAL COMMUNITY PLAN



“A TOWN ON TRACK”

THE CORPORATION OF THE VILLAGE OF MCBRIDE

**OFFICIAL COMMUNITY PLAN
BYLAW NO. 682, 2008**

A BYLAW TO ADOPT THE VILLAGE OF MCBRIDE OFFICIAL COMMUNITY PLAN

THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of
“Village of McBride Official Community Plan Bylaw No. 682” with the following amending bylaws:

Bylaw No.	Adoption Date	Description
700	March 8 2011	<p>- Amend Section 2.15 as follows:</p> <p>1.1 2.15 GREENHOUSE GAS REDUCTION</p> <p>With respect to greenhouse gas emissions, it is the policy of Council that the Village will work to reduce the amount of greenhouse gas generated within the village boundaries, with a goal to seeing a measurable reduction by 2015, with further reduction by 2020.</p> <p>In order to accomplish this reduction, it shall be the objectives of Council to do the following:</p> <ul style="list-style-type: none"> a) Support a wood stove exchange program allowing old high emission wood stoves to be exchanged for newer low emitting facilities if and when funding for this program is available to the municipality. b) Encourage residents to turn off their vehicles when sitting in one place rather than letting them idle, as long as there are no safety concerns. c) Encourage long haul truckers, when resting in McBride, to turn off their trucks, understanding that during cold weather, this is not feasible. d) Encourage the construction of greater energy efficient buildings. e) Encourage residents to explore the use of wind and solar power to augment the use of electricity and wood for heat. f) When purchasing vehicles and equipment for the Village, to make sure that where possible and reasonable in terms of safety and economics, such vehicles and equipment are energy efficient and low emitters. g) Support an educational program for residents setting out things that could be done to reduce greenhouse gas emissions in the Village.”
700	March 8 2011	<p>- Amend Schedule ‘B’ by changing the designation on DL 5314A, Cariboo District from Rural/Small Holding (R/SH) to Highway Commercial (HC)</p>

700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'B' by changing designation on lots 14, 15, & 16, Block 3, DL 5314, Plan PGP6419, Cariboo District from Urban Residential (UR) to Heavy Industrial (HI)
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'B' by changing designation on Lot 15, Block 3, DL 5316 Cariboo District Plan PGP28207 from Mainstreet Commercial (MC) and Urban Residential (UR) to Mainstreet Commercial (MC)
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'B' by changing designation on Lot 15, Block 3, DL 5316, Cariboo District Plan PGP1373 and DL 5316 Cariboo District Plan PGP18615 from Urban Residential (UR) to Mainstreet Commercial (MC)
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'B' by changing designation on Lot 23, Block 6, DL 5316, Cariboo District Plan PGP1373 from Urban Residential (UR) to Local Commercial (LC)
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'B' by changing designation on Lots 20 & 21, Block 7, DL 5316, Cariboo District Plan 1373 from Light Industrial (LI) to Local Commercial (LC)
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'D' Sanitary Sewer Infrastructure Plan by renaming to "Schedule 'D' to Bylaw No. 682 Storm Sewer Infrastructure Plan"
700	March 8 2011	<ul style="list-style-type: none">- Amend Schedule 'E' Storm Sewer Infrastructure Plan by renaming to "Schedule 'E' Sanitary Sewer Infrastructure Plan"

WHEREAS Council wishes to repeal Bylaw No. 566, 1997 cited as “Village of McBride Official Community Plan Bylaw No. 566, 1997” and wishes to adopt a new Official Community Plan pursuant to the *Local Government Act*;

AND WHEREAS Council has examined the plan in conjunction with its most recent capital expenditure program, and any waste management plan or economic strategy plan that is applicable to the Municipality to ensure consistency between them;

AND WHEREAS Council has considered the consultation requirements of the *Local Government Act* and has referred the plan to the Board of the Fraser-Fort George Regional District and to the Board of School District No. 57 for comment;

AND WHEREAS Council has held a Public Hearing to give the public opportunity to examine and comment on the proposed plan;

NOW THEREFORE the Council of the Village of McBride, in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited as “Village of McBride Official Community Plan Bylaw Number 682”, 2008.
2. The following schedules and appendices attached hereto are hereby made part of this Bylaw and adopted as the Official Community Plan for the Village of McBride:
 - i) Schedule ‘A’
 - ii) Appendix ‘A’ Development Permit Guidelines
 - iii) Schedule ‘B’ (Land Use Map)
 - iv) Schedule ‘C’ (Water Distribution System Plan)
 - v) Schedule ‘D’ (Sanitary Sewer Infrastructure Plan)
 - vi) Schedule ‘E’ (Storm Sewer Infrastructure Plan)
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. “Village of McBride Official Community Plan Bylaw No. 566, 1997” is hereby repealed in its entirety.

READ A FIRST TIME THIS 6TH DAY OF AUGUST, 2008.

READ A SECOND TIME THIS 6th DAY OF AUGUST, 2008.

PUBLIC HEARING HELD THIS 26TH DAY OF AUGUST, 2008.

READ A THIRD TIME THIS 26TH DAY OF AUGUST, 2008.

ADOPTED THIS 14TH DAY OF OCTOBER, 2008.

Clerk

Mayor

I hereby certify that the foregoing is a true and correct copy of Village of McBride Official Community Plan Bylaw No. 682, 2008.

Clerk

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1.0 GENERAL PROVISIONS

1.2 PURPOSE OF PLAN

- a) The purpose of this Official Community Plan is to state the broad land use objectives and policies of the Council of the Village of McBride to guide decisions on planning and land use management for the Village of McBride. The Plan consists of:
 - i) statements of Council's objectives and development policies and
 - ii) maps of existing and future conceptual land uses for the McBride Village area.
- b) The purposes of Council in adopting this Plan are as follows:
 - i) to reflect the wishes of residents of McBride with respect to future land use changes in the community;
 - ii) to achieve consistency in decisions relating to land use matters, and provide the public with the opportunity to review Council policies to assist with their decisions on whether to live or invest in the area;
 - iii) to provide a fast approval process for land use proposals which are consistent with the policies of this Plan.
 - iv) to provide guidance for future development for the long-term benefit of the community.
 - v) that the policies and decisions of Council strive to complement the land use policies of other levels of government.
- c) This plan is intended to be a relevant guide to future land use in the area for a period of at least five years, up to ten years depending on actual conditions or events that occur to influence land use in that time frame.
- d) This plan is intended to be visionary in nature, and contains broad and general policies to guide land use trends. Interpretation should be in that context.
- e) This plan may only be amended by bylaw pursuant to the *Local Government Act*.

1.3 JURISDICTION

- a) The area covered by this Community Plan shall be all lands within the boundaries of the Village of McBride.
- b) The objectives and policies contained in this Plan are those of the Council of the Village of McBride.
- c) All or parts of the Village of McBride Plan are within the jurisdiction of superseding legislation. No policy or land use designation removes the need to obtain approval required by any other jurisdiction. In particular, a number of objectives, policies, and land use designations of this Plan apply to land which is located in the Agricultural Land Reserve (ALR). Where the provisions of this plan provide for the development of land located in the ALR, which is not consistent with the *Agricultural Land Commission Act*, regulations or policies of the Commission, the approval of the Agricultural Land Commission is required.

1.4 INTERPRETATION AND DEFINITIONS

This Plan is a general statement of policy, and the meaning of the statements may be open to interpretation. Where such interpretation is necessary, it shall be made by Council, except where such an interpretation may be made by the courts.

All measurements used in this Plan are metric. Any imperial equivalents or other items in brackets [] are for convenience only and do not form part of this Plan.

agriculture – means all uses involved in raising of animals for food, clothing or domestic use (not including kennels) and the cultivation and harvesting of crops for sale;

development – means effecting a change in the use of land or in the nature of the use of land including, but not limited to, subdivision of land, the installation of works and services, the building and placement of structures on land, and alteration of the land surface.

forestry – means all aspects of growing, harvesting and transporting the timber resource; but does not include processing and manufacturing;

manufactured home – means a residential dwelling unit whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, motor homes, and other similar portable recreational accommodations;

manufactured home park – means five or more manufactured homes on a parcel of land, but does not include the storage or sale of unoccupied **manufactured homes** on a parcel;

municipal sewage disposal system – means sewage collection and disposal systems serving two or more parcels and owned and operated by the Village of McBride;

municipal water system – means a distribution system for potable water that serves five or more parcels;

residential – means a residential use within a single dwelling unit, or within a building containing two or more dwelling units.

1.5 RELATIONSHIP TO ZONING

This Plan is not a zoning bylaw. Zoning which regulates uses on specific properties, is dealt with through a separate Bylaw. While zoning does not necessarily have to match the Community Plan designations, it is the objective of Council to provide a consistency between zoning and Community Planning. Changes to the zoning bylaw are to be consistent with the objectives, policies, and designations of this Community Plan.

2.0 GENERAL OBJECTIVES AND POLICIES

2.1 LAND USE – OVERALL OBJECTIVE

It is Council's objective to support a pattern of land use which reflects the wishes of residents for providing living and working opportunities.

Council desires to make provisions for growth and development in the future while attempting to minimize conflicts between adjacent land uses.

All proposed development shall be considered in relation to cost-efficient provisions of public services.

2.2 RESIDENTIAL

With respect to residential uses, Council supports the concept of affordable residential lots developed to provide for ongoing growth of the Village. It is intended to provide for a range of lot sizes to allow a variety of life styles. The Plan directs subdivision to designated RR, R and UR areas, and encourages infill to achieve consistent density within those areas.



2.3 HOME BUSINESS

With respect to Home Businesses, Council supports the concept of allowing home businesses in most residential areas in conjunction with residential uses to encourage local self-employment opportunities, subject to zoning. Home Businesses include occupations or professions carried out in a residence or accessory building, generally by the permanent residents of the dwelling unit. Home businesses must be clearly incidental or secondary to the principle residential use of the property. In some residential areas Council supports only home business totally contained within the dwelling unit, in other residential areas, Council supports home business being operated from an accessory building. The type and extent of home businesses shall be regulated by zoning.

2.4 HOUSING

With respect to Affordable Housing, it is the objective of Council to provide for a mix of housing within the Village including, but not limited to, manufactured and modular homes, single-family dwellings, and low density multiple-family dwellings. It shall be policy of Council that both conventional houses, and manufactured homes, are accepted in most areas covered by the Plan. There may be some restrictions on size and dimensions, applied through zoning, based on the needs of local areas.

2.5 COMMERCIAL

With respect to Commercial uses, it is the objective of Council to provide for a consistent development of commercial land uses to meet the needs and convenience of local residents and the travelling public.



2.6 INDUSTRIAL

With respect to Industrial uses, Council wishes to promote a strong and stable municipal economy by providing for industrial land requirements to accommodate new or expanding industrial activities, particularly in the light industry field.

It is the objective of Council to support small scale industrial uses to encourage local employment opportunities.

Special industrial uses that may have the potential for environmental degradation, such as pulp mills, steel mills, MDF plants, and disposal sites for special industrial wastes, are not included in the Industrial designations, and will require an amendment to the Community Plan prior to evaluation through the rezoning process. There are no areas of the Plan specifically designated for such uses.

2.7 VILLAGE MAIN STREET

With respect to the Village Main Street, Council considers that this area should become the focus for McBride residents as well as the travelling public. The turn-of-the-century railway style developed in 1985 is to be promoted by encouraging a railway style for new development and redevelopment of existing structures - see Appendix 'A' Development Permit Guidelines - A Vision for Main Street.



2.8 TRANSPORTATION

Provincial Highways

The Village of McBride straddles Highway No. 16, the Yellowhead Highway, some 150 kilometres west of the Alberta border and some 200 kilometres east of the City of Prince George. The highway forms the main corridor through the Village.

It is the objective of Council to support continual upgrading of the Highway through the Village in order to promote a safe and efficient transportation corridor. Council supports the Ministry of Transportation in any upgrading work along Highway 16, as the residents of McBride consistently use Highway 16 both east and west of the Village. Due to the number of animal/vehicle collisions in the area, Council supports any techniques the Ministry of Transportation may propose in order to reduce animal/vehicle collisions. Council supports the provincial policy of creation of bicycle lanes along provincial highways during new construction.



Municipal Roads

Roads within the Village boundaries include paved surface, seal coated surface, and gravel roads. Access to the Eddy area on the south side of the Fraser, as well as access to the Lucille Mountain area west of McBride go through the McBride Village. It is the objective of Council to provide safe and efficient road networks that will accommodate traffic volumes while providing access within the Village and to property beyond the municipal limits. It is Council's policy to work towards achieving the major road network plan as generally set out on Schedules 'C', 'D', and 'E' (infrastructure mapping).

It shall be the policy of Council that all new subdivision proposals will require roads to be constructed to the standards of the McBride Subdivision Servicing bylaw. Access to lands beyond will be required at the time of subdivision. Provision for pedestrians and cyclists will be considered when dealing with subdivision proposals, or new municipal construction.

Rail

McBride has, since the railway came through the valley in 1913, been a hub of operations for the Canadian National Railway. Recent times saw a decline in the CNR activity in the McBride yards. However, with the recent widening of the CN siding in McBride, and the inland port expansion in the Prince George train yards to accommodate rail cars from the expanded Port of Prince Rupert, rail traffic has increased. In addition to VIA Rail's daily passenger service, the prestigious and exciting new Rocky Mountaineer tourist train running from Vancouver to Jasper brings people through the Robson Valley and the Village of McBride. It is the objective of Council to support and encourage the use of rail for passenger and freight service.



Bus

Bus travel is fairly limited for McBride residents heading east or west. It is the objective of Council to support increased bus service between Prince George, McBride, Valemount, and Jasper.

Air

The McBride Airport is a 823 m (2700 ft.) long single paved runway oriented NW/SE. The airport is used for recreational flying, helicopter use, and some small business aircraft. There are several private hangers, and a Provincial Forest Service Rapattack base on the airport property. It is the objective of Council to work towards lengthening the runway to at least 1066 m (3500 ft.) to allow use by the air ambulance.

If and when there is the demand, the Council would encourage the inception of a commercial scheduled air service from McBride.

2.9 TOURISM

The Village of McBride is becoming a favoured tourist stop and in some cases, a tourist destination. It is Council's objective to promote a healthy tourist economy, considering location of services through designations in this plan to allow tourist accommodations and tourist services. It shall be the policy of Council that tourism related industries will be encouraged along the highway corridor. Bed and Breakfast operations in residences are supported throughout the Plan area, subject to zoning and business licensing requirements.

2.10 FORESTRY

McBride has traditionally been a forest oriented town. Many of the residents in one way or other benefit from the forest industry. One of the few Rapattack bases in the province is located at the McBride airport. There is one mill within the Village boundaries, and two other mill operations in the immediate vicinity. Also in the immediate vicinity are small custom cutting mills and wood operations turning out standard lumber as well as value added products.

In general terms, it is the objective of Council to support a stable sustainable forest industry including silviculture, harvesting, processing, value added, tourism and related support services to provide employment for its residents and to boost the economy of the Village.

2.11 AGRICULTURE

The Robson Valley area around McBride particularly to the east is home to some of the finest agricultural land in this part of the province. Along with forestry, farming and agricultural support have traditionally been one of the main industries supporting the Village of McBride.

It is the objective of Council to encourage the agricultural industry in the Valley including agricultural services within the Village, the local Farmer's Market, and the "100 Mile Diet" initiative of the Ministry of Agriculture.

Council supports the concept of increased use of the railway for shipment of agricultural products.

It is the objective of Council to work with the Agricultural Land Commission, developers, and the Approving Officer to ensure that agricultural land is adequately buffered from residential, commercial and industrial uses.

Council encourages all agricultural practices within Village boundaries to comply with the relevant Code of Agricultural Practice for Waste Management, the environmental guidelines for the various commodity groups, and the standards drawn up in terms of the *Farm Practices Protection Act*.

Some of the ALR properties are identified in this Plan for future residential use, as well as airport expansion.



2.12 HAZARD LANDS

It is considered that some lands within the Village boundaries may be susceptible to flooding, either from creeks which drain through the Village, or from the Fraser River. It is the objective of Council to restrict construction in areas that are prone to flooding.

It shall be policy of Council to require that buildings and structures shall be set back from Dominion Creek and the Fraser River to reduce the risk of flood damage. Setbacks will be as stipulated in other bylaws.

2.13 WATER SUPPLY, SANITARY SERVICE, STORM DRAINAGE

It is the policy of Council to maintain and monitor the capacity of municipal infrastructure systems and carry out upgrading or extensions to these systems in accordance with future demands, as municipal finances permit. Pursuant to the *Local Government Act*, the general location of major existing and anticipated infrastructure services, including roads, community water system, community sewer system and drainage systems are identified on Schedule 'C' – Water Distribution System Plan; Schedule 'D' – Sanitary Sewer Infrastructure Plan; and Schedule 'E' – Storm Sewer Infrastructure Plan.

Water Supply

It is the objective of Council to maintain and enhance existing domestic water services in the Village, through on-going maintenance and upgrading programs. It is intended that upgrading programs should provide looping capabilities to allow for uninterrupted service in the event of a water main break.

It is the policy of Council to require that all new developments be provided with a safe and adequate water supply that meets the Guidelines for Canadian Drinking Water Quality.

It is the objective of Council to provide a satisfactory emergency supply of water for fire protection, within the Village boundaries.

Council recognizes the need to preserve the watershed of Dominion Creek for community water supply purposes and supports any preservation techniques developed by government ministries responsible for the area.

A plan has been prepared to implement a second water supply source to augment the existing creek source and for use in emergency situations if the Creek source fails temporarily.

It is the policy of Council to support and encourage economical use of water by residents of the Village of McBride.



Sanitary Sewage Disposal

It is the objective of Council to provide a sanitary sewage disposal system which will ensure that sewage is collected and disposed of in a safe and economic manner.

It is the policy of Council to require that all new developments are provided with approved methods of sewage disposal.

Council intends to undertake preparation of a plan to upgrade the existing sewage treatment disposal facility in accordance with anticipated revisions to Provincial environmental regulations regarding discharge of treated municipal effluent to receiving waters.

It is the policy of Council to explore alternative methods of sewage disposal that are environmentally friendly.

Storm Sewage Disposal

While there is little infrastructure within the Village boundaries designed for piping of storm waters, there are many ditches and swales designed to remove surface run-off.

Current storm sewer piping exists in the Village Main Street area. It is the objective of Council to assess storm water removal in any development plans proposed within this area.

Generally, it is the objective of Council to preserve historical drainage patterns within the Village and to upgrade and maintain surface drainage facilities to protect both private and public property from flood damage. Specific attention will be paid to the ditch running northeast along the back of Bridge Road lots.

2.14 HERITAGE, RECREATION, AND THE ARTS

It is the objective of Council to identify the CNR train station and associated public spaces at the foot of Main Street as having heritage value.



It is the objective of Council to encourage the development of recreational opportunities to promote healthy living for the residents of the Village of McBride.



The Robson Valley, including the Village of McBride area is home to a variety of very talented artisans. Art of all mediums can be seen for sale in the Whistlestop Gallery. Local woodcarvers have been known to demonstrate their talents during the summer on the streets of McBride. It is the objective of Council to support the artistic talent, both visual and performing, in the Valley and encourage opportunities for development of local artists.

Trails

Public walking trails are considered to be important for both locals and tourists alike. It is the objective of Council to support and encourage the development of a linking trail system within Village boundaries.

2.15 GREENHOUSE GAS REDUCTION

With respect to greenhouse gas emissions, it is the policy of Council that the Village will work to reduce the amount of greenhouse gas generated within the village boundaries, with a goal to seeing a measurable reduction by 2015, with further reduction by 2020.

In order to accomplish this reduction, it shall be the objectives of Council to do the following:

- h) Support a wood stove exchange program allowing old high emission wood stoves to be exchanged for newer low emitting facilities if and when funding for this program is available to the municipality.
- i) Encourage residents to turn off their vehicles when sitting in one place rather than letting them idle, as long as there are no safety concerns.
- j) Encourage long haul truckers, when resting in McBride, to turn off their trucks, understanding that during cold weather, this is not feasible.
- k) Encourage the construction of greater energy efficient buildings.
- l) Encourage residents to explore the use of wind and solar power to augment the use of electricity and wood for heat.
- m) When purchasing vehicles and equipment for the Village, to make sure that where possible and reasonable in terms of safety and economics, such vehicles and equipment are energy efficient and low emitters.
- n) Support an educational program for residents setting out things that could be done to reduce greenhouse gas emissions in the Village.”

3.0 RELATIONSHIP TO OTHER PLANNING AREAS

This Plan is intended to complement the Regional District of Fraser-Fort George Community Planning process, by ensuring cross-border consistency with the Regional District Robson Valley-Canoe Downstream Official Community Plan as follows:

- a) to not promote development proposals that would negatively impact adjacent planning areas.
- b) To advise neighbouring jurisdictions of development proposals that are in close proximity for their information and comment.

4.0 LAND USE DESIGNATIONS AND MAPS

General Policy

This section contains policies formulated by Council which are a means of achieving the objectives as set out in Section 2.0. The land use designations and policies are as listed below:

Agriculture
 Rural Small Holdings
 Rural Residential
 Residential
 Urban Residential
 Highway Commercial
 Local Commercial
 Main Street Commercial
 Public Development
 Light Industry
 Heavy Industry

4.1 MAPS

It is the policy of Council that the land use designations shall apply to lands as shown on Schedule ‘B’ – McBride Official Community Plan Designations.

Where the boundary of a land use designation is shown as a circle, it shall be considered as a Conceptual Designation and may include either:

- a) a general location for land uses consistent with the designation and may include existing uses consistent with the designation; or
- b) an existing use, consistent with the designation that does not have clearly defined boundaries.

5.0 AGRICULTURE (AG)

Policies of Council respecting lands designated Agriculture (AG) are as follows:

The Agriculture designation applies to a few areas of land that lie at the edge of the Village boundary, generally in the northwest corner and the southeast corner. All of the areas designated Agriculture lie within the Agricultural Land Reserve.

5.1 LAND USE

Within the Agriculture designation, the primary use of land will generally be limited to:

- i) **agriculture;**
- ii) **residential.**

In addition to the above uses, the following uses may be permitted within the Agriculture designation, subject to approval of the Agricultural Land Commission and evaluation through a rezoning process;

- i) Commercial uses as set out in Section 9.1 (ii);
- ii) Industrial uses as set out in Section 13.1 (i);
- iii) Public Development uses as set out in Section 12.1 (i).

With respect to protection of the agricultural lands within the Village boundary, the Council will:

- i) support the *Agricultural Land Commission Act* with its general objective of protecting agricultural land for future food production;
- ii) support the buffering of agricultural land by means of fencing or leave strips between such land and new non-agricultural subdivision or development;
- iii) endeavour to protect agricultural land within the Village boundaries, keeping in mind the small size of the Village, and the limited potential need for future development.

Within the Agriculture designation, the density for creation of new parcels is a minimum of 15 ha (37 acres) with the following exceptions:

- i) The minimum parcel size may be reduced to recognize the Agricultural Land Commission Homesite Severance Policy, or subdivision for a residence for a relative under terms of the *Local Government Act*.
- ii) The minimum parcel size may be reduced to allow Council to consider subdivision of a parcel isolated from the remainder by a physical constraint such as a road or rail right-of-way or severe topographical constraint.

6.0 RURAL SMALL HOLDINGS (RSH) AND RURAL RESIDENTIAL (RR)

Policies of the Council respecting lands designated Rural Small Holdings or Rural Residential are as follows:

Rural Small Holding and Rural Residential designations identify areas which are considered suitable for large residential parcels with hobby farm accessory uses. Properties so designated are intended to provide a buffer between farm uses and more urban uses.

6.1 LAND USE

Within the Rural Small Holdings and Rural Residential designations, the primary use of land will generally be limited to:

- i) **residential;**
- ii) **agriculture.**

Subject to evaluation through rezoning, the following uses may be permitted within the Rural Small Holding and Rural Residential designations:

- i) Commercial uses as set out in Section 10.1 (i)
- ii) Public Development uses as set out in Section 12.1 (i).

Properties developed in the Rural Small Holding designation must be capable of handling on-site sewage disposal, and be capable of providing on-site potable water, as set out in the Canadian Drinking Water Guidelines.

Properties developed in the Rural Residential designation must be capable of handling on-site sewage disposal, but must be served by a **municipal water system**.

Within the Rural Small Holdings designation, the density for creation of new parcels is based on a minimum parcel size of 6 ha (15 acres).

Within the Rural Residential designation, the density for creation of new parcels is based on a minimum parcel size of 1.6 ha (4 acres).

7.0 RESIDENTIAL (R)

Policies of Council respecting lands designated Residential are as follows:

The Residential designation identifies areas suitable for additional residential development at a density similar to surrounding parcels. It is recognized that the Residential designation will provide the major part of the residential parcel supply in the short to medium term.

7.1 LAND USE

Within the Residential designation, the primary use of land will generally be limited to:

- i) **Residential.**

Subject to evaluation through rezoning, the following uses may be permitted:

- i) Public Development uses as set out in Section 12.1 (i).

Within the Residential designation, the density for creation of new parcels is based on a minimum parcel size of 0.4 ha (1 acre).

New development of existing lots within the Residential designation must be served by **municipal water systems**, and **municipal sewage disposal systems**.

Properties being subdivided within the Residential designation must be served by **municipal water systems**, **municipal sewage disposal systems**, and other services as specified in the Subdivision Servicing Bylaw.

8.0 URBAN RESIDENTIAL (UR)

Policies of Council respecting lands designated Urban Residential are as follows:

The Urban Residential designation identifies the majority of existing established residential areas of the Village of McBride. Within this designation a few of the larger lots have potential for subdivision subject to rezoning where necessary.

8.1 LAND USE

Within the Urban Residential designation, the primary use of land will generally be limited to:

- i) **residential;**
- ii) **multiple family residential.**

Subject to evaluation through rezoning, the following uses may be permitted:

- i) **Manufactured home parks;**
- ii) Public Development uses as set out in Section 12.1 (i).

Within the Urban Residential designation, the density for creation of new parcels is based on a density of 10 to 20 units per hectare (4 to 8 units per acre). Parcel sizes shall be set out in detail in the zoning bylaw, and shall be related to housing type and the character of the neighbourhood.

New development of existing lots within the Urban Residential designation must be served by **municipal water systems**, and **municipal sewage disposal systems**.

Properties being subdivided within the Urban Residential designation must be served by **municipal water systems, municipal sewage disposal systems**, storm sewage disposal, street lighting, pavement, curb and gutter and sidewalks, and other services as specified in the Subdivision Servicing Bylaw.

9.0 HIGHWAY COMMERCIAL (HC)

Policies of Council that pertain to areas designated Highway Commercial (HC) are as follows:

Generally, the Highway Commercial designation identifies properties located along a controlled access highway that are best suited to serve the travelling public.

9.1 LAND USE

Within the Highway Commercial designation, the primary use of land will generally be limited to:

- i) store, post office, fuel and service station, food services, restaurant, accommodation and other commercial uses intended to serve the travelling public;
- ii) campground, recreational lodge, or resort, golf course, driving range, and other commercial uses intended to provide mostly outdoor recreation opportunities
- iii) **residential**, only as an accessory to an established commercial use.

The following uses may be permitted subject to evaluation through rezoning:

- (i) Public Development uses as set out in Section 12.1 (i).

The density for creation of new parcels will vary according to the type and level of commercial use and will be set by zoning bylaw.

New development of existing lots within the Highway Commercial designation must be served by **municipal water systems**, and **municipal sewage disposal systems**.

Properties being subdivided within the Highway Commercial designation must be served by **municipal water systems**, **municipal sewage disposal systems**, and other services as specified in the Subdivision Servicing Bylaw.

10.0 LOCAL COMMERCIAL (LC)

Policies of Council that pertain to areas designated Local Commercial (LC) are as follows:

Generally, the Local Commercial designation is designed to allow for limited commercial uses off the Village Main Street and highway corridor, subject to amendment of this plan where required, as well as rezoning. Local commercial uses are to be best suited to serve local residents.

10.1 LAND USE

Within the Local Commercial designation, the primary use of land will generally be limited to:

- i) retail and service outlets catering to the needs of local residents including, but not limited to, coffee shop, general/convenience store, post office, neighbourhood pub, arts and crafts sales, post office, restaurant, office.
- ii) **residential.**

New development of existing lots within the Local Commercial designation must be served by **municipal water systems**, and **municipal sewage disposal systems**.

Properties being subdivided within the Local Commercial designation must be served by **municipal water systems**, **municipal sewage disposal systems**, and other services as specified in the Subdivision Servicing Bylaw.

The density for creation of new parcels will vary according to the type and level of commercial use and will be set by zoning bylaw.



11.0 MAIN STREET COMMERCIAL (MC)

Policies of Council respecting lands designated as Main Street Commercial are as follows:

The Village Main Street shall be the focal point of the Village, and shall be considered the central and main business district. Property owners along Main Street are strongly encouraged to embrace the turn-of-the-century railway style for new construction as well as exterior renovations. A Development Permit Area is in place for new construction and exterior renovations of commercial and multi-family development. The Development Permit Area is as shown on the map attached as Schedule ‘B’. Visual guidelines have been developed for the railway style and are hereby attached as Appendix ‘A’ Development Permit Guidelines – A Vision for Main Street.

11.1 LAND USE

Within the Main Street Commercial designation, the primary use of land will generally be limited to:

- i) store, post office, accommodation, fuel and service station, food services, restaurant, neighbourhood pub, retail and office commercial, and other commercial uses intended to serve Village residents and tourists alike.
- ii) **residential**; only as an accessory to an established commercial use.

The following uses may be permitted subject to evaluation through rezoning:

- i) Public Development uses as set out in Section 12.1 (i).

New development of existing lots within the Main Street Commercial designation must be served by **municipal water systems**, and **municipal sewage disposal systems**.

Properties being subdivided within the Main Street Commercial designation must be served by **municipal water systems**, **municipal sewage disposal systems**, and other services as specified in the Subdivision Servicing Bylaw.



12.0 PUBLIC DEVELOPMENT (PD)

Policies of Council respecting lands designated Public Development are as follows:

Public Development uses are considered to be a range of public, government, and community related uses that are generally non-commercial in nature. These uses are identified on the Plan's map.

12.1 LAND USE

Within the Public Development designation, the primary use of land shall be generally limited to:

- i) community recreation area/facility, firehall, school, waste disposal and treatment site, park, government office, cemetery, church and other similar public uses.
- ii) **residential;**
- iii) group home, corrections or rehabilitation oriented facility and other similar institutional uses;
- iv) public airport.

Within the Public Development designation, there is no specific density for creation of new parcels and no servicing requirements since subdivision is generally not associated with uses in this designation. Minimum parcel sizes for subdivision will generally be regulated by zoning and will reflect specific uses of land.



13.0 LIGHT INDUSTRIAL (LI)

Policies of Council with respect to lands designated Light Industrial are as follows:

The Light Industrial designation identifies existing light industrial sites mostly located near the CN R/W.

13.1 LAND USE

Within the Light Industrial designation, the primary use of land shall be limited to:

- i) logging/trucking contractors, vehicle and equipment repair – excluding vehicle bodyworks, equipment yard, public works yard, household goods repair, agricultural products processing – not including an abattoir, limited resource processing;
- ii) manufacturing, warehouse and storage uses which are not associated with significant noise levels or emissions to the air, land or water;
- iii) **residential.**

Unless specified elsewhere, the maximum floor area for industrial buildings shall be 1000 square metres (10,760 square feet).

Within the Light Industrial designation, the density for the creation of new parcels is based on a minimum parcel size of 2 hectares (5 acres), however, generally a different minimum parcel size may be established to suit specific circumstance.

Proven access to sufficient water supply and approved sewage disposal is required.

14.0 HEAVY INDUSTRIAL (HI)

Policies of Council with respect to lands designated Heavy Industry are as follows:

The Heavy Industrial designation identifies a large cedar mill located on the western edge of the Village boundary, as well as a small lot on the southern tip of the Village boundary, now vacant.

14.1 LAND USE

Within the Heavy Industrial designation, the primary use of land shall be limited to:

- i) Light Industrial uses as set out in Section 13.0;
- ii) **residential**;
- iii) sawmill, planer mill, and other wood processing and manufacturing uses;
- iv) mining, mineral processing, and other similar uses;
- v) abattoirs, vehicle bodyworks shops, fuel storage, processing or utility complexes, salvage/wrecking yards.

There is no maximum floor area requirement in the Heavy Industrial designation.

Within the Heavy Industrial designation, the density for creation of new parcels is based on a minimum parcel size of generally 4 hectares (10 acres).

Proven access to sufficient water supply and approved sewage disposal is required.

15.0 TEMPORARY USE PERMIT AREAS

The entire Village of McBride is hereby designated as an area where the Council may consider the issuance of Temporary Commercial or Industrial Permits, pursuant to the terms of the *Local Government Act*.

Council may consider issuing Temporary Use Permits for commercial or industrial uses including, but not limited to:

- i) provision of temporary tourist accommodation;
- ii) seasonal sale of produce;
- iii) incidental sale of food and refreshments;
- iv) holding of an auction;
- v) temporary sawmill;
- vi) processing of natural materials, and preparation of construction and road building materials;
- vii) home businesses not permitted by zoning provisions;
- viii) temporary employee accommodation in conjunction with a use allowed by permit or zoning.

A temporary permit for a use located adjacent to a controlled access highway may not be approved if the Ministry of Transportation has objections to the use with respect to traffic safety.

16.0 IMPLEMENTATION

Policies of Council with respect to implementation of the Plan are as follows:

The McBride Official Community Plan is to be implemented through the use of land use management methods provided for in the *Local Government Act* and *Community Charter*.

The two main regulatory methods used to implement the Plan are zoning and subdivision servicing bylaws. These bylaws will provide detailed specifications that will apply to the use and servicing of lands consistent with the Plan.

Council may accommodate legal land uses that existed prior to adoption of this Plan that may not be consistent with the objectives and policies of this Plan, through appropriate zoning or non-conforming status.

Proposals which are contrary to the objectives, policies, and designations of this Plan require a successful amendment to the Plan before they can proceed further with land use regulation.

Proposals to amend the Plan are subject to consideration by Council and may be subject to the following:

- i) approval by the Agricultural Land Commission for lands within the Agricultural Land Reserve;
- ii) referral comments from other agencies;
- iii) public hearings pursuant to the *Local Government Act*.

Proposals for the non-agricultural use or subdivision of lands within the Agricultural Land Reserve (A.L.R.), that are not permitted by the *Agricultural Land Commission Act*, regulations thereto or Orders of the Agricultural Land Commission, require application to the Commission and will be considered for a Council recommendation based upon the provisions of this Plan, and their potential impact on the agricultural viability of the subject property and surrounding area.

The Council recognizes that the Agricultural Land Commission's (ALC) mandate for the preservation and enhancement of agricultural land requires their analysis of individual applications for subdivision or non-farm use of land within the Agricultural Land reserve based on the specific merits of each proposal, and the Commission is not obligated to approve applications that comply, or alternatively, refuse applications that do not comply, with this Plan.

However, in consulting with the ALC in the development of this Plan, it is understood that the Commission does concur with the content thereof towards setting a level of certainty of the nature of future development directions in the Plan area.

Proposals for non-agricultural use, subdivision or exclusion from the A.L.R. that are approved by the Agricultural Land Commission remain subject to the policies and regulations of the Village of McBride.

Building inspection, through the application of the B.C. Building Code, is a requirement throughout the Plan area and is an important method to be used in the implementation of the Plan.

Where a proposed use or subdivision may be permitted by plan policy or land use designation, subject to evaluation through a rezoning process, then factors to be considered by Council in the evaluation include, but are not limited to, the following:

- i) consistency with the objectives, policies and land use designations of this Plan;
- ii) consistency with the provisions or orders of the Agricultural Land Commission for lands within the Agricultural Land Reserve;

- iii) the extent of agricultural development and potential for impact upon neighbouring agricultural use;
- iv) the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
- v) public opinion as received through the public information and hearing requirements of the *Local Government Act*;
- vi) the availability of existing services to the site, including, but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
- vii) impact on the transportation network;
- viii) environmental impact and potential for hazardous conditions;
- ix) any other issue that may be relevant to a specific proposal.

APPENDIX ‘A’ DEVELOPMENT PERMIT GUIDELINES

A VISION FOR MAIN STREET



“A TOWN ON TRACK”

DEVELOPMENT PERMIT AREA

1. Justification

The *Local Government Act* allows Development Permit Areas to be established for the form and character of commercial, industrial, or multi-family residential development. Council's objective in designating a Development Permit Area within the Village of McBride is to gain a measure of control over aspects of certain development that are deemed important. The Development Permit Area is intended to allow Council the ability to review design plans for new construction or alteration of existing buildings to ensure consistency with the desired railway style. Construction of, addition to, or alteration of existing buildings or structures is not to be commenced until approved by Council through the issuance of a Development Permit.

2. Area

This Development Permit Area matches the area designated on the Plan map - Schedule 'B'. There are some exceptions to the need for a Development Permit, which are outlined below.

3. Background

Since 1985, Council and the residents of the Village of McBride have supported the concept of a turn-of-the-century railway style for the Village of McBride. Anchored by the railway station at one end, and a handsome railway style arch at the entrance, Main Street is intended to be the focus of the railway style. By establishing this area with a unique identity – repeating railway style elements along the main thoroughfare – visitors and residents alike should be able to recognize this area clearly as “A Town on Track”.

DESIGN GUIDELINES - WHAT IS A “RAILWAY STYLE”?

FORM AND SHAPE – linear lines like railroad tracks, covered sidewalks and seating areas, round railway station clocks, angled and overhanging roof lines, “waiting area” benches, false domed roofs.

Basic storefronts can be enhanced to varying degrees with elements that suggest old style railway buildings. The application of colors, wood trim and mouldings, wrought iron, canopies with under-hanging signage, false fronts on rooflines, to name a few, can change an existing building or enhance a new building to reflect the desired railway style.



APPEARANCE – ROOF LINES – this sloping roof style, reminiscent of old railway stations, would give a new building or a retro-fit, a distinctive “railway style”.



DECORATIVE ELEMENTS - A “RAILWAY STYLE” CLOCK – simple decorative additions can add an element of “railway style”



SIGNAGE - Signs can incorporate the railway style with shape, colour, and illustration. They should not be of a size that would be detrimental to the visual effect of the street.



SIZE AND SHAPE - Long expanses of straight walls should be avoided. Design of larger buildings should take into account the turn-of-the-century propensity for smaller buildings, and should be designed in such a way that the visual effect creates the impression of smaller buildings

MURALS – attractive “railway style” murals on large expanses of wall is an effective way to make the building look smaller, as well as an attraction for tourists and residents alike.



COLOUR – the turn-of-the-century palette is vibrant but not garish or overly bright, soft and muted but not dull, and can also be dark and intense - deep blues, vibrant and dark earth tones. Soft and muted yellows and creams, brick, rock and earth tones. Colours used on building exteriors shall follow as closely as possible a heritage palette, be complementary to the surroundings, and in keeping with the railway style. A sampling of the suggested range of colours is shown below.



BUILDING EXTERIORS - Buildings should have some surfacing with materials which are, or have an appearance similar to the natural woods, brick, or stone used in turn-of-the-century construction.



Canopies and Awnings - Canopies and awnings are one of the most economical means of providing pedestrian protection, and can add an element of interest as well as fit into the railway style. Overhanging canopies can be made to look like a railway station waiting area.



DECORATIVE SCROLL WORK OR MOULDINGS – this support system under an awning gives a distinctive “turn-of-the-century” look.



RESIDENTIAL BUILDING ENHANCEMENT - a cupola built onto the top of this mobile home instantly turns it into a “caboose” style home.



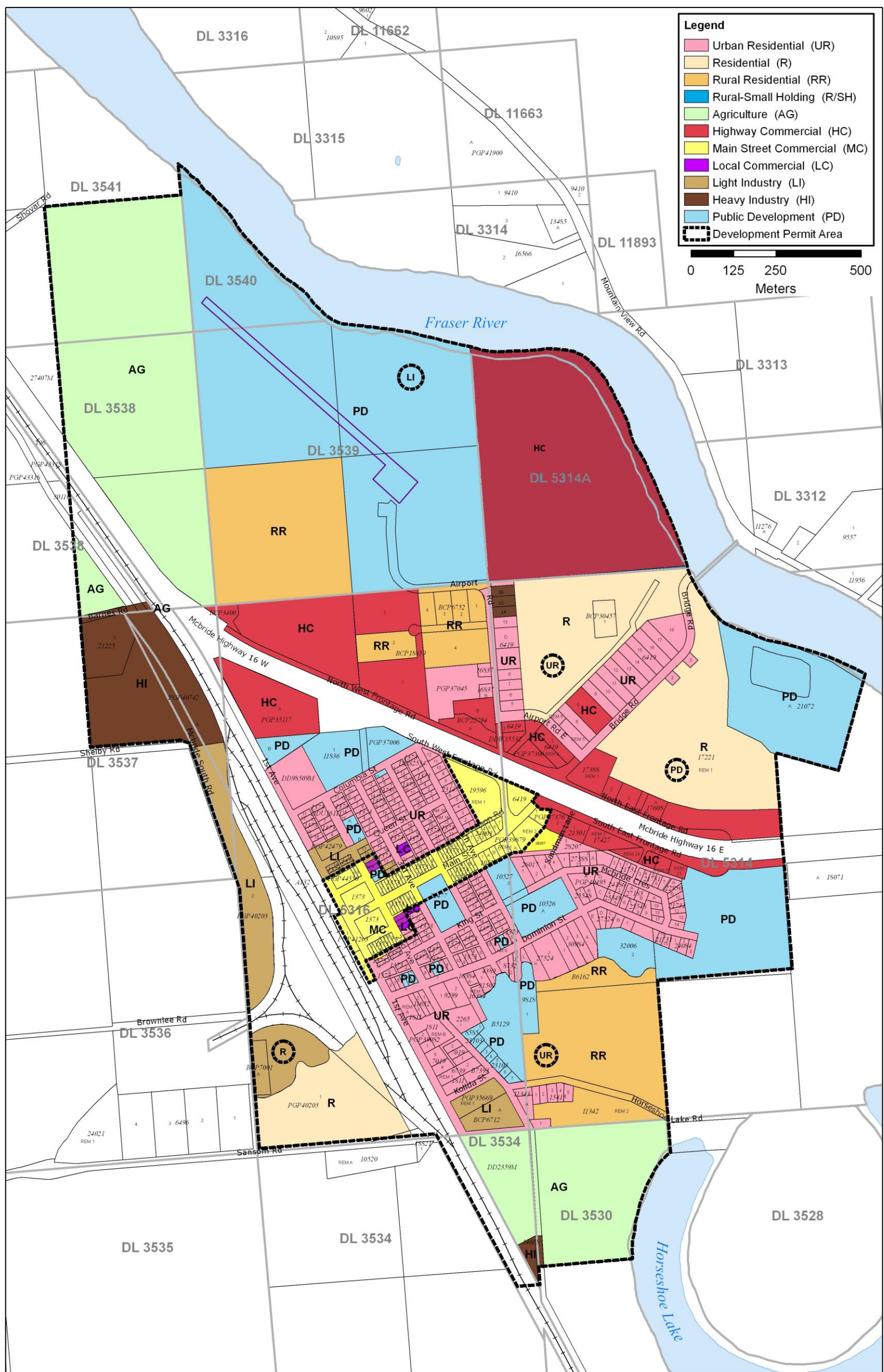
PARKING – residential parking in conjunction with the development shall be directed behind the buildings using lane access. Other parking shall be as specified by other bylaws.

EXEMPTIONS – a Development Permit will not be required in the following instances:

- for construction that is undertaken within the exterior walls of a principal building or structure
- for the construction or renovation of a single-family dwelling, or a two-family (duplex) dwelling unit
- for the construction or alteration of signs and canopies or awnings which conform to the relevant Development Permit Area Guidelines, subject to approval through a review process
- for exterior painting, subject to approval through a review process

New development should reflect some of the above. Existing development, with as little as paint and signage, has the ability to reflect some of the above. It is hoped that, over time, the Village of McBride will look in every way like a “Town on Track” that will attract new residents to stay, and visitors to stay longer and explore all the area has to offer. Creating a unique atmosphere is the first step.

Schedule 'B' to Bylaw 682 Land Use Designations



CERTIFIED A TRUE AND CORRECT COPY OF
SCHEDULE 'B' TO OFFICIAL COMMUNITY PLAN BYLAW
NO. 682, 2008

CLERK

MAYOR

Schedule ‘C’ to Bylaw No. 682

Water Distribution System Plan



CERTIFIED A TRUE AND CORRECT COPY OF
SCHEDULE 'C' TO OFFICIAL COMMUNITY PLAN
BYLAW NO. 682, 2008

CLERK

MAYOR



R. Radloff & Associates Inc.
Engineering, Planning & Consulting
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DATE	DRAWING ISSUE	APPROVED

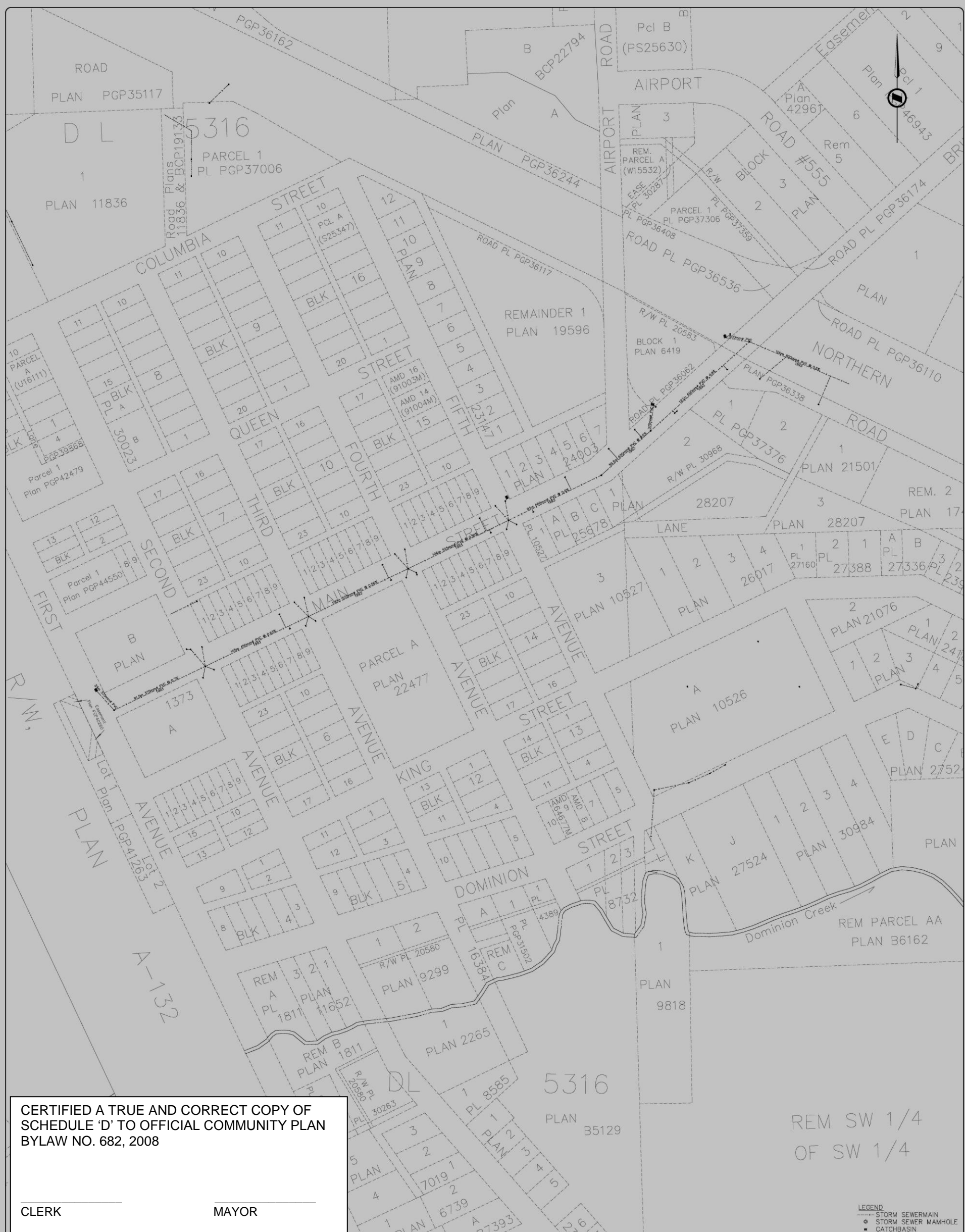
NO.	DATE	REVISION	BY	APPROVED

VILLAGE OF MCBRIDE
2008 INFRASTRUCTURE MAPPING

WATER DISTRIBUTION
SYSTEM PLAN
SCALE: HOR: 1:2000 VERT:

DESIGNED BY: GEM	JOB#: 403-007-02
CHECKED BY: RPR	FILE# 403-007-02
DATE: 03/2008 REV. R0	DWG# 403-007-02
	SHEET 1

**Schedule 'D' to Bylaw No. 682
Storm Sewer Infrastructure Plan**



CERTIFIED A TRUE AND CORRECT COPY OF
SCHEDULE 'D' TO OFFICIAL COMMUNITY PLAN
BYLAW NO. 682, 2008

CLERK

MAYOR

Radloff

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[illegible]

VILLAGE OF McBRIDE
2008 INFRASTRUCTURE MAPPING

STORM SEWER
INFRASTRUCTURE PLAN
SCALE: HOB: 1:1000, VERT:

DESIGNED BY:	JOB#: 403-007-02
DRAWN BY: CEM	FILE.# 403-007-02
CHECKED BY: RPR	DWG.# 403-007-02
DATE: 03/2008	SHEET 1

LEGEND

— STORM SEWERMAIN
⊙ STORM SEWER MAMHOLE
■ CATCHBASIN

**Schedule 'E' to Bylaw No. 682
Storm Sewer Infrastructure Plan**



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OF SCHEDULE 'E' TO OFFICIAL COMMUNITY
PLAN BYLAW NO. 682, 2008

CLERK

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