



# District of New Hazelton

## Official Community Plan

### Bylaw No. 322, 2016



## DISTRICT OF NEW HAZELTON

### OFFICIAL COMMUNITY PLAN

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A bylaw to guide long-term vision and strategic land use decisions within the District of New Hazelton pursuant to Part 26 of the *Local Government Act*

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**WHEREAS** the Council of the District of New Hazelton wishes to adopt a new Official Community Plan pursuant to section 876 of Part 26 of the Local Government Act.

**NOW THEREFORE** the Council of the District of New Hazelton in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the District of New Hazelton Official Community Plan Bylaw No. 332, 2016.
2. The District of New Hazelton Official Community Plan Schedule "B" attached to and hereby forms part of this bylaw.
3. District of New Hazelton Bylaw No. 107, 1988 cited as District of New Hazelton Official Community Plan Bylaw and any amendments are hereby repealed.

READ A FIRST TIME this 7<sup>th</sup> day of November, 2016

READ A SECOND TIME this 7<sup>th</sup> day of November, 2016

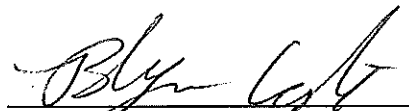
PUBLIC HEARING HELD pursuant to section 890 of the Local Government Act this 5<sup>th</sup> day of December, 2016.

READ A THIRD TIME this 5<sup>th</sup> day of December, 2016.

ADOPTED THIS 5<sup>th</sup> day of December, 2016.



Gail Lowry  
Mayor



Robyn Carlé  
Corporate Officer



## **SCHEDULE B**

# **Official Community Plan**

District of New Hazelton  
Bylaw No. 322, 2016

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## **PREFACE**

### **What is the Official Community Plan?**

To help guide the future of municipalities in British Columbia, the Provincial Government authorizes municipalities to adopt Official Community Plans (OCP's).

"An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land-use management, within the area covered by the plan, respecting the purposes of local government." (Local Government Act S.875.1).

In summary, an OCP provides a framework to guide many parts of a larger whole, the community. The components involved in a community plan include:

- Character of existing and proposed land use and the servicing requirements for the area;
- Guidance for economic, environmental, physical design and development and social considerations;
- Direction for quality of life, health and well-being;
- Future growth and housing needs;
- Community energy auditing and management;
- Transportation network and strategy;
- Community development; and
- Provision of amenities and services.

An effective OCP results in:

- A level of certainty to residents and landowners regarding the location and nature of change in the community;
- Council, staff and citizens use the OCP to help make strategic decisions towards a long-term goal; and
- A road-map to guide zoning and subsequent implementation practices.

The current OCP has been in place since 1988. Community plans are typically reviewed at least once every 5 years to assess whether the goals and objectives and subsequent policy directions remain valid. An OCP is intended to be a flexible policy document in order to meet the changing needs of a community. The OCP is a living document and should recognize patterns and be proactive to new trends within society and respond to changing circumstances within the planning area boundaries. As such, following careful consideration by Council, policies and land use designations in an OCP may be revised through adoption of an amending bylaw following the provisions outlined within the Local Government Act.



Once an OCP is adopted as a bylaw, the Community Plan becomes “official”, and all future land use decisions made by Council must be consistent with the objectives and policies outlined in the Plan.

### **Public Consultation**

The District of New Hazelton initiated the OCP process in September of 2009. The public consultation process involved residents, landowners and stakeholders in the District of New Hazelton over the course of late 2009 and the beginning of 2010. The process involved consultation with various stakeholders, an open house, planning sessions with council and a district wide survey.

### **Community Values**

The OCP process identified important community values. Residents, landowners and stakeholders throughout the public process consistently voiced these underlying principles. These values provide insight into those aspects of the community that should be maintained and enhanced as growth and development occurs. The District of New Hazelton community values include:

- Promote and encourage business and economic development in New Hazelton;
- Beautify and improve the appearance of New Hazelton;
- Develop recreational trails and facilities;
- Encourage the development of elderly and disabled friendly spaces; and
- Build a sense of community through community events and supporting community organizations.





## **PART I – VISION AND GUIDING PRINCIPLES**

### **COMMUNITY VISION**

*The people of New Hazelton are proud of their community and its natural setting. New Hazelton's friendly people, diversity of culture, history, character, working class roots and small town atmosphere make it very attractive for people to visit and call home. New Hazelton is a great place for families, children, seniors and others who appreciate a quiet, less complicated lifestyle with the amenities of a complete, yet sustainable community.*

*New Hazelton is a small rural town surrounded by natural forests and water. The community is a safe, inviting place to live, linked to surrounding communities by highways and rail.*

*The community creates shared sustainable economic development through a resilient economy. The existence of a variety of housing types in conjunction with affordable housing has attracted a wide variety of people. New Hazelton has a friendly development environment, which respects the character and sense of place of the community.*



## **GUIDING PRINCIPLES**

### **New Hazelton's "Thriveability"**

New Hazelton promotes its "thriveability", safety and healthy community status through the following:

1. Support of the provision of health care, social services, education and daily living requirements;
2. Support a wide range of recreational, social and cultural opportunities;
3. Allow people to "age in place";
4. Encourage opportunities for social support networks;
5. Support community-centred health, such as childcare and social services, youth services and activities (recreational and sports programs);
6. Utilize the social determinants of health as benchmarks to gauge success to achieve good health outcomes for community members;
7. Embrace change but retain New Hazelton's unique historic, social and cultural 'rural' character; and
8. Promote and support affordable housing for a variety of ages and financial capacities.

### **Sustainability in New Hazelton**

New Hazelton is committed to meeting its present needs without compromising the ability of future generations to meet their own needs. In New Hazelton, sustainability will be achieved through community participation and reconciliation of short and long term economic, social, environmental and cultural well-being.

### **Environment Stewardship**

New Hazelton will achieve environmental sustainability through the following:

1. Protection of the natural environment through efficient and equitable use of land, energy, water and other resources;
2. Protect and maintain the natural environment;
3. Promote individuals and the community taking responsibility for the appropriate handling and disposal of their wastes;
4. Protect and maintain aquatic ecosystems (lakes, wetlands, rivers, streams, etc.);
5. Providing increased public access to forest and rivers wherever possible;
6. Allow mixed land uses and encourage growth in existing developed areas, where possible;
7. Encourage the building of compact neighbourhoods, wherever possible;
8. Protect wildlife habitats and corridors; and
9. Encourage existing industry, residents and the municipality to become more environmentally sustainable.





### **Economic Diversification**

New Hazelton will enable development of a healthy, diversified, sustainable economy through the following:

1. Encourage a strong, diversified workforce by attracting young families and professionals;
2. Providing efficient and cost effective municipal services, where possible;
3. Encouraging revitalization and redevelopment of the town;
4. Continued improvement of the community's overall visual appearance; and
5. Promoting private investment internally and externally to New Hazelton.

### **Arts, Leisure and Recreation**

New Hazelton citizens are united in wishing to preserve and enhance their culture. New Hazelton acknowledges its roots and supports the societies and voluntary organizations that are engaged in year round activities that help keep residents healthy, active and engaged in arts and culture. The OCP supports New Hazelton's cultural heritage and opportunities for a greater arts presence, leisure and upgrades to recreational infrastructure.

### **The Hazeltons**

The Hazeltons officially consist of ten communities in Northwest BC, on or near Highway 16. The communities, a mixture of municipalities, unincorporated settlements and First Nation villages, are flanked by Terrace in the southwest and Smithers in the southeast.

The communities include New Hazelton (population: 666), Village of Hazelton (also referred to as Old Hazelton; population: 270), South Hazelton (population: 300), Kispiox Village (population: 536), Kispiox Valley, Sik-E-Dakh (population: 222), Gitanmaax (population: 627), Hagwilget (population: 238) and Two Mile (population: 650). Several communities further west along Highway 16 can be grouped with the Hazeltons. These include Gitsegukla (population: 448), Gitwangak (population: 500), Kitwanga (population: 200) and Gitanyow (population: 383). Moricetown (population: 259) to the east is also commonly grouped with the Hazeltons.

Most of the communities have a few small stores and businesses, but New Hazelton is the service hub, with greater accommodation and dining options.

A large part of the population throughout the New Hazelton area is First Nations, mostly Gitxsan, Wet'suwet'en also live in the area. The majority of the area is Gitxsan territory, which consists of approximately 28,000sq km/10,810sq mi.



## **Historical Significance**

In 1911, when the Grand Trunk Pacific Railway was being constructed, there was a surge of interest in Central and Northern British Columbia, especially along the proposed route of the railway. While the Grand Trunk Pacific built many of the towns along the line, others like New Hazelton were purchased and promoted by land speculators, who bought the properties in advance of the railway.

In 1913, to make his town site more attractive, Robert Kelly decided to have a bridge built across the Bulkley River and hired the firm of Craddock and Company to do the work. The bridge was completed that fall, but was very narrow, barely wide enough for a single vehicle. Furthermore, it was 266 feet above the water and had a tendency to sway in the gentlest of breezes. The bridge soon became shunned as even the most courageous and expert drivers felt seasick or damaged their cars while crossing it.

Despite the lack of a station, New Hazelton prospered during rail construction. In 1913, it had 121 buildings and a population of 350 while South Hazelton had one tent and two restaurants. By that summer, the railway relented and built a station at New Hazelton in return for a share of three-sevenths of the profits. Robert Kelly also offered the opportunity for the people who had purchased lots in South Hazelton to transfer to New Hazelton, but the railway had no intention of letting South Hazelton be abandoned entirely and they rejected the offer. South Hazelton survived and though it was never incorporated, in 2011 it had a population of 300 people.

## **Aging Population**

Most of North America will experience the impacts linked to the ageing of one of the largest demographic groups in human history such as, increases in life expectancy, distribution of wealth, staying in the work-force longer and changes in family and marriage composition. This ageing of society is often associated with the significant number of baby boomers who are now in their late 50s and early to mid-60s. There are significant implications associated with population ageing, including impacts to housing, labour markets, health care and recreation.

## **Climate Change and Environmental Awareness and Conservation**

Globally, there is a growing recognition and awareness that human-based activities are contributing to unprecedented accounts of climate change. Weather variability, intensity of storms and natural phenomenon, growing conditions, water supplies, pests and diseases and integrity of wildlife habitat are all factors that are changing. There are two joint strategies used towards climate change action:



1. Climate Mitigation (making changes in the current system to lessen or avoid the output of CO<sub>2</sub> and/or mechanisms that will capture the existing CO<sub>2</sub> in the atmosphere, with the goal of bringing the levels of CO<sub>2</sub> back to an appropriate level, 350 ppm); and
2. Climate Adaptation (making changes on-the-ground, which allow society to adapt to the new climate). One of the key reasons the climate is changing is due to the continual increase of carbon into the atmosphere, in the form of CO<sub>2</sub>, largely from burning fossil fuels for the purposes of transportation, manufacturing, heating, cooling, resource extraction and energy production (both electricity and fuels).

There is a need to identify and pursue ways of planning for the future that use these strategies to move towards a sustainable way of life that avoids the systematic increase of CO<sub>2</sub> and other greenhouse gases into the earth's atmosphere.

Protection of the natural environment within and around the District of New Hazelton is critical to the maintenance of its water supplies, ecosystem integrity and liveability. The OCP recognizes that people are part of the ecosystem and the economy and society are dependent and fully integrated into the environment in ways that maintain or enhance the environment, rather than degrade or remove the ecological services it provides to the larger biosphere. The OCP recognizes that the municipal boundary is a jurisdictional measure of scope and that the ecological processes extend beyond these borders, and acknowledges the responsibility to be sustainable stewards in all spheres of long-term planning activities.

### **Bear Smart**

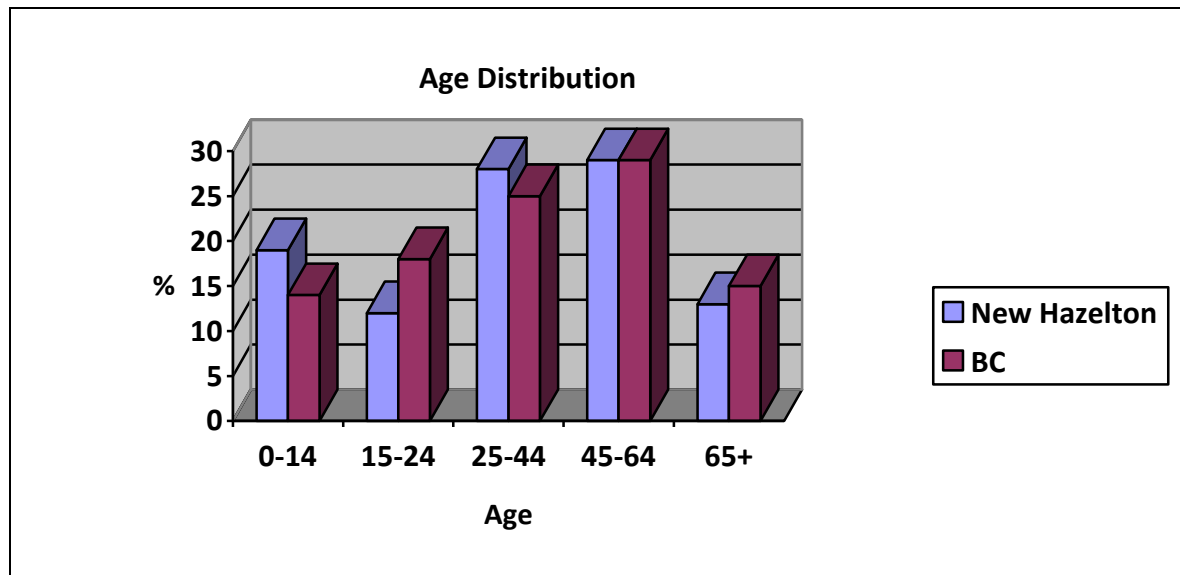
The Bear Aware Program administers the Bear Smart Community Certification. There is more than education to be done to make bear-human conflict reduction more sustainable. The Bear Smart Certification promotes a more comprehensive plan for communities to address bear-human conflict in a long term capacity. The program is a proactive conservation strategy that encourages efforts by communities, businesses and individuals to reduce bear-human conflicts. The goal of the program is to focus efforts on addressing the root causes of bear-human conflicts, reduce the number of conflicts and ultimately reduce the number of bears that have to be destroyed as a result of conflicts. The program is based on a series of criteria that communities must achieve in order to be designated a "Bear Smart" community. It is a cooperative venture and entirely voluntary on the part of the communities. The responsibility to manage bear-human conflicts rests with everyone and it requires participation from the provincial government, municipal governments and local citizens to successfully implement the Bear Aware Program. The program not only requires community driven cooperation, but also requires community financial commitments, obligations and considerations.



## Population and Demographics

New Hazelton's population presents a young to middle aged profile, with 32% of the population under the age of 24, and 58% of the population between the ages of 25 and 64 as shown in Figure 1. Figure 1 also illustrates that 14% of New Hazelton's total population is over the age of 65 which is at the provincial average of 14%. Lastly, the median age in the District of New Hazelton is 41 years compared to the provincial average of 40.6 years.

Figure 1 – New Hazelton Age Distribution



The population of New Hazelton decreased by 5.5% between 2001 and 2006, however it has increased 6.2% between 2006 and 2011. There are approximately 313 dwellings found within the District of New Hazelton (Census, 2011).

## Regional Context

The rural area surrounding the District of New Hazelton is governed by the Regional District of Kitimat Stikine (RDKS). Section 866 of the Local Government Act requires that Official Community Plans include a regional context statement. There is currently no Regional Growth Strategy (RGS) for the RDKS which the District of New Hazelton can link planning and land use policies. However, while creating the revised OCP, the District of New Hazelton Official Community Plan considered the following eleven goals identified in the Local Government Act that highlight components of sustainable community development towards which an RGS should work:



1. Avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
2. Settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
3. The efficient movement of goods and people while making effective use of transportation and utility corridors;
4. Protecting environmentally sensitive areas;
5. Maintaining the integrity of a secure and productive resource base, including the forest land reserves;
6. Promoting economic development that supports the unique character of communities;
7. Reducing and preventing air, land and water pollution;
8. Ensuring adequate inventories of suitable land and resources for future settlement;
9. Protecting the quality and quantity of ground water and surface water;
10. Identifying settlement patterns that minimize the risks associated with natural hazards. Preserving, creating and linking urban and rural open space including parks and recreation areas;
11. Planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and

### **Preserving New Hazelton's Character**

New Hazelton will aim to preserve and enhance its character through the following:

1. Encourage design that promotes small town character;
2. Promote New Hazelton as a unique experience that differentiates itself from similar destinations through community, arts and culture, recreation, adventure and as a gateway community; and
3. Support proposed development only where intended on the land use strategy map and where goals, objectives and policies of the OCP can be met.



## PART II – THE PLAN

### Economy

A healthy local economy is essential for a sustainable and liveable community. It provides the resources that allow residents and a community to prosper. It brings employment and a solid tax base to support services, leading to healthier lifestyles and greater opportunities for personal fulfilment. With a strong economy a community can achieve a higher standard of development, provide more services and enjoy an overall higher quality of life. The OCP recognizes the interrelated spheres of the local economy, including the business market (private and public companies, investments and trading), and the social economy (social enterprises, community-based entrepreneurship, social capital and investment).

### GOALS

1. To achieve a diversified local economy built on private business, social enterprise and the attractiveness of New Hazelton as a place of collaboration and innovation;
2. To sustain an integrated transportation network and a demand transportation management system that involves the mobility of people, goods and services;
3. To achieve a myriad of climate change actions (adaptation and mitigation) that takes responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection, both within and surrounding the District of New Hazelton;
4. To achieve a system of infrastructure services, which integrates ecological, economic, physical and social factors in the design and provision of the service;
5. To achieve a neighbourhood approach to managing energy, material and resource flows; and
6. To pursue development of renewable energy resources and resource management related technologies and supportive industries.

### OBJECTIVES

1. To broaden the economic base through diversification and expansion of existing and emerging sectors;
2. To encourage enterprise development that results in the creation of a variety of income levels;
3. To develop strong networks, alliances and partnerships across disciplines and sectors in order to achieve integrated results;





4. Encourage ways to engage residents and businesses in community development and operations and to provide year-round employment;
5. To identify strategies and actions that will assist in developing year round tourism opportunities;
6. To create an urban infrastructure landscape that is aesthetically pleasing, low impact to the environment and responsive to the local character of New Hazelton;
7. To assist in the reduction of landfill waste;
8. To ensure effective solid waste management services for New Hazelton that would include more inclusive recycling options and green technologies; and
9. To promote the education and engagement of local residents in water, rainwater and liquid and solid waste management issues.

**POLICIES:**

1. Encourage the increase in commercial space (rental);
2. Support and encourage diversification of local business and related sectors;
3. Support trade and skill development ;
4. Facilitate efforts to enhance and maintain telecommunication services;
5. Support initiatives for new small scale, mixed use commercial development to occur in town, where possible;
6. Encourage public/private/partnership arrangements, and financial partnerships where appropriate for development opportunities;
7. Encourage and support Canada Mortgage and Housing Corporation's (CMHC) Net Zero Energy Healthy Housing Initiative and/or Equilibrium Housing Project;
8. Continue participation in the Provincial Community Action on Energy and Emissions Program;
9. Explore the possibility of creating and diversifying community energy and heating systems (heat recovery, wind, solar power, etc.);
10. Support sustainable and community appropriate growth, including employment opportunities, small business retention/expansion, population increases and expansion of the taxation base;
11. Support age-friendly developments in order to attract retirees and/or surrounding residents from the countryside looking for assisted living opportunities;
12. Market community on the environmental features and amenities found within the area;



13. Continue to partner with the Regional District to ensure effective solid waste management services for New Hazelton that would include more inclusive recycling options and green technologies;
14. Educate and engage local residents in water, rainwater, liquid and solid waste management issues;
15. Collaborate with surrounding government organizations and communities in order to capitalize on federal programs to support alternative and renewable energy sources, such as bioenergy and biomass, geothermal, solar, wind and micro-hydro;
16. Ensure location and construction of infrastructure services is sensitive to environmental concerns; and
17. Ensure new development pays its fair share of infrastructure and capacity costs.

### **Energy**

Through Bill 27, local governments in BC are required to make efforts towards reducing the greenhouse gas emissions of their communities. In addition, considering the energy and emissions from the community can give opportunities for increased efficiency and financial savings for this community of approximately 600 people. The figures in this report are based on 2010 energy and emissions inventory data from the Province, and recent energy costing data.

Through the Local Government (Green Communities) Statutes Amendment Act, also known as Bill 27, municipalities and regional districts are required to include targets, policies, and actions towards reducing greenhouse gas emissions from their communities in their Official Community Plans and Regional Growth Strategies.

A community energy and emissions plan (CEEP) evaluates a community's existing energy use and greenhouse gas (GHG) emissions with a view to improving efficiency, cutting emissions, enhancing community resilience, managing future risks, and driving economic development. A CEEP usually encompasses building and site planning, renewable energy supply, land use and transportation planning, and infrastructure (including solid and liquid waste management). It provides guidance to a local government in long-term decision making processes.

### **GOALS**

1. Promote BC Hydro DSM Programs;
2. Promote District energy/renewable energy systems including biomass;
3. Promote free BEA (Business Energy Advisor) assessments in the community; and
4. Create an organizational structure for climate action.



## OBJECTIVES

1. Support District Energy/Renewable Energy Systems;
2. Improve Building Code Enforcement;
3. Educate the public and developers on Energy Systems and potential savings;
4. Support Biomass Heating;
5. Identify Green Economy Opportunities; and
6. Use local government assets to create expertise and community-wide change.

## POLICIES:

1. Create Low Income Program promotion – leaflets on the free Energy Saving Kits could be distributed through: Food Bank, District office, Library, Learning Shop, Skeena Bakery, Skeena Energy Solutions;
2. Encourage and support Canada Mortgage and Housing Corporation's (CMHC) Net Zero Energy Healthy Housing Initiative and/or Equilibrium Housing Project;
3. Continue participation in the Provincial Community Action on Energy and Emissions Program;
4. Explore the possibility of creating and diversifying community energy and heating systems (heat recovery, wind, solar power, etc.);
5. Support Skeena Energy Solutions with their biomass energy study and on the concept to the committee for the new recreation centre/arena project;
6. Create a Sustainability checklist for new buildings;
7. Consider signing on to solar-ready building code in order to create an urban infrastructure landscape that is aesthetically pleasing, low impact to the environment and responsive to the local character of New Hazelton;
8. Consider creating a new Energy Sustainability steering committee which may consist of Representation from Council, Senior management team from the District, Representation from the community and Representation from the Regional District;
9. Support the establishment of a regional energy co-operative to promote the education and engagement of local residents in water, rainwater and liquid and solid waste management issues;
10. Invite local experts or relevant businesses/organizations to set-up a booth at your event to share the services or products they offer that will support GHG emission reductions and energy efficiency;



11. Encourage input into the CEEP through an interactive wall chart timeline of energy and emissions actions – invite participants to add their own ideas or commitments to the timeline;
12. Invite BC Hydro to share information about incentives or other programs that are available to encourage efficiency;
13. Create an efficient woodstove program;
14. Establish a Regional Energy Cooperative;
15. Sign on to solar-ready building code provision;
16. Create an eco-industrial networking assessment;

### **Economic Development**

New Hazelton's community economic environment shall encourage proactive, collaborative and diverse economic development, which is strategic in nature, responsive to community needs and seeks to ensure economic growth, while achieving environmental and social balance that supports "live, work and play" in New Hazelton.

### **GOALS**

1. To achieve a diversified local economy built on private business, social enterprise and the attractiveness of New Hazelton as a place of collaboration and innovation;
2. To encourage and promote diverse economic development that strive to be proactive and collaborative in nature while equally balancing environmental and social considerations;
3. Create a diverse and vibrant locally based economy that provides sustainable meaningful year round employment;
4. To encourage economic activities that utilize the resources of New Hazelton community and surrounding area and which complement the environmental characteristics and natural qualities, and geographic setting of the region.

### **OBJECTIVES**

1. To maintain support for and involvement with new mining opportunities in the region;
2. To encourage and support healthy quality of life and related businesses, services and infrastructure, while protecting the natural environment;
3. To encourage a diversified local economy;



4. To improve infrastructure that will attract and maintain economic development in New Hazelton including road improvements, streetscape, municipal sewer and water and renewable energy/power for industrial, commercial and residential areas in a fiscally responsible manner;
5. To build on a business friendly environment through streamlined approval processes, improved fee structure, open and responsive governance, efficient use of taxation resources and timely delivery of services;
6. To explore partnership opportunities with local private and public sector and other organizations to achieve community improvements, local business support, external investment and joint marketing initiatives;
7. To link food security and economic development initiatives;
8. To support and encourage the development of educational satellite and other educational opportunities in New Hazelton; and
9. To encourage and support development of a healthy, balanced and diverse local economy, which results in the creation of a variety of income levels.

## POLICIES

1. Strengthen local business with support initiatives to identify programs, external funding sources for business and labour force training, serve as a resource for business information and partner in economic development activities with local business organizations and regional agencies;
2. Support the development of an industrial sector, including clean/green, technological, sustainable industries and renewable energy opportunities;
3. Provide support for renewable energy opportunities, both small and large scale;
4. Consider the implementation of municipally subsidized Development Cost Charge (DCC) rates for new development within the town for infill situations where existing infrastructure is in place in order to stimulate development and redevelopment of the area; and
5. Create a user-friendly development document regarding all associated applications and fees.

### **Agriculture and Food Security**

New Hazelton envisions a vibrant sustainable food culture rooted in viable local production, historical knowledge and environmental stewardship. Approximately 50% of the Plan Area is designated as within the ALR under the Provincial Agricultural Land Reserve Act. This Plan recognizes the Land Reserve Commission as the primary agency responsible for protecting the ALR and supports the mandate and regulations of the ALC.

## GOAL

To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner.

## OBJECTIVES

1. To preserve and utilize viable agricultural lands to foster self-sufficiency, promote food security and improve economic diversity;
2. To encourage small scale food production on residential properties of all sizes;
3. To encourage and support all citizens in New Hazelton to have the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable and nutritious local food;
4. To support a “no-net-loss” approach to existing viable farmland when making land use decisions; and
5. Support organic food production.

## POLICIES

1. Negotiate with the Agricultural Land Commission (ALC) for the exclusion of land which is vital to the proper development of New Hazelton and which holds negligible farming potential; and likewise, include land within the Agricultural Land Reserve (ALR), which has farming potential, maintaining a net zero loss of land from the ALR;
2. Ensure that all uses of land within the ALR are in accordance with the Agricultural Land Reserve Act;
3. Support the objectives of the Agricultural Land Reserve Commission and encourage the preservation of lands which are viable for farming and have agricultural potential;
4. Support the provision of backyard produce gardens;
5. Encourage “organic intensive agricultural” and other sustainable farming activities on arable lands both in and not within the ALR;
6. Ensure sufficient buffers, including roads and trails, between agricultural lands and adjacent, non-agricultural properties - use of ‘best practices’ guides from the ALC should be considered during the planning or development processes;
7. Support organic gardening and agriculture;
8. Support and encourage educational workshops that provide food production awareness and preservation techniques; and



9. Encourage local farming, and investigate economic incentives and diversified use of ALR lands, while maintaining and protecting the intent of ALR lands.

### **Health and Quality of Life**

Evidence indicates that socioeconomic factors, such as living and working conditions, are crucially important for a healthy population. In order for New Hazelton to become a more complete community where people can live, work and play, health and quality of life are crucial for the survival of New Hazelton and the health and well-being of its residents.

### **GOAL**

Promote, enhance and maintain the physical, mental and social well-being of residents as determined through socioeconomic, environmental and biological factors.

### **OBJECTIVES**

1. To ensure the ongoing health of the natural environment (air, water and soil);
2. To promote a healthy corresponding built environment (housing, roads and pathways) in order to increase the opportunities for local residents and visitors to make healthy lifestyle choices;
3. To maintain safe, walkable neighbourhoods;
4. To protect social living and “sense of place” within the community;
5. To provide a welcoming and supportive environment to all residents and visitors respecting diversities of cultures, demographics, values and beliefs;
6. Build and expand on the volunteer network and community spirit of New Hazelton;
7. Collaborate with other levels of government, non-governmental agencies and health care providers to ensure the best use of resources to support a wide range of services that meet the needs of the community;
8. Encourage a family friendly atmosphere in New Hazelton;
9. To encourage the involvement of residents in community-based safety and prevention programs related to fire, flooding, crime, traffic, emergency preparedness and community design; and
10. Promote educational programs in regards to healthier lifestyles.

## POLICIES

1. Support the provision of providing sound primary healthcare services for the elderly and promoting a positive and healthy lifestyle among them;
2. Providing a favorable living environment for the elderly, including implementing “barrier-free” designs for the elderly in public places;
3. Support community connections, relationships and services for children and youth;
4. Encourage early childhood education services and facilities within existing and new developments and neighbourhoods in conjunction with a current needs assessment;
5. Respond to diverse community needs for affordable and appropriate recreation, leisure and cultural activities, programs and facilities, where possible;
6. Provide opportunities for citizens to contribute positively to the community through volunteering, the provision of leadership development and support, and the empowerment of community members to identify needs, set priorities and pursue a common vision;
7. Support and participate in collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage;
8. Provide for public safety through effective fire protection, rescue and emergency services to the community;
9. Support the enhancement of the existing and future arts and culture community;
10. Maintain social and health infrastructure needed to create a livable community; and
11. Strengthen and diversify recreational, economical, educational and service-related activities.

## Housing

Housing is an integral part of a socially sustainable community. The World Health Organization calls it a key social determinant of health. A range of housing types that can accommodate people of different ages, life stages, incomes and abilities is one of the fundamental elements of a healthy and inclusive community. Communities accomplish this goal through the land use planning process by ensuring an adequate supply of suitably zoned land, the regulatory process and through servicing and other activities.

## GOALS

1. Encourage a variety of housing options and densities for a diverse population;
2. Foster a population that supports a range of businesses and cultural activities in town; and

3. Ensure residential development reflects the small town character of New Hazelton.

## OBJECTIVES

1. To ensure provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels and demographics; and
2. To secure and promote options for senior's housing, including independent living and special needs.

## POLICIES

1. Support a housing mix by encouraging density through multi-family developments;
2. Promote and preserve the development of rental accommodations in appropriate areas;
3. Any multi-family and affordable housing units proposed may contain a diversified mix of sizes (varied floor space for family, bachelor, disabled persons etc.); and
4. Encourage a diversity of housing types and densities.

## Arts and Culture

New Hazelton's arts and culture are intrinsic to its neighbourhood and community identity, liveability and diversity. It educates, entertains, generates revenue and employment, and enhances the quality of life for all residents. Community cohesiveness can be strengthened through support for New Hazelton's heritage, arts and culture, recreational and institutional facilities, programs and services, activities and events that bring people together, create citizen involvement and community partnerships.

## GOAL

It is the goal of the community of New Hazelton to sustain its unique cultural identity by honouring and supporting the history, celebrating the community diversity and promoting a dynamic arts and cultural community.

## OBJECTIVE

To promote the arts and the continual development of a physical inventory of arts projects displayed in public spaces, both indoor and outdoor.

## POLICIES

1. To encourage and support the arts and cultural community, including the performing, visual, literary, historic and multimedia arts;
2. Encourage community programming for a variety of artistic disciplines;
3. Work with other municipalities, school districts and other agencies to plan and coordinate arts initiatives;
4. Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture through the planning and design of buildings, open spaces and public areas, including the street environment;
5. Recognize and promote cultural excellence and diversity within the community, including the professional and amateur, the traditional and innovative, the aspiring and the established;
6. Encourage opportunities and resources for education, participation and enjoyment of arts, culture and heritage for all residents;
7. Encourage ongoing participation in regional arts and culture initiatives;
8. Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals and exhibitions; and
9. Promote recreation, tourism, and arts and cultural opportunities through advertising and increased quantities of arts, entertainment and tourism venues.

### **Infrastructure, Transportation and Utilities**

This section establishes strategies for transportation, schools, community facilities, community sewer services, community water services and community storm drainage services.

Currently, the Ministry of Transportation and Infrastructure is responsible for Highway 16. Coast Mountain School District is responsible for providing public education. The District of New Hazelton provides local government services and facilities such as sewer and water services. The Regional District of Kitimat Stikine provides waste management facilities.

### **Transportation**

A safe and efficient road network is important to the community of New Hazelton, given the rural nature of the area and the need to travel extensive distances to obtain goods and services. Highway 16 is the major transportation route through New Hazelton. In 1990 the Highway was expanded to 4 lanes through the community.

Currently, there is transit service available within the Hazeltons on Monday, Wednesday and Friday. Transit service between New Hazelton and Smithers is limited to Tuesdays and Thursdays. As the road authority, the Ministry of Transportation has designated existing

roads and the approximate location of proposed major roads, as illustrated on Map No 3. It is not anticipated that any major public roads will be constructed during the 10 year plan period.

## GOALS

1. Provide access to high quality infrastructure services to all community residents in a fiscally responsible manner;
2. Ensure new community infrastructure and services are provided in a sustainable and efficient manner;
3. To provide adequate transportation infrastructure and services in a timely manner to create connectivity and promote pleasant, safe pedestrian travel and other forms of alternative transportation methods as a primary means of movement and an important quality of life attribute when possible;
4. To ensure a safe and efficient road network ; and
5. To investigate new approaches to transportation planning, such as better coordination of land use and transportation creating resiliency and connectivity within road networks.

## OBJECTIVES

1. To provide the servicing needs for newly-developing and redeveloping properties;
2. Support the Ministry of Transportation and Highways' development of a safe and efficient road network;
3. Promote safe pedestrian and bicycle travel as alternatives to automobile travel;
4. Utilize Smart Growth planning principles and integrate transportation and land use decision making in the town, including the exploration and adoption of alternative development road standards, bicycle lanes, pedestrian movement and mixed use, so residents can live, work and shop close to home; and
5. To promote safe, efficient and economical operation for all users of the existing and future road networks, including regional transportation links.

## POLICIES

1. Continue to promote Safety First planning principles, for all modes of transportation such as vehicle, transit, pedestrian and bike travel; and
2. Promote New Hazelton as a pedestrian friendly community.

### **Community Water and Sewer Services**

The domestic water source for the District of New Hazelton is Station Creek, in which the District holds 5 water licenses permitting a maximum daily withdrawal of 320,000 gal/day (16.8 L/s).

Existing water mains serve the majority of the developed portion of New Hazelton. Community water service is not available on the bench area west of the downtown, in the industrial designated lands north of the railway tracks and to District Lot 319.

Community sewer services exist in the main built-up area of New Hazelton to the south and east of Highway 16 and the CN rail tracks. A portion north of Highway 16 along Pugsley Street is serviced by a sewer trunk with laterals serving built-up areas. In total there are approximately 8 kilometres of sewer lines.

The sewage is treated in an aerated lagoon located at Churchill Street and 16th Avenue. Treatment includes three surface aerators and a series of settling ponds over the course of 1.5 kilometers of wetlands, with the final outfall being into Waterfall Creek.

The treatment system was upgraded in the late 1980s and it is anticipated that it will accommodate a population of up to 20,000. The Ministry of Environment permit was amended in 1988 and currently allows for an average daily discharge of 814 cubic metres with a maximum daily discharge of 1302 cubic metres.

## OBJECTIVES:

1. Upgrade and expand existing services and infrastructure when required and joint funding is available;
2. Minimize the cost of community services to residents through efficient management;
3. Supply New Hazelton residents with a high quality of potable water based on the watershed's carrying capacity in a sustainable manner;
4. To continually work towards achieving water efficiencies and implementation of appropriate technologies.



## **POLICIES:**

1. Protect water sources, by means of conservation or restrictive land-uses;
2. Maintain a well-designed and well-operated distribution system;
3. Require public notification and reporting of water quality problems;
4. Work towards looping all water lines where appropriate within the District;
5. Undertake to upgrade policies and regulations related to the District water system;
6. Promote water demand education, management and conservation as a component of a sustainable community;
7. Implement public educational programs encouraging responsible water use and conservation technologies;
8. Encourage the use of low water use fixtures (i.e. low flow shower heads and toilets);
9. Create a strategic management system in order to eliminate sewer and storm water infiltration;
10. Continue to install and replace storm sewers for adequate capacity and depth to serve the needs of existing and new development; and
11. Encourage development applications to review risk of flooding of lands and to prepare a mitigation plan for reducing onsite factors that increase the flood event.

## **Environment**

Environment refers to the natural attributes of New Hazelton. Preservation of environmental attributes requires the participation of many stakeholders from the community in addition to those in the surrounding areas. Environmental responsibility implies individual and collective respect and sound decision making that result from awareness and appreciation of New Hazelton's environmental attributes.

## **GOALS**

1. New Hazelton shall take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment, both within and surrounding New Hazelton; and
2. Identify, protect, enhance and create environmental resources for the long term benefit of wildlife, natural ecosystems and the enjoyment of the present and future population and visitors to the District of New Hazelton.

## OBJECTIVES

1. To preserve and protect New Hazelton's natural resources, rural identity and scenic beauty;
2. To provide leadership and education in promoting water conservation;
3. To provide clean, fresh drinking water for the entire community of New Hazelton, in a fiscally responsible manner and where possible;
4. To aim for the enhanced health and safety of the residents and visitors, and minimize the risk of damage to property and life resulting from hazardous natural conditions; and
5. To harmonize existing development and the natural environment.

## POLICY

1. Encourage Crime Prevention Through Environmental Design (CPTED) in all developments;
2. Collaborate with surrounding government organizations and communities in order to capitalize on federal programs to support alternative and renewable energy sources, such as solar, wind and geothermal energy projects;
3. Protect and enhance wildlife and wilderness connectivity opportunities through natural corridors and surrounding watersheds;
4. Strive towards achieving Bear Smart Designation/Status through District of New Hazelton support of a Bear Aware program, and increase efforts to implement Bear Aware recommendations to reduce bear/human conflict;
5. New development and redevelopment of property shall adhere to the Environmental Best Management Practices for Urban and Rural Land Development (Ministry of Environment) and Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia where applicable; and
6. Protect and enhance environmentally sensitive areas (ESA's), including natural watercourses, riparian and steep or unstable slopes.

### **Leisure/Recreation/Education Services and Facilities**

There is one elementary school within the District of New Hazelton. New Hazelton Elementary School serves approximately 200 students, under the jurisdiction of Coast Mountains School District. No additional school sites have been designated within the District of New Hazelton. Public school facilities are available outside the Plan Area for students attending higher-grade levels.

There are few community and institutional facilities within the District of New Hazelton. There are two churches, the Jehovah's Witness Kingdom Hall, Roche View Lodge, and the Lions Hall. Private, non-profit groups provide and maintain these facilities. The District owns and operates a Meeting Centre and Fitness Centre.

#### GOALS

1. Provide safe, affordable and high quality leisure and recreation opportunities, where possible, to a diverse range of residents and visitors; and
2. Foster a healthy, active and involved community environment, which sustains community well-being through leisure and recreation services and facilities.

#### OBJECTIVES

1. Cooperate with Coast Mountains School District in planning for current and future needs of the community;
2. To provide facilities that incorporate diverse cultural activities;
3. To expand upon current recreation opportunities and facilities and develop new opportunities and facilities where possible;
4. To promote fitness, health and well-being;
5. To promote recreation services and facilities, in particular, group oriented sports activities; and
6. To continue to improve current park facilities, where feasible;
7. Encourage community use and support of community facilities;
8. Encourage the innovative use of available resources to improve facilities; and
9. Support the establishment of future community facilities on lands adjacent to the downtown.

#### POLICIES

1. Encourage additional activities through recreation programming and leadership opportunities for youth;
2. Investigate the provision of recreational activities for all demographics, including the disabled and special needs;
3. Improve and expand District-owned parks facilities, including playground equipment to CSA standards, concessions and benches, and continue to maintain the cleanliness of parks; and
4. Encourage safe youth activities and facilities such as for soccer, softball, baseball, basketball, skate boarding, etc.

### **Solid Waste Management**

The Regional District of Kitimat Stikine controls and administers the Regional Landfill site. The *Zero Waste Program* evolved from the Regional Solid Waste Management Plan which was adopted by the RDKS Board and the BC Ministry of Environment in 1995. The implementation of the Plan covers landfill sites, composting, recycling, cost recovery, regulations, public education and more.

More than Reduce, Re-use and Recycle, the Zero Waste approach emphasizes a closed loop system for all materials that are produced or used by our economy and lifestyle. It emphasizes designing for the environment at the manufacturing level to make sure all products can be recycled back into the economy and back into nature.

The solid waste management plan implements a “three point zero waste strategy” which includes:

1. Zero Organics to landfill;
2. Local End Market Development and Community Capacity-Building; and
3. Enhanced Extended Producer Responsibility (EPR) programs.

### **Parks and Trails**

New Hazelton parks and trails provide residents with places to enjoy safe and convenient recreation. Access to parks and trails help to increase physical activity and contribute to a healthier community, and are considered a quality of life indicator. Residents and businesses are attracted to locations that provide a high standard of living. Parks and trails can help protect and celebrate a community’s culture and history and serve as a social focal point.

### **GOALS**

1. To maintain a community parks and trails system that meets the needs of current and future residents and visitors;
2. To retain New Hazelton’s natural setting as one of its greatest attributes; and
3. To balance the leisure needs of residents with that of the environment when developing, managing and maintaining the parks and trails system.

## OBJECTIVES

1. To protect strategic parks, open space and other natural areas; and
2. To support parks and open space that promotes a sense of community, including interactive sports and activities.

## POLICIES

1. Look for opportunities to partner with community stakeholders and other government agencies to facilitate parks and trails improvements in New Hazelton;
2. Consider accessibility and include accessible amenities where terrain and natural eco-systems permit;
3. Promote and encourage neighbourhood open space that is conducive to unofficial sports activity and play, specifically encouraging larger neighbourhood parks rather than pockets of smaller parks;
4. Create new parks and investigate their associated feasibility, and add them to the parks and trails system to provide recreational and green spaces in new development areas, where possible; and
5. Work with local motorized recreation groups to determine appropriate recreation areas.

## LAND USE DESIGNATIONS

The OCP includes land use designations as shown on Schedule “C” to provide long term planning direction for generally permitted uses in the District and where intensive, non-intensive or preservation-type activities should occur. The following five designations are used for planning purposes:

- Residential;
- Rural Residential;
- Commercial;
- Industrial; and
- Rural Resource.

### **Residential Lands**

Residential lands is a land use designation that applies to parcels that are to be utilized for a range of urban housing including single and multi-family dwellings.

At the current time there appears to be adequate land designated for residential use to accommodate any anticipated housing demand over the next 10 years. There are currently several vacant serviced residential lots in New Hazelton. Even assuming that 1.5 lots are required to meet the minimum parcel size, and anticipating that many of the lots are currently un-serviced, it is reasonable to estimate that the majority of the anticipated housing demand could be met through infill.

In addition to infilling of vacant lots, the District owns Lot 319, for the purposes of meeting its long-term residential development demand. This property is adjacent to Hagwilget Village and borders the Bulkley River.

## GOALS

1. Ensure the sustainable construction of single family and multiple family residential dwellings;
2. Reduce residential sprawl;
3. Ensure future and existing residential development minimizes the impact on municipal infrastructure; and
4. Support mixed-use development (e.g. commercial/residential) and infill where appropriate.

## OBJECTIVES

1. To encourage a range of high quality housing types, tenures and densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
2. To encourage the most efficient use of land and existing physical infrastructure in terms of infill/densification;
3. To primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
4. To require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
5. To reduce impact on the natural environment and avoid hazardous land conditions and environmentally sensitive areas;
6. To preserve and enhance the character of existing neighbourhoods;
7. To allow for a variety of affordable housing options within new and existing residential areas;
8. To support home based business ventures; and
9. Maintain and enhance existing residential areas.



## POLICIES

1. Permit home based businesses to operate from residential homes;
2. Require new residential development to take advantage of natural amenities including tree stands, view potential, natural features and view corridors.
3. Review by-laws and policies to ensure there are not undue burdens or strains on home based businesses;
4. Support the infilling of existing vacant residential properties before trying to designate new residential zoned areas;
5. Direct residential development into well-defined neighborhoods, with pedestrian access to services and facilities; and
6. Restrict mobile homes to mobile home zoned areas.

### **Rural Residential**

Rural residential development is designated in areas with larger existing lot sizes in a predominantly rural setting. Rural properties exist throughout New Hazelton as the community has embraced the rural lifestyle and culture of the area. This designation is meant to preserve the rural and agricultural character of lands outside of the Community Growth Area by limiting rezoning and subdivision of properties in such areas. This land designation applies to parcels greater than 4000 meters (one acre) in size. Rural residential lands are found in the western and northernmost portions of the District of New Hazelton. Rural Residential lands are characterized by their suitability to accommodate un-serviced rural residential activities. These parcels typically have on-site water supply through wells and wastewater disposal through septic systems.

## GOALS

1. Maintain the existence of larger lot sizes and rural living opportunities in New Hazelton;
2. Ensure future and existing residential development minimizes the impact on municipal infrastructure;
3. Create sustainable rural development without rural sprawl; and
4. Protect and maintain the natural environment.

## OBJECTIVES

1. To reduce impact on the natural environment as well as environmentally sensitive areas and avoid hazardous land conditions;
2. Preserve the rural and residential character of rural residential areas; and
3. Support and encourage home based businesses on parcels within the Rural Residential Lands designation.

## POLICIES

1. Permit home based businesses and cottage industries to operate from rural residential homes;
2. Newly created lots within this designation shall have a minimum parcel size of 4000 square meters (one acre); and
3. Create a plan for the development of D.L. 319, but development is not anticipated during the duration (10 years) of this plan.

### **Commercial**

The District of New Hazelton's commercial lands fall into two distinct categories, the downtown core and highway commercial lands. Both of these categories of commercial land are oriented to the Highway 16 corridor. The downtown core extends to the south of the highway corridor and is concentrated between McLeod Street and Pugsley Street. Highway commercial uses extend on both sides of the highway corridor through the centre of the community.

In total, there are approximately 8 hectares of developed commercial lands within the District of New Hazelton. In addition, there are approximately 40 parcels, (about 12 hectares) of vacant commercial land, providing ample room for commercial infill over the next 10 years. However less than 10 of these vacant lots have Highway 16 frontage and all are under 0.60 of a hectare in size, making them unsuitable for any large-scale highway commercial development unless adjacent lots are amalgamated.

The Red Apple, McDonald's Store and Skeena Bakery act as a focal point for downtown commercial shops and the skate/bike park is a major attraction for the younger generation. The downtown core also contains older smaller lot residential development, much of which is suitable for small-scale, pedestrian orientated retail commercial development.

## GOALS

1. Promote a strong civic presence and a high level of public amenity;
2. Ensure an interconnected network of small scale, mixed purpose or shared streets; and
3. Concentrate retail uses, services, personal services, facilities and entertainment within the commercial areas.

## OBJECTIVES

1. To have northwest businesses relocate to New Hazelton;
2. To support new businesses and enterprises in New Hazelton;
3. To support or encourage businesses to locate within the New Hazelton area; and
4. To ensure active storefronts that limit non-retail uses on the ground floor.

## POLICIES

1. Consistently re-evaluate zoning, taxation and restrictions placed on businesses and work to accommodate business and commercial interests when practical;
2. Support the infilling of existing vacant business properties before trying to designate new commercially zoned areas;
3. Advertise and market the Districts' available commercial land and opportunities; and
4. Encourage businesses to maintain appearances of store fronts and landscaping.

## **Industrial Development**

Industrial lands run predominantly along the north side of the CN Rail right of way, and make up a significant portion of the District land base at approximately 15 percent or about 225 ha. A significant portion of these lands about 100 ha are vacant, however most of the vacant land lies within the swampy lowlands on the north side of the CN railway tracks. Waterfall creek has been extensively channeled, along the CN tracks through this area.

## GOALS

1. To support a variety of light, general and heavy industrial uses in existing industrial areas; and
2. To consider designating new industrial areas where it can be clearly demonstrated that operational impacts (e.g. noise, smell, traffic) can be adequately mitigated to the benefit of neighbouring non-industrial properties.

## OBJECTIVES

1. Encourage the development of industrial sites throughout the plan area;
2. To support a diversified local economic base;
3. To minimize detrimental effects of industrial development on the natural environment and surrounding areas;
4. Industrial activities shall not pose any environmental impact nor should they negatively impact adjacent surrounding land uses; and
5. To support and encourage diverse sustainable industrial activities.

## POLICIES

1. To consistently re-evaluate zoning, taxation and restrictions placed on industry and work to accommodate industrial development opportunities when practical;
2. To market the District as “Open For Business” and highlight the opportunities for industrial development;
3. To support the infilling of existing vacant industrial properties before trying to designate new industrial zoned areas;
4. Encourage and promote:
  - a. The development of high paying and labour intensive industries;
  - b. Environmentally friendly industries; and
  - c. The development of an eco-industrial park and/or business park.
5. Require high quality site design, including extensive landscaping and visual buffers from industrial uses; and
6. Industrial development will be managed progressively to support environmental, community and lifestyle goals of New Hazelton.

### **Rural Resource**

To recognize and support rural resource activities (farming, forestry, aggregate extraction, and renewable energy production) within the plan area to preserve resource land and ensure present and future food production and sustainable management of resources.

The management of mineral resources falls primarily under the jurisdiction of the Ministry of Energy and Mines. However, processing activities are recognized as being subject to the OCP, zoning and other potential extraction activities.

The location of gravel resources is limited to existing, active gravel pit operations which are known to provide some potential for future extraction activities.

Forested lands are a vital component to New Hazelton's landscape in terms of ecological, recreational and scenic significance. Maintaining forest lands helps to promote biodiversity by protecting and providing wildlife habitat and opportunities for recreation, education and eco-tourism. The forested areas around New Hazelton also provide for an attractive landscape that residents enjoy and visitors come to see. Watersheds often share the same area as forested lands and are vital to the ecosystem.

### **GOALS**

1. Minimize the conflicts between extraction activities and adjacent land uses; and
2. To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner.

### **OBJECTIVES**

1. To preserve and utilize viable agricultural lands to foster self-sufficiency, promote food security and improve economic diversity;
2. To promote the continuation of small scale farms to encourage local small scale agricultural production and create viable farming operations through increased agri-tourism; and
3. Support organic food production.

### **POLICIES**

1. Encourage the implementation of the "Agriculture and Food Security" section of this document on Agriculture designated properties.
2. Encourage "organic intensive agricultural" and other sustainable farming activities on arable lands both in and not within the ALR;
3. Ensure sufficient buffers, including roads and trails, between both agricultural and industrial lands and adjacent properties which do not share the same land uses;
4. Support organic gardening and agriculture;

5. Protect all watersheds in the area, and their catchment area;
6. Maintain the aesthetic value of the forest and the natural context of the community;
7. Allow for non-intensive agriculture and a community parks and trails system, where appropriate, that provides a network of greenways and open space, which meet the leisure and food security needs of current and future residents and visitors;
8. Minimize stream crossings;
9. The Ministry of Energy and Mines will be encouraged to consider this OCP and the Zoning Bylaw in its review of applications for permits;
10. Any sorting or processing of aggregates shall be subject to the policies of the District; and
11. Residential use in an area designated Rural Resource may be permitted provided that it:
  - a. Involves land that is unsuitable for resource use;
  - b. Will have minimal impact on existing or potential use of adjacent parcels; and
  - c. Has an adequate supply of on-site water and means of sewage disposal.

## **PART III – IMPLEMENTATION**

### **INTRODUCTION**

The simple act of stating community goals, objectives and policies never assures their realization. Rather, it is necessary to utilize a variety of methods to confirm that aspirations of the community are consciously and actively engaged. In order to fulfill the vision expressed in Part II of this Official Community Plan, the policies contained in the previous section must be implemented. A program of implementation facilitates the orderly development and control of land in the best interests of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and Council policies. The following is a brief summary of the key components in the OCP implementation program.

#### **Map Schedules**

Schedule “C” Land Use Plan is included in the OCP to graphically depict the District of New Hazelton’s policies on future land use.

#### **Amendments to the OCP**

Applications will be assessed on the ability of the amendment to maintain or achieve one or more of the goals of New Hazelton OCP. Applications have the greatest opportunity for success if the proposal is consistent with the following goals of the Plan:

**Goal 1** - Build Complete Neighbourhoods - with a mix of land uses and densities in identified urban centres in a way that reflects local character and enhances liveability and employment opportunities.

**Goal 2** - Protect the Environment - by identifying and protecting natural diversity and ecosystems in the course of land use and development.

**Goal 3** - Improve Mobility and Servicing - by creating greater accessibility and more opportunity for safe and convenient movement around the town, and by making effective use of existing road, sewer, water, storm and other municipal services, and to leverage future development to bring a higher level of services to the existing community.

**Goal 4** - Ongoing Planning and Community Involvement - through the initiation of public involvement in the maintenance and achievement of OCP goals, and involvement in the preparation of the design and details related to the proposed amendment.

## **Zoning Bylaw**

This bylaw regulates the use of land within the District of New Hazelton.

## **Fiscal Program**

Implementation of many policies contained in this OCP depends on the expenditure of District funds. The Five Year Financial Plan, in particular, must reflect the policies of the Official Community Plan with regard to the physical infrastructure and action items.

## **Council Policies**

District Council may, by resolution, adopt policies in various subject areas affecting the implementation of the Official Community Plan.

## **Development Permit Areas**

Any proposed building and subdivision within a Development Permit Area (DPA) may require the issuance of a Development Permit. The authority for local governments to establish DPA's is set out in the *Local Government Act*, Sections 919.1 and 920.

The purpose of a Development Permit Area (DPA) may be to:

1. Protect development from hazardous conditions;
2. Protect agricultural land;
3. Protect the natural environment, its ecosystems and biological diversity;
4. Revitalize an area in which a commercial use is permitted;
5. Establish objectives for the form and character of intensive residential development, and/or to establish objectives for the form and character of commercial, industrial or multi-family residential development; and
6. Establish objectives to promote energy conservation, water conservation and reduce greenhouse gases.

Development Permit Areas can also promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level. The scope of this OCP includes the following:

1. Window glazing and orientation for solar energy gain;
2. Southerly exposure for proposed buildings;
3. Landscaping that requires less water;
4. Drainage by infiltration and increasing permeability;



5. Use of natural vegetation to reduce cooling nodes;
6. Siting of buildings;
7. Energy efficiency;
8. Form and exterior of buildings;
9. Specific features in the development; and
10. Machinery, equipment and systems that are external to buildings.

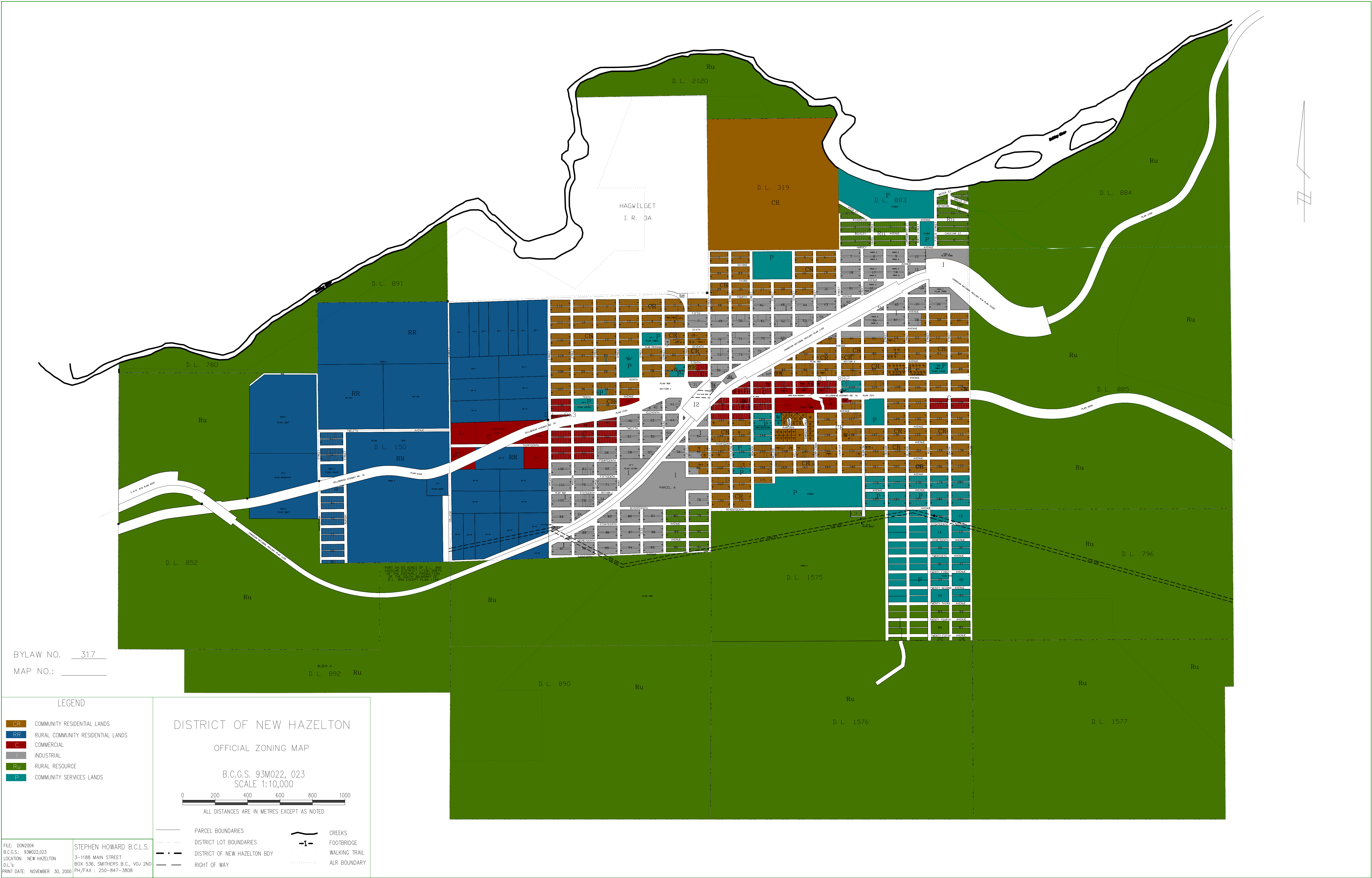
## PART IV - DEFINITION OF TERMS

<b>AFFORDABLE HOUSING</b>	Means housing that sells or rents at a rate that is affordable (costs no more than 30% of annual income) to households in the lower two income quartiles in New Hazelton.
<b>AGRICULTURE</b>	Means an area for the growing, rearing, producing, harvesting and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes, but does not include intensive agriculture.
<b>AGRICULTURAL LAND RESERVE (ALR)</b>	Means lands designated by the provincial government to be preserved for agricultural use or uses compatible with agricultural purposes. The Land Commission decides on requests for exclusion, subdivision and non-farm use of land in the ALR.
<b>AMENITY</b>	Means an item of benefit to the community that is determined through the development approvals process, and may include parkland, infrastructure, special housing, parking areas, streetscape improvements, community facilities and cash in lieu.
<b>AQUATIC ECOSYSTEM</b>	Means an ecosystem that exists underwater. Aquatic ecosystems can exist in a range of sizes from a drop of water or a puddle, to rivers and lakes and the entire ocean.
<b>BUFFER</b>	Means an area typically within a lot, adjacent to and parallel with a property line, consisting of either existing vegetation or created by use of planted trees, shrubs, berms and fencing, and designed to obscure views from adjacent lots or public roads in accordance with the Zoning Bylaw.
<b>CLIMATE CHANGE</b>	Means a change in climate. Which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and that is in addition to natural climate variability over comparable time periods. Climate change can be caused by an increase in the atmospheric concentration of greenhouse gases, which inhibits the transmission of some of the sun's energy from the earth's surface to outer space. The increased concentrations of greenhouse gases result in part from human activity including deforestation, the burning of fossil fuels such as gasoline, oil, coal and natural gas and the release of CFC's from refrigerators, air conditioners, etc.
<b>COUNCIL</b>	Means the Council of the District of New Hazelton.
<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)</b>	Means a proactive crime prevention strategy utilized by planners, architects, police services, security professionals and everyday users of space. CPTED surmises that proper design and effective use of the built environment can lead to a reduction in crime and improve the quality of life.
<b>DENSITY</b>	Means a measure of the total number of dwelling units or total floor area on a parcel of land. Expressed as units per metres and/or floor area ratio (FAR).
<b>DEVELOPMENT COST CHARGES (DCCs)</b>	Means monies that municipalities and regional districts collect from land developers to offset that portion of the costs related to these services that are incurred as a direct result of this new development. The demand created does not always relate to works that are located adjacent to the property being developed. For example, new development may require a local government to increase the size of its water storage reservoir. Developers pay DCC's instead of the existing taxpayers who are not creating the demand and are not benefiting from the new infrastructure.
<b>DEVELOPMENT PERMIT AREAS</b>	Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit.

<b>DISTRICT</b>	Means the whole of New Hazelton as defined by the legal municipal boundaries.
<b>ECOSYSTEM</b>	Means the basic functional unit in ecology, the interacting system of a biological community and its non-living environment. These are inseparable and act upon each other.
<b>ENVIRONMENTAL RESOURCE</b>	Means an area specifically designated to manage development and preserve the ecological integrity within an environmentally sensitive area such as the headwaters of a river, creek, a watershed or a designated wetland.
<b>ENVIRONMENTALLY SENSITIVE AREAS (ESAs)</b>	Means those areas identified by the District and contained with Development Permit Area ESAs contain significant natural environmental features and their associated lands that require a level of protection to ensure their preservation. Natural environmental features may include land or land and water that contain fish or wildlife habitat, watercourses, estuaries, riparian areas, woodland vegetation, rock outcrops and lands with steep slopes.
<b>EQUILIBRIUM HOUSING</b>	Means the Canada Mortgage and Housing Corporation's (CMHC) net zero energy healthy housing initiative that has been officially branded Equilibrium Housing. It reflects the objective of balancing Canada's housing requirements with the need to preserve and protect the natural environment.
<b>GREENHOUSE GASES</b>	Means any gas that absorbs infrared radiation in the atmosphere contributing to problems such as climate change. Greenhouse gases include water vapour, carbon dioxide (CO <sup>2</sup> ), nitrous oxide (N <sup>2</sup> O), halogenated fluorocarbons (HCFCs), ozone (O <sup>3</sup> ), per fluorinated carbons (PFCs) and hydrofluorocarbons (HFCs).
<b>GREENWAYS</b>	Means a system of continuous multi-modal trail corridors that link existing parks, forest lands, environmentally sensitive lands, engineered wetlands and other green spaces, including recreational and/or transportation trails.
<b>HABITAT</b>	Means the place where population (human, animal, plant or microorganism) lives and its surroundings, both living and non-living.
<b>HERITAGE</b>	Means the set of all things, places and ideas inherited from the past which are of special significance to the collective life of a community, including both natural and human-built elements.
<b>INDUSTRIAL DEVELOPMENT</b>	Means any land development activity in the District, including but not limited to, non-offensive types of industry, processing and manufacturing activities, but not including development activity intended solely for residential, retail and/or office use. Industrial development also includes any addition, remodeling, relocation or construction.
<b>INSTITUTIONAL</b>	Means an area specifically designated to encourage and contain new public and private Institutional development within the District. Typical of such development might be health care services complementary to those already in existence such as extended care and assisted living facilities. Institutional also refers to Public Utility lands.
<b>ORGANIC INTENSIVE FARMING AND OR AGRICULTURE</b>	<p>Means a form of agriculture that relies on crop rotation, green manure, compost, biological pest control and mechanical cultivation to maintain soil productivity and control pests, excluding or strictly limiting the use of synthetic fertilizers and synthetic pesticides, plant growth regulators, livestock feed additives and genetically modified organisms. Since 1990 the market for organic products has grown at a rapid pace, averaging 20-25 percent per year to reach \$33 billion in 2005. This demand has driven a similar increase in organically managed farmland.</p> <p>Organic agricultural methods are internationally regulated and legally enforced by many nations, based in large part on the standards set by the International Federation of Organic Agriculture Movements (IFOAM), an international umbrella organization for organic organizations established in 1972. IFOAM defines the overarching goal of organic farming as follows:</p> <p>"Organic agriculture is a production system that sustains the health of soils,</p>

	ecosystems and people. It relies on ecological processes, biodiversity and cycles adapted to local conditions, rather than the use of inputs with adverse effects. Organic agriculture combines tradition, innovation and science to benefit the shared environment and promote fair relationships and a good quality of life for all involved."
<b>LANDSCAPING</b>	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building or hardscape areas of a project and provides colour and viewing interest.
<b>MUNICIPALITY</b>	Means the District of New Hazelton incorporated under the <i>Local Government Act</i> and amendments thereto.
<b>OPEN SPACE</b>	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used by customers for recreation, circulation or may be viewed by them. Walkways, plant beds, lawns and terraces within an open space area may be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as open space.
<b>ORIENTATION</b>	Means the visually perceived direction of the front, rear and side facades of a building.
<b>PARCEL</b>	Means the minimum amount that a single user may occupy. In many cases, more than one parcel will be combined for development of a single building or cluster of buildings to be used by a single user.
<b>PARKLAND</b>	Means an area of land preserved in its natural state or modified dedicated for public use.
<b>PESTICIDES</b>	Means both chemical and biological substances designed to kill, repel, control or manage unwanted plants, animals, insects or microorganisms that damage, or interfere with the growth of crops, timber trees and other desired vegetation. Many chemical pesticides are persistent and bio-accumulative.
<b>PUBLIC SPACE</b>	Means any of a variety of spaces that are accessible and usable by the general public, including but not limited to: plazas, parkland, courtyards, forecourts, sitting areas, widened sidewalks, storm water rain gardens and art or water features.
<b>PUBLIC</b>	Means what belongs to the people; relating to, or affecting, a nation, province, state or community; opposed to private; such as, the public treasury, a road or lake. Public is also defined as the people of a nation not affiliated with the government of that nation. Public also refers to the general body of mankind, or of a nation, province, state or community. Aggens (1983), in the paper titled "Identifying different levels of public interest in participation", states: "There is no single public, but different levels of public based on differing levels of interest and ability."
<b>QUALIFIED ENVIRONMENTAL PROFESSIONAL</b>	Means "an applied scientist or technologist as defined in section 1(1) of the Riparian Areas Regulation, enabled by the Fish Protection Act, and amendments thereto."
<b>RIPARIAN AREAS</b>	Means a streamside protection and enhancement area (SPEAs). Riparian areas are the terrestrial areas adjacent to a waterbody that are influenced by the soil moisture contributed by the waterbody.
<b>SMART GROWTH</b>	Means a strategy for designing and building livable and sustainable communities and cities: communities are 'smart' when they work for people, give them the widest range of opportunities and ensure their health in social, economic and environmental terms.
<b>STEEP SLOPE</b>	Means lands in their natural state that have a slope angle of 30% or greater for a minimum horizontal distance of 10 metres.
<b>STREAM</b>	Means 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, or (c) a ditch, spring or wetland that is connected by surface flow to something referred to in (a) or (b).
<b>STREETSCAPE</b>	Means the interrelationship of development, landscape and open space in a street. Also means an urban roadway design and conditions as they impact street users and nearby residents. Streetscapes are an important component of the public realm

	(public spaces where people often interact), which help define a community's transport conditions, activities, aesthetic quality and identity. Streetscaping (programs to improve streetscape conditions) can include changes to the road cross section, traffic management, sidewalk conditions, landscaping, rainwater management, street furniture (utility poles, benches, garbage cans, etc.), building fronts and materials specifications. It also involves improving signage.
<b>SUSTAINABILITY</b>	Means that environmental and social systems continue to function long into the future. Economic systems must be healthy to help achieve the sustainability of environmental and social systems.
<b>WATER</b>	Means the measure, by type (e.g. rainfall, surface water runoff, groundwater flow etc.) of all water falling or flowing upon and leaving a site.
<b>WATERCOURSE</b>	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, brook; (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).



BYLAW NO. 317

MAP NO.:

LEGEND

- CR COMMUNITY RESIDENTIAL LANDS
- RR RURAL COMMUNITY RESIDENTIAL LANDS
- C COMMERCIAL
- I INDUSTRIAL
- Ru RURAL RESOURCE
- P COMMUNITY SERVICES LANDS

DISTRICT OF NEW HAZELTON

OFFICIAL ZONING MAP

B.C.G.S. 93M022, 023  
SCALE 1:10,000



ALL DISTANCES ARE IN METRES EXCEPT AS NOTED

- PARCEL BOUNDARIES
- DISTRICT LOT BOUNDARIES
- DISTRICT OF NEW HAZELTON BDY
- RIGHT OF WAY
- CREEKS
- FOOTBRIDGE
- WALKING TRAIL
- ALR BOUNDARY

FILE: DON2004  
B.C.G.S.: 93M022,023  
LOCATION: NEW HAZELTON  
D.L.'s  
PRINT DATE: NOVEMBER 30, 2000

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