



**SQUAMISH - LILLOOET**  
REGIONAL DISTRICT



# Area A

**Official Community Plan**

**Bylaw 1822-2023**

# DRAFT

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1822-2023**

A bylaw to adopt an Official Community Plan for Squamish-Lillooet Regional District Electoral Area A.

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to adopt a new Official Community Plan for Electoral Area A;

**NOW THEREFORE**, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023”.
2. Schedule A (Official Community Plan Text and Appendices) is attached and forms part of the Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023.
3. Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1986 and Upper Bridge River Valley Official Community Plan Bylaw No. 608, Amendment Bylaw No. 1022, 2006 are hereby repealed.

READ A FIRST TIME this	27 day of	July, 2023
READ A SECOND TIME this	day of	, 2023
PUBLIC HEARING HELD on	day of	, 2023
READ A THIRD TIME this	day of	, 2023
ADOPTED this	day of	, 2023

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Jen Ford  
Chair

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Angela Belsham  
Corporate Officer

# Acknowledgements



*Photo of Grizzly Bears at Gun Creek Road*

## **THANK YOU TO OUR VOLUNTEERS AND COMMUNITY MEMBERS**

The Area A Official Community Plan (OCP) is the result of cumulative efforts by the Squamish-Lillooet Regional District, local residents and landowners, and other regional and provincial agencies and stakeholders.

On behalf of the Squamish-Lillooet Regional District, a special thanks are extended to volunteers on the Community Advisory Committee and all community members who shared their thoughts on the future of the Bridge River Valley.

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# Amendments



Photo of the Lajoie Dam

BYLAW NO.	SUMMARY OF BYLAW AMENDMENTS	DATE OF ADOPTION



# Plan Organization



Historical Photo of Pioneer Mine

<b>Part 1</b>	Outlines how the <i>plan</i> was developed. This includes the <i>plan's</i> purpose, scope, and legislative requirements. This section also provides important background information such as the area's geography, history, demographics, and economy.
<b>Part 2</b>	Includes an overall vision, neighbourhood-specific visions, as well as objectives and policy directions for the plan. Part 2 begins with visions and then moves into policy directions for general land use and development, specific neighbourhoods, land use designations, and specific topic areas based on the guiding 'plan principles' established for the <i>plan</i> .
<b>Part 3</b>	Designates all of Electoral Area A as an area where a temporary <i>commercial</i> and <i>industrial</i> use may be permitted by way of a Temporary Use Permit application.
<b>Part 4</b>	Establishes <i>Development Permit Area</i> guidelines as permitted by a local government under Section 488 of the <i>Local Government Act</i> . <i>Development Permit Areas</i> have been designated for the following purposes: <ul style="list-style-type: none"> <li>• protection of the natural environment, its ecosystems and biological diversity;</li> <li>• protection of development from hazardous conditions;</li> <li>• establishment of objectives for the form and character of <i>commercial, industrial or multifamily residential</i> development;</li> <li>• establishment of objectives to promote energy conservation; and</li> <li>• establishment of objectives to promote water conservation.</li> </ul>
<b>Part 5</b>	Provides an explanation of <i>plan</i> administration, including the development approval process and how an OCP relates to zoning bylaws.
<b>Part 6</b>	Provides definitions for words italicized throughout the OCP.

# Part 1: Background





Photo of Winterfest Curling Rinks on Lajoie Lake

## 1. INTRODUCTION AND PLANNING FRAMEWORK

### 1.1 INTRODUCTION

---

The SLRD Electoral Area A Official Community Plan (OCP) is established under the authority of the Province of British Columbia's *Local Government Act*. This OCP replaces the previous Upper Bridge River Valley OCP which last received a comprehensive review and update in 2006.

The OCP provides a basis for the following actions:

- The adoption of a framework for land use decisions and regulations, including zoning bylaws;
- The direction of public and private investment to develop in designated areas in a manner that is consistent with the objectives of the community;
- The guidance of elected officials, and others having statutory approval authority, in the evaluation of proposals which may necessitate the amendment of existing bylaws and regulations; and,
- The direction of the expenditure of public funds.

## 1.2 OCP PROCESS AND REGIONAL PLANNING

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### I. PURPOSE

The purpose of an Official Community Plan (OCP) is to provide direction for land use management and development within a given area and address long range land use planning issues. The Area A OCP contains objectives, policies, and land use designations adopted by the Squamish Lillooet Regional District (SLRD) Board of Directors. Based on the community's economic, social, and environmental values, the objectives and policies of the *plan* are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are intended to be implemented over a long-term basis, generally over a 10–20-year period.

### II. REQUIRED CONTENT

The *Local Government Act* requires that an OCP contain the following:

- Location, amount, type and density of residential development required to meet the anticipated housing needs for at least the next 5 years;
- Location, amount, and type of present and proposed *commercial, industrial, institutional*, agricultural, recreation, and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- Policies respecting *affordable housing*, rental housing and special needs housing; and
- Policies with respect to targets for the reduction of greenhouse gas emissions in the *plan* area, and policies and actions of the local government proposed with respect to achieving those targets.

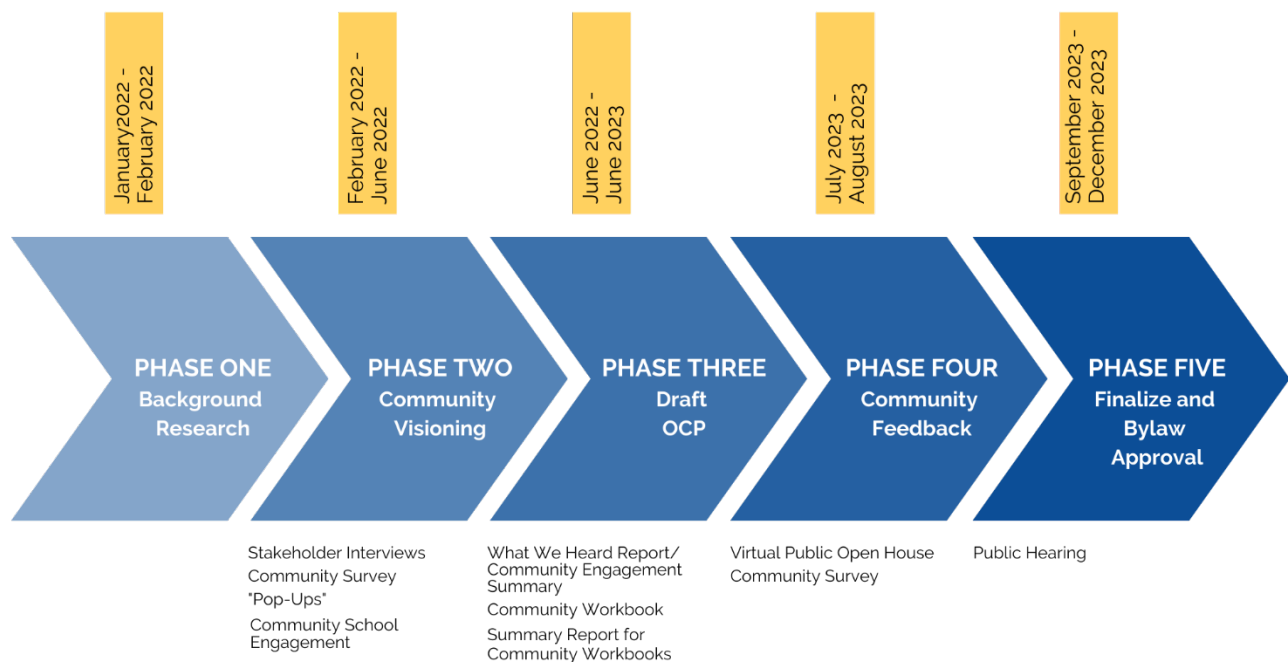
### III. OCP PLANNING PROCESS

The Electoral Area A Official Community Plan (formerly known as the Upper Bridge Valley Official Community Plan) was originally adopted in 1996. A number of bylaw amendments have taken place since that time, including a major review and update adopted in 2008 and a more recent review and update in 2023.

The name of this *plan* officially changed to the Area A Official Community Plan as part of a major review and update that occurred from 2022 to 2023. This review and update process took over a year to complete and included expansion of the *plan* area to include the entire boundaries of Electoral Area A. A number of major changes were also required to reflect the current context of Area A and ensure the *plan* was still reflective of community priorities and values.

The 2022-2023 Area A OCP Review and Update project was divided into five phases, with community engagement opportunities available from Phase 2 to Phase 5 (as shown in Figure 1.2.1. below).

FIGURE 1.2.1. – AREA A OCP REVIEW AND UPDATE PROJECT TIMELINE



#### IV. PLAN AREA

Electoral Area A is the northwestern-most area in the Squamish-Lillooet Regional District (SLRD). The *plan* area encompasses all of Electoral Area A (also known as the Upper Bridge River Valley) which is an area of approximately 3,715.03 km<sup>2</sup> located in the eastern Coast Mountains of British Columbia (as shown in Figure 1.2.2.). Area A includes the neighbourhoods of Bralorne, Gold Bridge, Gun Lake, Gun Creek Road, Tyaughton Lake, and the Marshall Valley.

FIGURE 1.2.2. – PLAN AREA MAP



This plan comprises of the text (also known as Schedule A) and the maps (Appendix A in the Appendices) which together form Bylaw 1822-2023.



*Photo of Road 40 and Carpenter Reservoir*

## **2. COMMUNITY CONTEXT**

### **2.1 GEOGRAPHY**

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Located on the eastern edge of the Coast Mountains, Area A's landscape is characterized by broad valleys and ridges, numerous lakes and rivers, subalpine and alpine meadows and mountain peaks rising to approximately 3000 metres. The topography of the area is strongly affected by past glacial activity. Area A's landscape provides excellent recreational opportunities and is highly valued for its wilderness character.

## 2.2 NATURAL ENVIRONMENT

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### I. WILDLIFE HABITAT

The *plan* area provides prime summer and winter range for moose, mountain goat habitat, and important mule deer winter range. Other wildlife reported to live within the Upper Bridge River Valley includes cougar, bighorn sheep, coyote, grizzly bear, black bear, wolf, beaver, and small mammals, such as hares, chipmunks, and squirrels. Numerous waterfowl use the lakes and other wetland habitats. Potential habitat for endangered and threatened species, such as the northern spotted owl, is also found in the region.

Area A is home to the South Chilcotin Mountains Provincial Park, Bridge River Delta Provincial Park, and Gwyneth Lake Provincial Park. The South Chilcotin Mountains Provincial Park is the largest of the three at approximately 56,500 hectares, Bridge River Delta Provincial Park is approximately 992 hectares, and Gwyneth Lake Provincial Park is the smallest at just 132 hectares. There are also a number of small BC Provincial Recreation Sites within the *plan* area, as well as Recreation Reserves on Tyaughton Lake, Gun Lake, and Marshall Lake.

Area A is exceptional for the presence of many lakes varying in size, origin, productivity, and degree of development. These lakes require special planning attention due to the over-lapping interest between private property rights and the high public value placed on recreation, water quality, and aesthetics. Gun Lake, Lajoie Lake, Marshall Lake, and Tyaughton Lake have a variety of uses including public recreation and private development. Kingdom Lake, Noel Lake, Lost Lake, Gwyneth Lake, Carol Lake, and Mud Lakes, as well as Plateau, Mowson, and Pearson Ponds, continue to have natural shore line environments. These lakes, as well as the associated creeks and rivers, are known to provide habitat for self-sustaining populations of bull trout and rainbow trout, as well as stocked species.

A number of wildlife conservation and enhancement projects have taken place in Area A in recent years through the Fish and Wildlife Compensation Program. In 2013 the Bridge River Watershed Fisher Artificial Reproductive Den Box Study was initiated through the program as a multi-year study to inform mitigation options to augment reproductive habitat for fishers. Between 2015 and 2016 an Assessment and Restoration of Mountain Goat Population in Shulaps Mountains was conducted through the Fish and Wildlife Compensation Program. The program is a partnership between BC Hydro, the Province of British Columbia, Fisheries and Oceans Canada, Indigenous communities, and public stakeholders. The Fish and Wildlife Compensation Program aims to conserve and enhance fish and wildlife in watersheds impacted by BC Hydro dams.



## II. WATER QUALITY

The two major reservoirs in the area are Carpenter and Downton Reservoirs, which were created in the 1940s and 1950s as hydroelectric power projects on the Bridge River. Fish populations declined in the Bridge River system as a result of the hydroelectric development, placer mining, and other resource development activities. In particular, populations of Pacific salmon in the Bridge River were diverted to Seton Lake in the 1950s. In addition to salmon habitat present in Seton Lake, both reservoirs support populations of Rainbow trout, Bull trout, Dolly Varden, Mountain whitefish, and Kokanee. In the early 2000s, the Ministry of Environment (now known as the Ministry of Environment and Climate Change Strategy) tested Carpenter Reservoir for mercury and determined that mercury was present in fish tissue. Habitat values of the exposed shoreline area for fish and wildlife are considered to be limited by seasonal flooding. BC Hydro has completed a review of the operation of the reservoir as a step toward addressing concerns about fish and wildlife habitat.

Little water quality monitoring is carried out by the Ministry of Environment and Climate Change Strategy in the Upper Bridge River Valley. Gun Lake was sampled in the early 1990s and the water quality was found to be excellent. The Gun Lake Ratepayers Association carries out annual water monitoring on a volunteer basis and has confirmed that the water quality continues to be good for recreational purposes. The exceptional clarity of the lake is considered to be a special feature of the area.

Gun Lake is suspected to have a number of substandard septic systems in place which has created concern over the potential for Gun Lake water quality to decline. The relatively small size of many of the waterfront lots compounds these issues. In areas of Gun Lake where there are lot sizes of less than 0.2 hectares, there are likely 10 people or more per hectare during the busiest months. To prevent drinking water guideline exceedances, the recommended maximum population density is six people per hectare where the soils are particularly porous and the method of sewage treatment is conventional on-site septic tank and tile field disposal. The Gun Lake Ratepayers Association undertakes public education around pollution and water quality to ensure this source of local drinking water remains clean. The community has also voiced support for a comprehensive program to inventory, monitor, and upgrade septic systems around Gun Lake, and other lakes in Area A.

For more than 30 years, residents of Lajoie Lake have documented changes to the lake, speculating that the lake might be becoming eutrophic. The Lajoie Lake Residents Association (LLRA) was formed out of a deep concern for what was perceived as the biological decline of Lajoie Lake, locally known as Little Gun Lake.

FIGURE 2.2.1. – LAJOIE LAKE AT ICE OFF



*Photo: Sal DeMare*

As an integral part of the greater Gun Lake watershed, the health of Lajoie Lake is of prime importance. In 2017 the LLRA, engaged Cascade Environmental Resource Group Ltd. (Cascade) to review past Lajoie Lake studies and provide an overall assessment of the lake’s health. In 2018, Cascade’s report stated that the lake was in a state of decline. In October 2021, the LLRA engaged Cascade to act on its behalf to apply to various government ministries for permit approval to conduct artificial aeration. The applications were approved in May 2023. Commencement of aeration is targeted for October 2023. The aeration period will last approximately five weeks in the fall and five weeks in the spring each year for at least the next five years.

There has also been some indication from residents of the Tyaughton Lake area that the water quality in Tyaughton Lake is substandard.

Interior Health advises that all surface water supplies be adequately treated prior to use for domestic purposes, as any surface water supply poses a health risk.

Interior Health, the regional health authority, is based out of Kamloops, BC. Interior Health administers the *Drinking Water Protection Act* and the *Health Act*. Under the *Health Act*, the Sewerage System Regulation requires that registered practitioners or professionals plan, install, and maintain onsite wastewater systems. Interior Health has authority over the filing process for small wastewater systems and provides enforcement where a health hazard exists or a system is likely to cause a health hazard. The Ministry of Environment and Climate Change Strategy shares responsibility for protecting water quality through the management and regulation of activities in watersheds that have the potential to affect water quality.

### III. NATURAL RESOURCES

The *plan* area contains one of the densest concentrations of mineral showings, prospects, and past producing mines in the province. A large part of the *plan* area is covered by valid mineral claims. While gold and silver are the primary commodities, limestone, mercury, tungsten, and jade have also been mined. Lead, copper, and zinc have been produced from ore as secondary commodities. Talisker Resources owns the three historic mines of the Bralorne Mine Complex (Bralorne, Pioneer, and King Mines) and mineral exploration in the area is ongoing.

Area A falls under the Cascade Forest District. The major licensees with harvesting rights in the Bridge River watershed are Aspen Planers, Interwest Timber Ltd., BC Timber Sales, and St'át'imc Tribal Holdings Inc. Some woodlot licenses also exist in the area.

BC Hydro has committed to meeting a portion of the province's new domestic electricity requirements through green energy technologies. The SLRD in general, and Area A in particular, are strategically positioned to take advantage of opportunities presented by these technologies. BC Hydro has a number of projects planned in Area A over the next decade. Major capital projects include upgrades to the Bridge River Lajoie Dam and Powerhouse (Downton Reservoir), Bridge 1 and 2 Powerhouses (Terzaghi Dam and Carpenter Lake Reservoir), Seton Dam and Powerhouse (Seton Lake), and transmission lines in the area.

The Bridge River System currently generates as much as 556 MW of power, accounting for about 6% of BC Hydro's total generation. This number is expected to increase to approximately 593 MW of power upon completion of the Bridge 1 Units 1 to 4 Generator Replacement project.

The Lajoie Dam Improvement Project is a major capital project anticipated to begin in 2027, with targeted completion in 2032. This will include upgrades aimed at addressing safety risks (due to aging infrastructure and seismic vulnerabilities) and will restore full capacity of the Downton Reservoir.

The Terzaghi Dam Spillway Chute Access Improvements Project and the Terzaghi Dam Low Level Discharge Reliability Project are two major projects planned for the Terzaghi Dam. The Spillway Chute Access Improvements Project is planned for 2024, with targeted completion in 2025. This project will include repair and inspection of the spillway safe for workers. The Low Level Discharge Reliability Project is currently in the early planning stages, with targeted completion in 2030. This project is aimed at improving reliability of the low-level outlet system.

## 2.3 FIRST PEOPLES

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Electoral Area A is located on the traditional, ancestral, and unceded territory of the St'át'imc. St'át'imc Nation is made up of the following member communities: N'Quatqua (D'Arcy), Samahquam (Lillooet River), Sekw'el'was (Cayoos Creek), Skatin (SkookumChuck), T'it'q'et/P'egp'ig'lha (Lillooet), Ts'kw'aylaxw (Pavilion), Tsal'alh (Seton), Xaxli'p (Fountain), Xa'xtsa (Douglas), and Xwisten (Bridge River). Each St'át'imc community is an independent and self-governing Nation, joined together through language, culture, and history.

The St'át'imc inhabited Electoral Area A long before Europeans began to settle in the area in the 1800s. There is evidence of the St'át'imc occupying this area dating back thousands of years. Data from the Province's Archaeology Branch indicates that within Area A there are a number of St'át'imc cultural artifacts dating back to before the European contact era. These artifacts include stone tools and technology and culturally modified trees. Traditional trails are another historically significant resource for the St'át'imc, having provided access for cultural practices and as a trade route. With a culture deeply rooted in their connection to the land, the St'át'imc still call the area home, continuing cultural practices such as hunting, fishing, and gathering in Area A.

### I. RECONCILIATION

The Squamish-Lillooet Regional District (SLRD) acknowledges that First Nations are the original inhabitants of the land within Electoral Area A and respects First Nation's governing laws, policies, and customs on the land within Area A. The *Regional District* is committed to working with First Nations by improving communication and fostering opportunities to work collaboratively with First Nations on matters of mutual interest or concern. The SLRD established the Northern St'át'imc Intergovernmental Relations Working Group to strengthen intergovernmental relations with First Nations.

In 2016, the SLRD declared the SLRD to be a Regional District of Reconciliation and endorsed or adopted several Calls to Action from the 2015 Truth and Reconciliation Commission (TRC) report. The TRC report defines reconciliation as "an ongoing process of establishing and maintaining respectful relationships." The report goes on to state that "a critical part of this process involves repairing damaged trust by making apologies, providing individual and collective reparations, and following through with concrete actions that demonstrate real societal change."

The SLRD endorsed or adopted a number of principles from the TRC report, including:

- Endorsed: #43 - A call to implement the United Nations Declaration on the Rights of Indigenous Peoples as a framework for Reconciliation.

- Adopted: #47 – A call for municipal governments to repudiate concepts used to justify European sovereignty over Indigenous people.
- Adopted: #57 A call for municipal governments to provide Indigenous training and education to public servants.
- Adopted: #75 A call for municipal governments to identify and commemorate Indigenous cemeteries.

## 2.4 RECENT SETTLEMENT HISTORY

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In the 1850s, European settlers arrived in Area A in search of gold. In 1882, gold was discovered in the Hurley River and four years later in Cadwallader Creek. This interest in gold continued into the 1900s with settlements forming at Pioneer, Bralorne, Ogden, Brexton, Minto, and Gold Bridge. It is estimated that in the 1930s and 40s there were as many as 4,000 to 5,000 people living in Area A, with the Bralorne Mine being the largest gold-producing mine in Canada at that time. Jade has also previously been found in the Bralorne area around Noel Creek, as well as around the Shulaps Mountain Range in the Marshall Valley area. Records indicate Greenbay Mining produced jade near Brett Creek, a tributary of Marshall Creek. However, jade mining was much smaller in scale when compared to gold mining in the area.

Following the initial closure of the Bralorne Mine in 1971, the neighbourhood saw very limited development activity. Much of the land and buildings were purchased by a private developer, Marmot Enterprises, and a land use contract was developed for a new residential community. This land use contract, along with all other land use contracts in British Columbia, are set to automatically terminate on June 30, 2024.

In recent years, the Bralorne area has been recognized for its recreation potential, particularly by snowmobilers. A minor resurgence in real estate sales and renovations has prompted renewed interest in preserving Bralorne’s mining town character. Following the initial closure of the Bralorne Mine, the *commercial* and service centre of the community switched to Gold Bridge. While Gold Bridge does serve as Area A’s service centre, a decline in permanent residents has had an impact on the provision of services.

Archaeological resources from early European settlement, such as old mining cabins and historic trails, can still be found in Area A. Gun Creek Trail, Warner Pass Trail, Chism Pass Trail, and McGillivray Pass Trail are regionally significant historical trails that provided access through Area A. Both Gold Bridge and Bralorne exhibit distinctive architecture from the 1930s mining era, which collectively are of significant heritage interest. Bralorne is one of the most intact mining company towns in the province that predates the First World War. Bralorne's Townsite 1 is a varied collection of buildings extending down the hill above the mine works. It has an unplanned style of layout that is often associated with mining towns. Townsite 2 was a planned community, with curving streets and at one time approximately 70 single-family *cottages*

designed with similar floor plans. Townsite 2 began construction in 1934 to the southwest of Townsite 1. At the peak of the mining era there were school buildings, park facilities, a hockey rink, and a church.

Today, the largest residential neighbourhood in Area A is around Gun Lake. Gun Lake and neighbouring Lajoie Lake are used for recreation purposes by locals and visitors alike. Tyaughton Lake, Marshall Lake, and Gun Creek Road are also largely residential areas. Overall, Area A has seen some limited tourism-based *commercial* activities but the area remains quite rural and is highly valued for its wilderness character.

## 2.5 POPULATION AND HOUSING

### I. POPULATION

Until the most recent census, the local population of Electoral Area A was generally in decline; however, a significant increase in population took place between 2016 and 2021. Two current trends that may have contributed to recent population growth in Area A could be a) the rising cost of housing, and general cost of living, particularly in metropolitan areas of British Columbia; and, b) the ability for many people to work remotely since the onset of the COVID-19 Pandemic in 2020.

With a recorded census population of 305 people in 2021, Area A saw a 63.1% increase in population when compared to 2016. Despite this growth in population, Area A is still the least populated Electoral Area in the Squamish-Lillooet Regional District. With a large number of part-time residents and visitors attracted to the outdoor recreation opportunities and wilderness the area has to offer, the actual population is likely higher during certain times of the year.

The table below shows population data for Electoral Area A over the past two decades.

TABLE 2.5.1. – CHANGE IN POPULATION BETWEEN 2001 AND 2021

YEAR	CENSUS POPULATION	5-YEAR AVERAGE POPULATION
		GROWTH RATE (%)
2001	223	-
2006	207	-7.2
2011	224	8.2
2016	187	-16.5
2021	305	63.1

Source: Statistics Canada- Squamish-Lillooet A Census Profiles, 2011 to 2021

The 2021 census population already far exceeds the population that was projected for the area in the SLRD Regional Growth Strategy for 2036 (see Table 2.5.2 below). At the same time, Electoral Area A’s share of the total regional population still did not see a major increase. Area A accounted for only 0.6% of the total population of the SLRD in 2021. This is because the total regional population grew to 50,496 people in 2021 (an 18.4% increase in growth since 2016).

TABLE 2.5.2. – PROJECTED POPULATION AND DWELLINGS FOR AREA A, 2016 – 2036

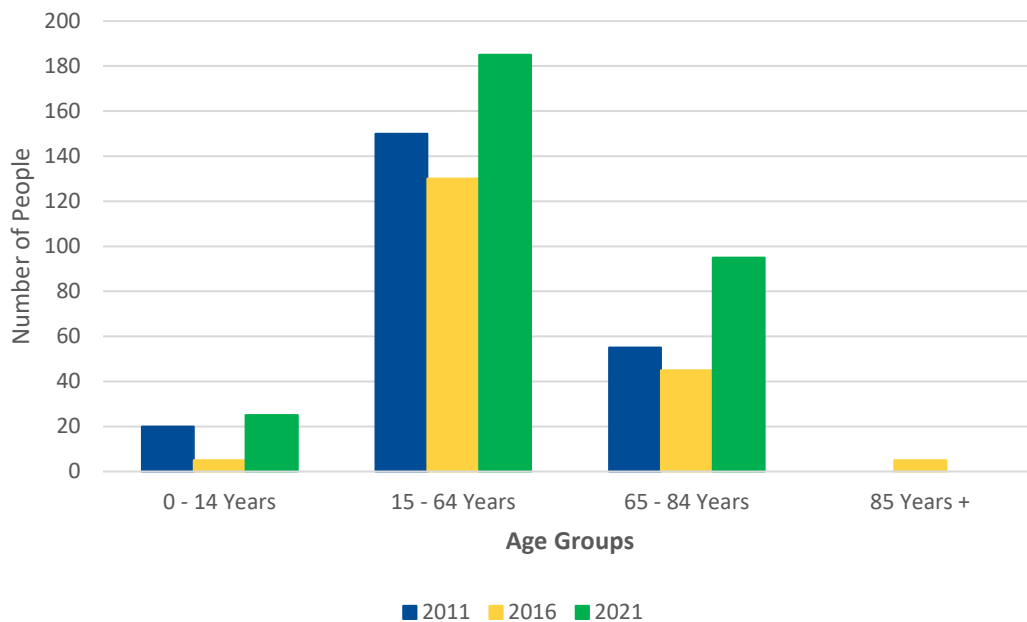
2016 (ACTUAL)		2036 (PROJECTED)		POPULATION SHARE	
POPULATION	DWELLINGS	POPULATION	DWELLINGS	2016	2036
187	112	209	110	0.5%	0.4%

Source: Squamish-Lillooet Regional District Regional Growth Strategy No. 1062, 2008

During the last comprehensive review of the Area A OCP (formerly known as the Upper Bridge Valley OCP), the area had just seen a slight decrease in population. This is in contrast to the most recent population data which shows the population more than doubled between 2016 and 2021. Although Area A may still have a relatively small population overall, this increase is an important shift from the previous two decades where the population decreased between 2001 and 2006, and 2011 and 2016. The population did see a slight increase in population between 2006 and 2011; however, this was a very nominal increase when compared to the most recent increase between 2016 to 2021.

The graph below shows the age distribution in Area A from 2011 to 2021.

FIGURE 2.5.3. – AGE DISTRIBUTION OF POPULATION FROM 2011 TO 2021



Source: Statistics Canada- Squamish-Lillooet A Census Profiles, 2011 to 2021

Figure 2.5.3. indicates that although the overall population has increased in recent years, the age distribution between 2011 and 2021 remained relatively stable. In 2021, the 15 to 64 age group still accounts for the largest percentage of the population at 60.7%.

Looking at the median age of Area A residents between 2011 and 2021, there was a slight increase in the median age. The median age in 2021 was 54 years old, rising from 46.7 years old in 2011 and 53.6 years old in 2016. This is significantly higher than the 2021 provincial median age (42.8 years old) and regional median age (38 years old).

### ***Non-Resident Population***

It is important to note that the above population statistics do not account for the high proportion of part-time residents that own property and visit the area seasonally. Although it is difficult to estimate the total number of non-residents in the area, we can use the following two different calculations to determine a range of the potential part time resident population:

#### Non-Resident Privately Owned Parcels in Electoral Area A

Of the 890 privately-owned parcels in Electoral Area A, only 153 have a mailing address within Electoral Area A. This means that 82.8% (737) privately-owned parcels are owned by property owners that primarily live outside of the area.

#### Seasonal Dwellings in Electoral Area A

According to BC Assessment data, 146 unique property folios in Electoral Area A have a primary actual use designation of seasonal dwelling. Seasonally-occupied properties are overwhelming located in the Gun Lake area with data suggesting that 92, or 63% of the 146 seasonal dwelling properties are in Gun Lake. Of the remaining 54 properties, 26 are located on Marshall Lake, 15 are located in Bralorne, and 13 are located on Tyaughton Lake.

By combining the number of properties with a primary actual use designation of seasonal dwelling with the average household size in British Columbia, we can estimate that there are approximately 350 part-time or seasonal residents in Area A in addition to the 305 full-time residents identified through the 2021 Census.

It should be noted that this estimation of the number of seasonal or part-time residents was calculated based on properties identified by BC Assessment where the primary use is seasonal dwelling/s. This may not account for multiple seasonal dwellings on a property, properties where the primary use is not seasonal dwelling, use of temporary camping units for seasonal dwelling, or variations in actual household size. This also does not account for unpermitted seasonal dwellings in Area A.



## II. HOUSING

TABLE 2.5.5. – DWELLING COUNTS BETWEEN 2011 AND 2021

<b>DWELLINGS</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>
Private Dwellings Occupied by Usual Residents	115	112	166
Total Private Dwellings	527	538	498

Source: Statistics Canada- Squamish-Lillooet A Census Profiles, 2011 to 2021

Statistics Canada data (as shown in Table 2.5.5.) indicates that the number of total private dwellings in Area A decreased between 2011 and 2021, despite a substantial increase in population over the same time period. The proportion of private dwellings occupied by usual residents (i.e., on a permanent basis) rose from 21.8% in 2011 to 33.3% in 2021. Despite this rise in usual residents, this still leaves 66.7% of private dwellings in Area A that are not being occupied by usual residents. This means a large proportion of housing in Area A is unoccupied or only occupied by part-time, seasonal residents.

As mentioned, studies and statistical data don't indicate exactly how many dwellings in Area A are unoccupied and how many are occupied by seasonal residents. The 2020 Housing Need and Demand Study found that 32% of the housing stock in Area A was built in 1960 or earlier, with only 8% of dwellings constructed between 2001 and 2016.

## 2.6 ECONOMY

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The nature of the local economy in the Upper Bridge River Valley is slowly changing as a balance is found between resource based and non-resource based economic development. The primary economic activities in the *plan* area are construction, tourism, forestry, and some ranching. Although 2021 Statistics Canada data indicates that mining does not currently employ any residents in the area, mining exploration is currently active in the valley and is known to employ a handful of residents. This may not be captured in recent statistics because mining does not employ local residents on a full-time basis; however, the mine has the potential to generate permanent employment in the future if mining moves past exploration into full-time operation.

In general, opportunities for economic development are constrained by accessibility and topography.

Hydroelectric development has had a major economic and environmental impact in Area A. BC Hydro is a major employer in the region. In 2022, BC Hydro employment numbers in Area A fluctuated from 5 to 30 workers at a time. Many workers in the area stay at a townsite located at Bridge 1/Bridge 2 with an average of 40 workers. Other workers stay in local accommodations including rentals, hotels, and motels in Area A, with workers at Terzaghi Dam housed in accommodations outside of Area A in Lillooet. Currently, one employee lives in Area A as a full-time resident. BC Hydro estimates that their employment numbers in Area A could grow to 25 to 50 workers between 2025-2031. Plans for the Lajoie Dam Improvement project show the numbers of workers increase starting in 2026 through to 2033, with a peak of 220 workers in 2030. BC Hydro capital projects are still in the planning stages so these numbers are subject to change and may fluctuate depending on the time of year.

Five of the six neighbourhoods within Area A have *commercial* development. In Gold Bridge and Bralorne there are a number of small businesses, including two hotels, two pubs, a restaurant, a grocery store, cardlock fuel services, and a convenience store. The community has mostly expressed its support for continuing to promote Gold Bridge and Bralorne as the *commercial* centres of the community. There are also a number of *commercial* properties on Gun and Tyaughton Lakes, as well as Gun Creek Road. These operations provide tourist accommodation, camping, restaurant services, and adventure tourism. Between 2016 and 2022, only three *commercial* building permits were issued in Area A, indicating that recent *commercial* development in the area has been limited. Existing *commercial* uses are largely thought to be sufficient to service the area; however, a service station is one much-needed *commercial* use that Area A is currently lacking.

# Part 2: Policy Directions



*Photo of Campers on Mt Truax*



Photo of Horses and Rider at Taylor Pass (Looking Westward at Big Eldorado)

## 1. VISION AND PLAN PRINCIPLES

### 1.1 AREA A VISION

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The following Vision applies to all of Electoral Area A and provides an overarching guide for the area for the next two decades.

***Understanding where we have come from, and what we value today, we imagine a future in which Electoral Area A is:***

- ***Welcoming:*** Balancing the needs of full-time residents, seasonal residents and visitors, with improved transportation, recreation, and communications infrastructure.
- ***Unique:*** Home to unique resilient communities that maintain a small town feeling and distinct identity.
- ***Diverse:*** Populated by a wide range of individuals and families from different backgrounds and of different ages, interests, values, skills, and economic means.
- ***Sustainable:*** Economically, environmentally and socially sustainable, including improved food security, local education opportunities, access to suitable housing, abundant open space, and protected wilderness and wildlife.
- ***Respectful:*** Continually working to build positive relationships with St'át'imc.

## 1.2 NEIGHBOURHOOD VISIONS

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In addition to the overall Area A Vision, separate neighbourhood visions have also been developed for neighbourhoods within Area A in recognition of the distinct characteristics and varying issues within different neighbourhoods of Area A.

### I. GUN CREEK ROAD VISION

***We envision a future in which Gun Creek Road is:***

- ***Mixed-Use:*** Supporting larger residential lots and commercial uses.
- ***Environmentally Sustainable:*** Effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.
- ***Welcoming:*** Populated by a mix of full-time and seasonal residents.

### II. MARSHALL VALLEY VISION

***We envision a future in which Marshall Valley is:***

- ***A Sustainable Place to Recreate:*** Offering recreational opportunities for hunting, fishing, and hiking to residents and visitors alike, while ensuring trails are designated and maintained.
- ***Environmentally Sustainable:*** Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.
- ***A Residential Community:*** Home to primarily residential properties, with limited commercial development.

### III. BRALORNE VISION

***We envision a future in which Bralorne is:***

- ***Welcoming:*** With an array of community spaces that have programming for locals and visitors alike.
- ***A Place to Recreate:*** With a sanctioned and well-maintained trails system that support responsible recreation, and access to sustainable backcountry recreation opportunities.
- ***A Place to Celebrate History:*** A community with unique homes and community gathering spaces that respect and maintain the history of the region.
- ***Sustainable:*** Home to improved infrastructure that supports the community into the future. Effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.

#### IV. GOLD BRIDGE VISION

***We envision a future in which Gold Bridge is:***

- ***A Community Hub:*** Offering a wide array of services focused on the needs of locals while also serving visitors.
- ***A Place to Celebrate History:*** A community that maintains its heritage resources in perpetuity through effective management and planning, and encourages new development to respect the historic context.
- ***A Place to Recreate:*** With a perimeter trail around the community, and a sanctioned and well-maintained trails system.
- ***Sustainable:*** Home to improved infrastructure that supports the community into the future. Effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.

#### V. GUN LAKE VISION

***We envision a future in which Gun Lake is:***

- ***A Sustainable Place to Recreate:*** Offering recreational opportunities for hunting, fishing, and hiking, while ensuring trails are designated and maintained. Improving public water access while ensuring that environmental impacts are mitigated and ongoing maintenance is carried out.
- ***Environmentally Sustainable:*** Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.
- ***A Residential Community:*** Home to primarily residential properties, with limited commercial development.

#### VI. TYAUGHTON LAKE VISION

***We envision a future in which Tyaughton Lake is:***

- ***A Sustainable Place to Recreate:*** Balancing the needs of motorized and non-motorized users. Improving public water access while ensuring that environmental impacts are mitigated and ongoing maintenance is carried out.
- ***Mixed-Use:*** Home to residential properties and limited tourist accommodation.
- ***Environmentally Sustainable:*** Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, impacts of forestry activities are mitigated, and wilderness and wildlife are protected.

## 1.3 PLAN PRINCIPLES

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The Area A OCP was developed with consideration for eight key plan principles. These plan principles are intended to provide overarching priorities for Area A over the next two decades.

The principles are as follows:

1. Reconciliation and Collaboration
2. Conservation of Natural Resources
3. Authenticity and Uniqueness
4. Community Well-Being
5. Sustainable Local Economy
6. Affordable and Accessible Housing
7. Resilient Natural Environment
8. Access to Parks, Trails, and Outdoor Recreation

These plan principles are intended to guide the OCP and are captured through the policy directions of the *plan*. The plan principle or principles intended to guide a specific policy direction are identified in the introduction section of each policy direction.



Historical Photo of Bradian Site in Bralorne Area

## 2. GENERAL LAND USE AND DEVELOPMENT

### 2.1 INTRODUCTION

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The objectives and policies in this section are intended to guide general land use and development in Area A. Further land use and development policy directions can be found throughout Sections 3 to 15 of Part 2 of the *plan*. The plan principles which are intended to guide general land use and development policy directions are Principle 1: Reconciliation and Collaboration, Principle 2: Conservation of Natural Resources, 3: Authenticity and Uniqueness, Principle 6: Affordable and Accessible Housing, Principle 7: Resilient Natural Environment, and Principle 8: Access to Parks, Trails, and Outdoor Recreation.



## 2.2 GENERAL LAND USE AND DEVELOPMENT OBJECTIVES

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- 2.2.1 To ensure development in the area progresses in a way that is responsive to the needs and concerns of residents.
- 2.2.2 To facilitate provisions that ensure future development is consistent with the existing rural and semi-rural character of the area.
- 2.2.3 To support development and land use that reflects the unique character of individual neighbourhoods and respects existing heritage resources.
- 2.2.4 To promote management of mineral, forest, and agricultural resources that is compatible with existing uses and respects the social and environmental values of the community.

## 2.3 GENERAL LAND USE AND DEVELOPMENT POLICIES

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- 2.3.1 The objectives, policies, and land use designations within this *plan* are adopted with the understanding that existing long-standing land and subsurface uses may continue.
- 2.3.2 When evaluating a development proposal, special consideration shall be given to preservation of rural character and ecological integrity.
- 2.3.3 Development proponents shall consider the significance of heritage resources during all phases of project planning, design, implementation, and operation.
- 2.3.4 Encourage coordination among the municipal, provincial, and federal agencies having jurisdiction over land use planning and resource management within and surrounding the *plan* area.
- 2.3.5 Support additional sub-area planning for those affected by intensive recreation or development.
- 2.3.6 In planning for developments of regional significance, consideration shall be given to the interests of the St'át'imc and other relevant Indigenous communities.



Photo of Pond Hockey on Lajoie Lake

## 3. NEIGHBOURHOOD POLICIES

### 3.1 INTRODUCTION

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The following section contains policies related to specific neighbourhoods. Policies in this section are guided by the neighbourhood-specific visions identified in Section 1.2 of Part 2 of this *plan*.

### 3.2 GUN CREEK ROAD POLICIES

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- 3.2.1 The minimum lot size permitted for a new *commercial* subdivision shall be 2 hectares.
- 3.2.2 The minimum lot size permitted for a new residential subdivision shall be 2 hectares.

### 3.3 MARSHALL VALLEY POLICIES

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- 3.3.1 The minimum lot size permitted for a new residential subdivision on Marshall Lake shall be 2 hectares.
- 3.3.2 The minimum lot size permitted for a new residential subdivision in all areas of the Marshall Valley not on Marshall Lake shall be 4 hectares.
- 3.3.3 Future rezoning applications for limited *commercial* development will be considered on a site-specific basis taking into account compatibility with adjacent uses, consistency with the existing neighbourhood character, the desires of neighbouring residents as expressed at a public hearing, and infrastructure servicing capacity.
- 3.3.4 Subdivisions to create lots accessible by water only are discouraged.

### 3.4 BRALORNE POLICIES

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- 3.4.1 The minimum lot size permitted for a new *commercial* subdivision shall be 200 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new *commercial* subdivision shall be 1 hectare.
- 3.4.2 The minimum lot size permitted for a new residential subdivision shall be 600 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new residential subdivision shall be 1 hectare.
- 3.4.3 The minimum lot size permitted for a new *industrial* subdivision shall be 700 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new *industrial* subdivision shall be 2 hectares.
- 3.4.4 Bralorne is recognized as a community hub for Electoral Area A, where *institutional*, *commercial*, and *multifamily residential* uses are encouraged to locate.
- 3.4.5 Future rezoning applications for *multifamily housing* will be considered on a site-specific basis taking into account compatibility with adjacent uses, consistency with the existing neighbourhood character, the desires of neighbouring residents as expressed at a public hearing, and infrastructure servicing capacity.

### 3.5 GOLD BRIDGE POLICIES

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- 3.5.1 The minimum lot size permitted for a new *commercial* subdivision shall be 200 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new *commercial* subdivision shall be 1 hectare.
- 3.5.2 The minimum lot size permitted for a new residential subdivision shall be 600 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new residential subdivision shall be 1 hectare.
- 3.5.3 The minimum lot size permitted for a new *industrial* subdivision shall be 700 m<sup>2</sup> where it is serviced by a community water and sewer system, and in all other cases the minimum lot size permitted for a new *industrial* subdivision shall be 2 hectares.
- 3.5.4 Gold Bridge is recognized as a community hub for Electoral Area A, where *institutional*, *commercial*, and *multifamily residential* uses are encouraged to locate. Additional *commercial* development is encouraged to locate specifically within Gold Bridge's existing Village Centre.
- 3.5.5 Consider rezoning applications for multifamily housing on a site-specific basis taking into account compatibility with adjacent uses, consistency with the existing neighbourhood character, the desires of neighbouring residents as expressed at a public hearing, and infrastructure servicing capacity.

### 3.6 GUN LAKE POLICIES

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- 3.6.1 The minimum lot size permitted for a new *commercial* subdivision shall be 1 hectare.
- 3.6.2 The minimum lot size permitted for a new residential subdivision shall be 1 hectare.
- 3.6.3 Minimum lot frontage along a lake shall not be less than 50 metres.
- 3.6.4 To protect water quality and maintain the present rural lifestyle and recreational opportunities, further *commercial* development on Gun Lake is discouraged and limited to designated areas.
- 3.6.5 Subdivisions to create lots accessible by water only are discouraged.
- 3.6.6 The *Regional District* advocates for the appropriate Provincial agencies to improve existing Gun Lake campsites and lake access.

### 3.7 TYAUGHTON LAKE POLICIES

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- 3.7.1 The minimum lot size permitted for subdivision of existing *commercial* lots shall be 1 hectare.
- 3.7.2 The minimum lot size permitted for a new residential subdivision shall be 1 hectare.
- 3.7.3 The minimum lot size for District Lot 4932 shall be 8 hectares.
- 3.7.4 Minimum lot frontage along a lake shall not be less than 50 metres.
- 3.7.5 To protect water quality and maintain the present rural lifestyle and recreational opportunities, further *commercial* development on Tyaughton Lake is discouraged and limited to designated areas.
- 3.7.6 Subdivisions to create lots accessible by water only are discouraged.



Photo of Race Day at Sunshine Mountain Ski Hill, 1950

## 4. LAND USE DESIGNATIONS

### 4.1 INTRODUCTION

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Land within Area A has been divided up into distinct land use designations (as shown on Map 1 through 7). These designations are intended to guide preferred future land use for lands within the *plan* area. Land has been divided up into the following land use designations:

- Commercial (C) Lands
- Residential (R) Lands
- Industrial (M) lands
- Institutional (P) Lands
- Agricultural (A) Lands
- Parks, Recreation, and Open Space (P&R) Lands
- Resource Management (RM) Lands

This section contains policies that relate to specific land use designations, as well as the additional Community Watershed Protection (CWP) designation that should be looked at in conjunction with any land use designation for the property.

Note that policies in this section should be considered in conjunction with other applicable policies identified in Part 2 of the *plan*.

## 4.2 COMMERCIAL LAND USE POLICIES

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- 4.2.1 Lands designated for *commercial* development are indicated on Maps 1 through 7.
- 4.2.2 Permitted uses in all *commercial* areas are restaurants, retail stores, tourist accommodation, offices, clinics, and other personal service businesses compatible with adjacent land uses, as well as *auxiliary uses* related to principal permitted uses.
- 4.2.3 Minimum commercial lot sizes are applicable only to the extent that environmental factors allow for, including slope and natural features, access to the site, and the ability to service the lot with water and sewer.
- 4.2.4 Future rezonings, subdivisions, and building permits for commercial properties should promote the use of the land by small- and medium-format businesses that are locally responsive and preserve the character of the area.

*See Section 9. Economic Development and Employment under Part 2 of this plan for further policies related to commercial development.*

## 4.3 RESIDENTIAL LAND USE POLICIES

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- 4.3.1 Lands designated for residential development are indicated on Maps 1 through 7.
- 4.3.2 Permitted uses in all Residential areas are single family homes, *multifamily housing*, secondary suites, home- based businesses (non-retail), and *auxiliary buildings and uses* related to principal permitted uses, as permitted by site-specific zoning.
- 4.3.3 Minimum residential lot sizes are applicable only to the extent that site specific environmental factors allow for, including slope and natural features, access to the site, and the ability to service a parcel with water and sewer.

*See Section 5. Housing under Part 2 of this plan for further policies related to housing development.*

## 4.4 INDUSTRIAL LAND USE POLICIES

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- 4.4.1 Lands designated for *industrial* development are indicated on Maps 1 through 7.
- 4.4.2 Permitted uses in all Industrial areas are works yard, manufacturing, processing, assembly, distribution, and repair uses that carry out a portion of their operations outdoors.
- 4.4.3 Parcels designated as Industrial that are 2 hectares or less in size are not intended for major impact industrial uses that may have detrimental effects on adjacent uses due to noise, odour, aesthetics, or fire hazard.
- 4.4.4 Encourage Industrial uses to locate in established *industrial* areas that have appropriate servicing and infrastructure in place to support the use.
- 4.4.5 Rezoning to Industrial use may be considered outside of established *industrial* areas where there is a clear benefit to the community, the land is separated from residential uses and other non-compatible uses, and the activities will not negatively impact the community.
- 4.4.6 Applications for *industrial* development shall be accompanied by a proposal and concept plan addressing such matters as water usage, environmental protection, landscaping, buffering, access, servicing, reclamation, and any other matters deemed necessary by the *Regional District*.

*See Section 9. Economic Development and Employment under Part 2 of this plan for further policies related to industrial development.*

## 4.5 INSTITUTIONAL LAND USE POLICIES

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- 4.5.1 Lands designated for public and *institutional* development, such as medical facilities, community halls, churches, open space, recreation and playground facilities, and public utility buildings, are indicated on Maps 1 through 7.

*See Section 8. Community Well-Being under Part 2 of this plan for further policies related to institutional development.*



## 4.6 AGRICULTURAL LAND USE POLICIES

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All of the lands designated Agriculture in this OCP are within the Agricultural Land Reserve (ALR) and as such, they are regulated by the Agricultural Land Commission (ALC). The mandate of the ALC is to preserve agricultural land and encourage the establishment and maintenance of farms. The Agricultural Land Reserve Use, Subdivision, and Procedure Regulation designates what is considered a 'farm use'. In addition to the uses one would normally associate with farming, some of the other activities considered as 'farm use' include equestrian facilities, agritourism (other than accommodation), direct farm marketing, and wineries and cideries (including food and beverage service). SLRD bylaws may regulate some of these uses, but cannot prohibit them. Other uses that are permitted on the ALR only if not prohibited by local government regulations include kennels and pet boarding facilities, agritourism accommodation, and unpaved helipads and airstrips. The Board supports, in principle, economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products. There are very few agricultural activities occurring within Area A given the lack of Agricultural Land Reserve (ALR) land.

The Agricultural Land Commission has designated lands at the northeast end of Gun Lake and the Mowson Pond area as Agricultural Land Reserve. These blocks of land are identified as having the most agricultural potential in the area, although soil and moisture are limiting factors in the range of crops that can be grown. Currently, some land is used for grazing; however, this land is not located within the Agricultural Land Reserve.

- 4.6.1 Lands designated for agricultural use are indicated on Maps 1 through 7.
- 4.6.2 Permitted uses are defined by the Agricultural Land Commission, including *agriculture*, farm retail sales, agritourism, sand and gravel extraction, residential, and *auxiliary uses* related to these activities.
- 4.6.3 Support measures that are consistent with Agricultural Land Commission Regulations.
- 4.6.4 Subdivision and exclusion of land from the Agricultural Land Reserve is generally discouraged. The subdivision of those lands designated as Residential that fall within the Agricultural Land Reserve is at the discretion of the Agricultural Land Commission.
- 4.6.5 The following criteria shall be used when making decisions, recommendations, setting conditions of approval, application requirements and setting policy for Zoning Bylaws and *Development Permit Area* guidelines including but not limited to permitted uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area A:

- a) What is the agricultural potential of subject & adjacent parcels and how would it be affected?
- b) What is the agricultural capability rating of the land?
- c) Does the proposal, decision or action benefit / support / restrict farming on the property?
- d) Does the proposal, decision or action benefit / support / restrict farming on neighbouring properties?
- e) What is the impact on existing or potential farm uses?
- f) What is the potential for conflict between farm and non-farm uses?
- g) What are the good and bad examples of similar applications? What might
- h) the precedence be of those related applications, and/or of this application?
- i) Does it conform to regional & community planning objectives?
- j) Is there an alternate location outside ALR where a use or activity could be located?
- k) What alternative sites outside the ALR have been explored?
- l) What are the cumulative negative effects on *agriculture* of the proposal in conjunction with other development occurring in the area?
- m) How does the application align with the policies of this OCP, with the *SLRD Area A* and with other SLRD policies and bylaws?
- n) What is the recommendation of the professional agrologists at the Ministry of Agriculture and Food?

4.6.6 Agricultural Impact Assessments should be considered to measure the impacts of a proposed major rezoning, subdivision or non-farm use on the ALR or farmed lands. Mitigation should be required for identified impacts. An Agricultural Impact Assessment prepared by a qualified professional should address the following:

- a) Loss of ALR land and existing agricultural use, and consequential impacts on existing farm operations as a result of the development proposal;
- b) Severance or separation of ALR lands and areas of existing agricultural use from the main body of the ALR, or from the main portion of operating farms;
- c) Loss or alteration of access to ALR lands and existing agricultural use;
- d) Disturbance of drainage and aquifers affecting ALR lands and existing agricultural use;
- e) Disturbance of on-farm irrigation systems or other utilities;
- f) Disturbance of fencing and other works used for livestock control and property security;
- g) Increased noise near noise-sensitive agricultural operations;
- h) Increased public access and consequential problems (e.g., littering, vandalism, theft, interference with livestock etc.); and
- i) Disturbance of existing livestock and machinery movements, either on farm or between farm properties.

*See Section 8. Community Well-Being under Part 2 of this plan for further policies related to local food systems and agriculture.*

## 4.7 PARKS, RECREATION, AND OPEN SPACE LAND USE POLICIES

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- 4.7.1 Lands designated for park, recreation and open space are indicated on Maps 1 through 7.
- 4.7.2 Future subdivision of lakeshore properties shall favour the public use of the waterfront to the greatest extent possible through the provision of open space.
- 4.7.3 Pursuant to Section 510 of the *Local Government Act*, parkland dedication may be required at time of subdivision where a subdivision proposal is not exempt under section 510(3).

*See Section 7. Parks, Trails, and Outdoor Recreation under Part 2 of this plan for further parks, recreation, and open space policies.*

## 4.8 RESOURCE MANAGEMENT LAND USE POLICIES

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The Resource Management land designation identifies areas suitable for resource management activities. In order to retain natural features and rural character, in general retention of larger parcel sizes and lower intensity settlement uses are encouraged. The SLRD believes it is desirable to accommodate such energy projects under the Resource Management designation. Opportunities for independent power projects in Area A include small scale hydro electric generation facilities and geothermal energy production.

Policies for lands designated for resource management are as follows:

- 4.8.1 *Dispersed outdoor recreation* and sustainable natural resource use compatible with the social, environmental, and economic values of the community is supported on lands designated as Resource Management, as indicated on Maps 1 through 7.
- 4.8.2 Permitted uses on Resource Management lands are residential uses, *agriculture, resource extraction, silviculture, dispersed outdoor recreation, and auxiliary uses* related to these activities.
- 4.8.3 The development of small hydroelectric facilities is considered to be consistent with the Resource Management land designation where they are shown to be compatible with adjacent land uses, technically sound, environmentally responsible, socially responsible, and licensable.
- 4.8.4 In all Resource Management areas of the plan, the minimum parcel area shall be 40 hectares.

- 4.8.5 Review the zoning bylaw to ensure consistency with the OCP's Resource Management designations.

*See Section 13. Protection of the Environment under Part 2 of this plan for further resource management policies.*

## 4.9 COMMUNITY WATERSHED PROTECTION AREA POLICIES

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*Community watersheds* are designated by the Ministry of Environment and Climate Change Strategy under the *Forest and Range Practices Act*. Within the *community watershed*, water resources receive greater protection. There are stricter requirements for forestry and range activities, which are intended to prevent long-term change to background water quality, quantity, and timing of flow.

Eligible lands include those within any natural watershed area on which a community holds a valid water licence for drinking water purposes. The criteria for designating *community watersheds* stipulate that:

- a) Greater than 50 percent of the watershed area must be in Crown Land;
- b) The drainage area must be less than 500 km<sup>2</sup>; and,
- c) There is a maximum land area to water area ratio that is acceptable.

The Gun Lake Community Watershed Protection (CWP) Area (as shown on Map 3) is an informal watershed that does not have provincial designation. All other Community Watershed Protection (CWP) Areas are formally recognized and have provincial designation (as shown on Maps 1 and 2).

Policies that apply to lands designated as Community Watershed Protection Areas are as follows:

- 4.9.1 Community Watershed Protection Areas, as indicated on Map 1 to 3, includes formal (provincially-designated) and informal (not provincially-designated) *community watersheds* where lands shall be managed to maintain local water quality.
- 4.9.2 Permitted uses within Community Watershed Protection Areas are *dispersed outdoor recreation* and *auxiliary uses* related to these activities.
- 4.9.3 Intensive recreation, subdivision and rezoning of lands within Community Watershed Protection Areas shall be discouraged. Recreationalists are encouraged to minimize stream crossings and stay on existing trails to prevent erosion.

- 4.9.4 The *Regional District* advocates for the Ministry of Forests to ensure that forest practices within *community watersheds* are conducted in accordance with the B.C. Forest and Range Practices Act (FRPA).
- 4.9.5 The *Regional District* advocates for the protection of water resources against overuse, contamination, and *commercial* exploitation of Community Watershed Protection Areas through the BC Forest and Range Practices Act (FRPA).

*See Section 13. Protection of the Environment under Part 2 of this plan for further community watershed related policies.*



*Photo of Upper Bralorne Townsite with Hospital at Top*

## 5. HOUSING

### 5.1 INTRODUCTION

Area A's aging housing stock and the popularity of recreational properties in the area make it very difficult to estimate housing need. However, it is likely that population and dwelling count statistics are not providing a full picture of real housing demand.

A recent increase in the local population suggests that there is a need for more housing in the area. Findings from the 2020 SLRD Housing Need and Demand Study suggest a need to encourage limited further residential development to ensure housing form continues to meet the needs of the local population over time. If Area A were to grow at the same rate as the rest of the region, the Housing Need and Demand Study projects that by 2041 the community would have an additional 76 people (38 households). This means that by 2041 a total of 38 new dwellings would be needed. The Study found that a variety of housing types is needed, suggesting that new housing units should comprise of 22 one-bedroom or studio units, 14 two-bedroom units, and two three-bedroom units.

The Housing Need and Demand Study predicts that the older housing stock seen in many parts of Area A could become an issue for the area as housing has the potential to fall into a state of disrepair. This suggests a need for housing policy that considers not only how to encourage new

housing development on vacant land, but also how housing policy could encourage maintenance and repair of existing housing, as well as opportunities for increased housing flexibility.

The Housing Need and Demand Study identified the following as key housing challenges for Area A:

- Road access to residential areas
- Lack of homes and land for purchase to attract new families and workers to the area
- Lack of rental options, particularly for seasonal workers
- Lack of new housing development or developer interest
- Competition for housing from part-time residents who may have higher incomes than year-round residents
- Aging housing stock and abandoned homes
- Mismatch between who needs housing and the type of housing available
- Accessibility of homes
- Aging population and challenges in access to services for seniors and distance from health care and emergency services
- Significant number of individuals living alone
- Low population of children to support the provision of a school

The residents of Area A have shown strong support for protecting the wilderness character of the area and largely do not want to see extensive development in the area. At the same time, residents recognize the need for additional housing and some have shown support for creating housing flexibility and encouraging increased density on existing residential lots through secondary suites and carriage houses. There is limited support from residents to create further residential development on Crown land and in undeveloped areas. Support is also somewhat limited for an increase in density that would allow *multifamily residential* development in more populated neighbourhoods. Many residents would also like to see a focus on creating access to housing for existing residents by limiting short term rentals in certain areas. This should be investigated further in the future to see if there is a need to regulate short term rentals.

Existing residential development within the *plan* area is primarily located in Gold Bridge, Bralorne, Gun Lake, Lajoie Lake, Tyaughton Lake, Gun Creek Road, and Marshall Lake. Limited residential development can also be found in otherwise undeveloped areas of the Marshall Valley (southeast of Marshall Lake on Marshall Lake Road), southeast of Carol Lake, on the southeastern portion of Liza Lake, and north of Mead Lake.

The average lot size in Area A overall is 15.7 ha; however, this number can vary greatly from neighbourhood to neighbourhood. The typical lot size within the central neighbourhood of Gold Bridge is small, ranging from under 200 m<sup>2</sup> to 450 m<sup>2</sup>. There is potential to increase the available number of homes in Gold Bridge through subdivision of lots on the periphery of the neighbourhood; however, expansion of Gold Bridge is somewhat constrained by steep slopes and adjacent *waterbodies*.

The typical lot size within the neighbourhood of Bralorne is also small, ranging from just over 500 m<sup>2</sup> to 750 m<sup>2</sup>. The outlying lots, which are not serviced by the neighbourhood water and sewer system, range from 0.4 hectares to 20 hectares. There is considerable potential in Bralorne to increase the number of homes through subdivision of outlying lots, however, the availability of water, the limited capacity to expand community water and sewer systems, and the presence of geotechnical hazards are significant constraints. Should further subdivisions occur, the community has expressed a desire to ensure that the existing character and scale of the neighbourhood is maintained.

311 parcels are located around Gun Lake, Lajoie Lake (also known as Little Gun Lake), and Hess Road. Of these 311 parcels, 262 are privately owned and 49 are Crown Land. While a few of these privately owned parcels are not developed, most have buildings which serve as summer accommodation and a few have residences that are occupied year-round. In the early 2000s, Gun Lake saw some new residential development and renovation of existing buildings.

Many of the lake front lots are in the one-hectare range and there is little potential remaining to subdivide on Gun Lake. Current zoning requires a minimum 0.8-hectare lot size for residential use; however, some subdivisions formed prior to the bylaw being in place are less than 0.2 hectares with limited lake frontage. Some sectors of the community oppose any future provisions for allowing further density or significant new residential development adjacent to the lake or on the surrounding Crown lands.

Other residential developments in the Upper Bridge River Valley are found on Tyaughton Lake, which has approximately sixty parcels on or adjacent to the lake shore, and Gun Creek Road, which has approximately sixteen acreages. Tyaughton Lake has a variety of lot sizes, with some of the smaller lots being 0.4 to 0.8 hectares.

Overall, there is a need to balance interests of each distinct neighbourhood, while recognizing the need for additional housing and the desire to maintain the rural character of the area. The plan principles which are intended to guide housing policy directions are Principle 3: Authenticity and Uniqueness and Principle 6: Affordable and Accessible Housing.

## 5.2 HOUSING OBJECTIVES

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- 5.2.1 To recognize housing as a human right and promote improved access to housing for all.
- 5.2.2 To facilitate provisions that ensure housing continues to meet the needs of residents over time.
- 5.2.3 To ensure future development is consistent with the wilderness character of the area.



## 5.3 HOUSING POLICIES

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- 5.3.1 Ensure that the zoning bylaw provides opportunities to create further housing flexibility and diversity, including provisions to support the following where appropriate:
- a) *auxiliary* dwelling units (such as carriage homes);
  - b) facilities and housing for aging in place;
  - c) smaller housing forms;
  - d) *commercial* live/work spaces (specifically in main neighbourhoods); and
  - e) *multifamily housing* development (specifically in Bralorne and Gold Bridge).
- 5.3.2 Those lakes without existing residential lakeshore development, or that are still primarily undeveloped, should be retained as wilderness lakes and protected from future development.
- 5.3.3 Evaluate residential development proposals on a case-by-case basis with consideration for local and environmental impacts.
- 5.3.4 Ensure ongoing availability of residential land by undertaking an inventory of current and potential future residential lands.
- 5.3.5 Encourage the development of *affordable housing*, and consider developing regulations or agreements that permit a range of housing types and foster renovation of older buildings where feasible.
- 5.3.6 Encourage a high standard of energy efficiency for all new residential construction.
- 5.3.7 Where appropriate, support provisions to encourage industry to invest in housing legacy projects, as opposed to camp housing.
- 5.3.8 Explore partnerships for housing that serves residents and employees in the area.
- 5.3.9 Work with non-profit housing societies to ensure provision of *affordable housing* in response to need identified in the community.



Source: Bralorne Pioneer Museum

Historical Photo of 'The Royal Hotel' in Gold Bridge in 1935

## 6. ARTS, CULTURE, AND HERITAGE PROTECTION

### 6.1 INTRODUCTION

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Area A has a rich cultural history that includes both Indigenous cultural heritage artifacts and 1930s mining era architecture. Substantial effort has already been put into renovating historic buildings in Area A. A community church was successfully renovated and a number of renovations have been done to the Haylmore Site over the years. In 2003, the SLRD passed a bylaw to designate the Haylmore Site as a heritage property. The property is the site of a heritage cabin, mine recording office, and placer mine which belonged to Will Haylmore, one of the original surveyors in the Bridge River Valley. In 2017, the Bridge River Valley Community Association purchased the Bralorne Pioneer Mines Office Building to begin the process of relocating the Bralorne Pioneer Museum into this building. Renovations are currently underway to convert the building into a mixed-use building that includes the museum, as well as residential, commercial, and office space.

Further efforts for heritage preservation have been undertaken more recently with the development of the 2022 SLRD Community Heritage Register. The Register formally recognizes heritage sites, enables staff to monitor proposed changes to sites through a permitting process, and allows an owner to access federal and provincial funding to assist with maintenance, restoration, and

conservation. To date, the following five properties in Area A have been included in the Heritage Register:

- Haylmore Heritage Site;
- Bralorne Pioneer Mines Office Building;
- Bralorne Community Church;
- Bralorne Hall; and
- Gold Bridge Teacherage.

The SLRD continues to research further sites that could be added to the register.

In general, community members seem to support heritage building preservation but at the same time feel there is a need to recognize the financial burden associated with restoration of heritage buildings where they have not been maintained and are in a state of disrepair. Where new development is proposed, the community generally supports design that is sensitive to both the heritage and wilderness characteristics of the area.

The *plan* area shows high heritage value combined with excellent possibilities for local benefits from greater recognition and protection of these resources. Effective management of heritage resources should start with an archaeological and heritage resource inventory.

Overall, the community seems to support heritage preservation for existing buildings and an emphasis on sensitivity to local heritage and wilderness characteristics where new development is proposed. The plan principles which are intended to guide policy directions found within this section are Principle 1: Reconciliation and Collaboration and Principle 3. Authenticity and Uniqueness.

## 6.2 ARTS, CULTURE, AND HERITAGE OBJECTIVES

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- 6.2.1 To facilitate the identification, protection, and conservation of heritage resources, including historical buildings, archaeological sites, and historic trails.
- 6.2.2 To recognize and celebrate both the rich Indigenous and 1930s era mining history of the area.
- 6.2.3 To embed opportunities for reconciliation in all decision-making and foster strong partnerships based on mutual respect and understanding with St'át'imc.

## 6.3 ARTS, CULTURE, AND HERITAGE POLICIES

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- 6.3.1 Where a development overlaps with a known archaeological site, a qualified person shall be engaged by the developer to determine the appropriate measures for managing impacts to the archaeological resources.
- 6.3.2 Where a subject property (for rezoning, subdivision, or other land development application) lies within an area of high or moderate archaeological potential, as outlined in the BC Provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) database, a preliminary archaeology field reconnaissance may be required before an application can be approved.
- 6.3.3 Within the communities of Bralorne and Gold Bridge, DPA 1: Heritage Commercial shall apply for all renovations to existing *commercial* buildings and construction of new *commercial* buildings (as shown on Map 8).
- 6.3.4 DPA 4: Commercial and Multifamily Residential Form and Character shall apply for any *commercial, industrial, or multifamily residential* development within Area A.
- 6.3.5 Creative approaches to satisfying the Provincial building code requirements are supported and encouraged in order to permit the renovation of mining era buildings with historical significance.
- 6.3.6 Explore funding opportunities for a SLRD Heritage Strategic Plan that incorporates Area A's heritage assets.
- 6.3.7 Encourage formal designation of known heritage sites in Area A.
- 6.3.8 Continue to support the preservation of Haylmore Heritage Site.
- 6.3.9 Continue to research sites for heritage and/or archaeological significance and add to the Heritage Register.
- 6.3.10 The *Regional District* advocates for the designation of historic and heritage trails by interested parties.
- 6.3.11 Explore funding opportunities for preservation of heritage resources (e.g., interpretative signage, plaques).
- 6.3.12 Work with the Bridge River Valley Community Association (BRVCA), St'át'imc, and other relevant interest groups to promote heritage resources through publications, displays, events, and similar tools.

- 6.3.13 Continue to work with Indigenous groups and other relevant agencies to address the identification and protection of heritage sites and cultural areas.
- 6.3.14 Encourage continued collaboration with and opportunities to learn from the St'át'imc people.
- 6.3.15 Review and update the 2013 Area A Community Asset Inventory to ensure it still reflects important community landmarks, buildings, and other assets.



*Photo of Mountain Bikers at Spruce Lake*

## 7. PARKS, TRAILS, AND OUTDOOR RECREATION

### 7.1 INTRODUCTION

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Area A has high recreation value that attracts hikers, campers, horseback riders, ATV users, mountain bikers, boaters, hunters, and fishing enthusiasts. In the winter, the area is popular for heliskiing, cross-country skiing, and snowmobiling.

A range of public recreational facilities services the community. Bralorne has a community park. On Gun Lake there is a boat launch at the south end of the lake, which is managed by the Bridge River Valley Community Association (BRVCA), as well as a designated recreation site on the southwest shore of the lake which is managed by the Ministry of Forests. The other lakes in the area, including Tyaughton Lake (Friburg Recreation Site), Mowson Pond, Pearson Pond, Marshall Lake (Marshall Lake North and Marshall Creek Recreation Sites), Kingdom Lake, Lost Lake, Carol Lake, and Mud Lakes have Forestry Recreation Sites that are more rustic with undeveloped campsites. Gun Creek Recreation Site is a well-maintained recreation site in Area A. The Gun Creek Recreation Site is operated by BC Hydro and includes amenities such as tables, toilets, and 16 campsites.

The BRVCA Trail Committee is working on legalizing existing trails in the Bridge River Valley for various user groups on an ongoing basis. The Trail Committee has a website and uses Trailforks,

an interactive online mapping program, as a tool for the public to access information on trails in the area. The Trail Committee manages the trail systems in South Chilcotin Mountains Provincial Park and Big Creek Provincial Park through Trailforks on behalf of BC Parks. There are trails for every user group in the valley.

Other sites suitable for recreation use include the trail along Gun Creek, which provides access to South Chilcotin Mountains Provincial Park, the Gun Lake recreational trail, and various trails in and around Bralorne. A number of recreation areas have received provincial designations over the past decade. Gwyneth Lake Provincial Park and Bridge River Delta Provincial Park were officially designated as provincial parks in 2010.

In 2022, Bralorne Recreation Area (Sunshine Mountain) received provincial recreation site status. The site is a popular destination for mountain biking, hiking, skiing, and snowboarding. The Bralorne Recreation Area is operated by the Bralorne Recreation Area Committee (BRAC) and managed by the Bridge River Valley Community Association (BRVCA). BRAC has a three-phase management plan that they are working through to implement recreational infrastructure improvements. Improvements identified within the management plan include plans for new mountain bike trails, gladed ski runs, a new alpine safety hut, and renovations to the historic ski cabin.

The Bridge River Valley has become a snowmobiling mecca in recent years, with many of the communities in Area A offering sled trails. The East Hurley, Noel Valley and Kingdom Lake FSR provide unlimited sledding options. Many trails can also be accessed directly from the community of Bralorne. The Taylor Basin zone in the Tyaughton Lake area is another popular sledding area which includes a historic mining cabin. Northeast of Gun Lake, Slim Creek offers the largest area for sledding in the Valley (pictured in Figure 7.1.1.). All destinations offer spectacular views and riding experiences. The Bridge River Valley Snowmobile Club grooms the major routes into the snowmobiling areas.

FIGURE 7.1.1. – SLEDDING IN SLIM CREEK AREA



*Photo: Bridge River Valley Community Association*

Some residents have shown preference for recreation opportunities that support the needs of locals rather than tourists. While there is significant demand for recreational properties, some comments have come forth from the community indicating that more official park space is needed in the area. The issue of maintenance or improvements to the existing parks has been raised by the community, as a number of sites are under utilized due to a lack of amenities or inadequate access. Some additional suggestions for improvement to the community open space and recreational system included a well-serviced overnight campground, and an additional day-use site and improved boat launch on Gun Lake. The community has largely shown support for creating an official, mapped trail system for motorized and non- motorized recreation, to serve as an amenity for both locals and tourists.

Overall, there seems to be support for ongoing maintenance of, and improvement to, existing parks and trails from the community. At the same time, some residents also seem to support potential opportunities to create new recreation opportunities. Some residents indicated that there is a need to balance local needs and priorities, with promotion of recreation opportunities to visitors. A particular focus on low-impact recreational opportunities was also highlighted by many residents, noting the importance of being sensitive to the environment and wildlife habitat in the area. The plan principles which are intended to guide parks, trails, and outdoor recreation policy directions are Principle 7: Resilient Natural Environment and Principle 8: Access to Parks, Trails, and Outdoor Recreation.



## 7.2 PARKS, TRAILS, AND OUTDOOR RECREATION OBJECTIVES

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- 7.2.1 To recognize the need to balance access to outdoor recreation opportunities with preservation and environmental protection.
- 7.2.2 To support sustainable, well-maintained, and effectively managed parks and trails in Area A.
- 7.2.3 To prioritize the outdoor recreation opportunities that support the needs of residents.
- 7.2.4 To balance the needs of motorized and non-motorized trail users, and advocate for the designation of multi-use trails where appropriate.

## 7.3 PARKS, TRAILS, AND OUTDOOR RECREATION POLICIES

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- 7.3.1 The *Regional District* considers environmental protection of all natural *waterbodies* to be of high importance, but will support outdoor recreation uses of these areas, where such use can be shown to be compatible with preservation and enhancement objectives.
- 7.3.2 Where possible, parks and trails shall be planned, designed, and maintained to provide for fire protection and mitigation.
- 7.3.3 The *Regional District* advocates for the retention of recreation sites by responsible Provincial agencies in the *plan* area for the benefit of residents and visitors.
- 7.3.4 The *Regional District* advocates for improvements to the following existing Provincial Recreation Sites:
  - a) Mowson Pond Recreation Site;
  - b) Friburg Recreation Site;
  - c) Marshall Lake North Recreation Site; and
  - d) Marshall Creek Recreation Site.
- 7.3.5 The *Regional District* advocates for BC Hydro to manage the Downton and Carpenter Reservoirs to enhance their aesthetic and recreational values and to provide and maintain boat access and launch facilities on both Reservoirs.
- 7.3.6 The *Regional District* advocates for the responsible Provincial agencies to improve information and interpretive signage emphasizing recreational opportunities.

- 7.3.7 Support development of a Trail Master Plan. The Plan should provide a framework for management and maintenance of trails within the area by identifying short-term and long-term priorities for trails in the area.
- 7.3.8 Implement the SLRD Electoral Area A Regional Parks and Regional Trails Service Bylaw to ensure ongoing management of SLRD parks and trails in the area.
- 7.3.9 The *Regional District* advocates for the responsible Provincial agencies to effectively maintain land under their jurisdiction that is designated for Park use.
- 7.3.10 The *Regional District* advocates for the responsible Provincial agencies to convert appropriate Recreation Reserves in the valley into active Recreation Sites, with a local organization taking on management.
- 7.3.11 Work with the Bridge River Valley Community Association (BRVCA) Trail Committee and BRVCA Bralorne Recreation Area Sub Committee to determine an appropriate location for the development of a small-scale community bike park in an established neighbourhood.
- 7.3.12 Discourage outdoor recreation and trail development in *environmentally sensitive areas*.
- 7.3.13 Motorized vehicles should be limited to traversing wildlife *corridors* using the most direct and least deleterious route.
- 7.3.14 The SLRD recognizes that the St'át'imc have many heritage trails in Electoral Area A.
- 7.3.15 Support improvements to, and development of, public recreation sites and water access points.
- 7.3.16 The *Regional District* advocates for the responsible Provincial agencies to ensure effective enforcement on recreational sites and trails.
- 7.3.17 The *Regional District* advocates for the responsible Provincial agencies to create improved staging points for trail users (e.g., parking areas, signage).



*Photo of Harry Cain, Pioneer Mines General Manager and David Sloan, Managing Director; 1930*

## 8. COMMUNITY WELL-BEING

### 8.1 INTRODUCTION

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Area A falls within the School District #74. Gold Bridge has one 2-room community elementary school employing a single teacher. High school students are currently boarded in Lillooet and attend school there.

A school is often viewed as the anchor of the community for education, community involvement, extracurricular activities, and public space. The community has expressed a desire to see steps taken to ensure the school remains a vital feature of Area A, which points to the need to promote some level of population growth and ensure that services for families are in place. It has been reported that often families move out of the area when the children's education needs are no longer met in the community. School District #74 is in the early planning stages of expanding the scope of the Gold Bridge Community School to include a Distributed Learning Program for Grades 10 to 12. This would provide Area A children and youth with local education opportunities from kindergarten through high school.

Services within the Electoral Area A that are provided by Provincial agencies include electricity, a post office in Gold Bridge, and an ambulance service, also based out of Gold Bridge. No need for additional public lands for provincially provided services has been identified.

Community health in the *plan* area is administered as part of the Interior Health Authority and the Thompson/Cariboo Health Service Delivery Area. Medical services are available at Lillooet Hospital. The ambulance service is the primary method of taking patients to the Hospital but increasingly air ambulance is being used in serious incidents due to the remoteness of Area A.

Police protection is available from the RCMP's Lillooet detachment but no facilities or staff are located in the Upper Bridge River Valley. Neighbourly monitoring as a crime control method. Bylaw enforcement, particularly relating to unauthorized construction, is another issue raised by the community.

Area A has limited land that is suitable for large-scale agricultural production; however, there is opportunity for small-scale local food production to support local food systems.

The preservation of agricultural land and the promotion of farming are integral to the well-being of Area A residents, and the region as a whole, by creating food security. Food security can be defined as a situation in which:

1. the community has assured access to adequate and appropriate food;
2. farmers and others working in the food industry are able to earn a living wage by growing, producing, processing, handling, retailing and serving food; and,
3. the quality of land, air, and water are maintained and enhanced for future generations.

The plan principle which is intended to guide policy directions found within this section is Principle 1: Reconciliation and Collaboration, Principle 2: Conservation of Natural Resources, and 4: Community Well-Being.

## 8.2 COMMUNITY WELL-BEING OBJECTIVES

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- 8.2.1 To cultivate an environment of healthy, active community members who have access to care, recreation, leisure, and opportunities for life-long education and learning.
- 8.2.2 To increase capacity for emergency response by ensuring that appropriate measures are in place (e.g., helicopter staging areas, fuel mitigation, medical services, road access, communication systems).
- 8.2.3 To promote health and safety of the community by encouraging the improvement of medical services and fire and police protection.
- 8.2.4 To foster cooperation among all agencies involved in planning and land use in the area.
- 8.2.5 To support local food security by increasing local capacity to produce food and protect land that is suitable for food production.
- 8.2.6 To recognize, preserve, improve, and expand the agricultural land base in the plan area.

## 8.3 COMMUNITY WELL-BEING POLICIES

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### General

- 8.3.1 Recognize the statutory responsibilities of Federal and Provincial government agencies and work with these agencies to facilitate the provision of services, including health care, policing, emergency services, and road maintenance.
- 8.3.2 Support context-specific, local in-person and online education and recreational opportunities for all ages.
- 8.3.3 Support the ongoing operation of Gold Bridge Community School.
- 8.3.4 The *Regional District* advocates for the School District No. 74 to continue to provide adequate educational facilities and services to the children in the plan area.
- 8.3.5 Foster opportunities to incorporate St'át'imc Indigenous knowledge and practices into community development.

### Local Food Systems and Agriculture

- 8.3.6 The owners of agricultural lands are encouraged to facilitate the use of the land for agriculture by actively farming, leasing or loaning their lands to persons that would undertake active farming.
- 8.3.7 Food security should be supported through community gardens and agricultural land trusts, public edible landscaping, responsible composting and animal rearing, preservation and appropriate use of the Agriculture Land Reserve, support of local food growers and community kitchens, food distribution and cooking programs and food and nutrition education.
- 8.3.8 Where appropriate, encourage development of community garden facilities and/or greenspace for new multifamily residential development.
- 8.3.9 Support initiatives to build capacity for local food production and consider working with government agencies, non-profits, and the School Districts to provide food preservation education using publicly accessible facilities.
- 8.3.10 Encourage innovation with regard to land use and policies that support growing, processing, preserving, and storing food.



Historical Photo of BC Hydro's Bridge System Penstocks

## 9. ECONOMIC DEVELOPMENT AND EMPLOYMENT

### 9.1 INTRODUCTION

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The 2021 census indicates that of the 250 people 15 years and over in Area A, 58% are employed. 2021 census data also suggests that only 26.2% of Area A residents commute to work within the Electoral Area. This means that the majority of Area A residents commute to other parts of the Squamish-Lillooet Regional District for work (41.0% of residents) or to other parts of British Columbia outside of the *regional district* (32.8% of residents).

The moderate price of housing makes Area A a good location for the development of *home-based businesses*. Community members have successfully developed several business ventures in this category. One of the limiting factors to growth in *home-based businesses* is the limited business services available locally. The 2019 COVID-19 pandemic also provided more opportunities for work-from-home or remote work. Census results indicate a slight rise in employees working from home between 2016 and 2021, with 35 people worked from home in Area A in 2021. This is a rise from 2016 where only 25 employees worked from home. Remote work is likely to continue seeing growth in Area A as more services, such as high-speed internet, become readily available.

The main factor limiting economic development in Area A is the remoteness of the area from major centres, which affects the number of tourists coming to the area, the ability of local merchants to access supplies, and the number of permanent residents that support local businesses year-round. The Hurley River Forest Service Road (FSR) provides the shortest route between Area A and the major population centre of Vancouver, but this route is seasonal and the low level of maintenance deters traffic. The route from Vancouver via Lillooet and Highway 40 takes approximately five hours to drive, which is also a perceived barrier to increased tourism. These and other transportation issues are addressed in the Transportation section.

Residents have expressed a desire to focus attention on retention of existing businesses and businesses that support the needs of locals. The community has not expressed a need for the designation of additional *Commercial* lands. Within Gold Bridge and Bralorne there are still vacant *commercial* properties available. The supply is much more limited on Gun and Tyaughton Lakes; however, the community has expressed a desire to limit further *commercial* development in these areas. Residents are particularly concerned with maintaining the character of the existing neighbourhoods as further *commercial* development occurs. In Gold Bridge and Bralorne, maintaining the 1930s mining town character is recognized as an important initiative to build on future tourism potential. On Gun Lake, residents would like to see the scale of *commercial* activity remain consistent with the existing small-format *commercial* uses.

FIGURE 9.1.1. – TWO MINERS UNDERGROUND, 1949



Photo: Bralorne Pioneer Museum

Within the *plan* area there are four sites designated as Industrial. West of Gold Bridge and the Bridge River, there are approximately 50 hectares designated as Industrial. These lands share a combination of private ownership, ownership by BC Hydro, and mineral claims. There are few *industrial* activities being carried out on these properties. Future developments should give consideration to the fact that these lands are at the entrance way to the community. Within the neighbourhood of Gold Bridge there are four parcels of private land designated as Industrial, totaling less than 0.2 hectares, and largely used for equipment storage and habitation. The neighbouring properties are designated as Residential. Future consideration should be given to potential conflict between adjacent uses by providing a separation between Residential and Industrial lands.

On the western edge of the neighbourhood of Bralorne there are approximately 5 hectares of private land designated as Industrial and serving as a mine site. Also, west of Bralorne there are approximately 40 hectares of Industrial lands, which contain a tailings pond servicing the mine. The community has not expressed a need for the designation of additional Industrial lands.

The plan principle which is intended to guide economic development and employment policy directions is Principle 5: Sustainable Local Economy.

## 9.2 ECONOMIC DEVELOPMENT AND EMPLOYMENT OBJECTIVES

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- 9.2.1 To promote an inclusive, diverse, and resilient local economy that functions year-round, sustains local businesses, promotes well-being, offers a living wage, and supports community development.
- 9.2.2 To create a cohesive village centre that serves as a focal point for residents and allows businesses to increase their viability through sharing infrastructure and drawing visitors to a central location.

## 9.3 ECONOMIC DEVELOPMENT AND EMPLOYMENT POLICIES

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- 9.3.1 Encourage responsible and sustainable tourism development in designated areas with a focus on minimizing negative impacts to the local character of the area.
- 9.3.2 Foster a variety of recreational opportunities for residents and visitors, where both direct and indirect employment benefits for local residents can be realized.
- 9.3.3 Support Bralorne and Gold Bridge as the main *commercial* centres for Area A, prioritizing new *commercial* development in these areas.



9.3.4 Temporary Commercial and Industrial Use permits will be considered for all lands within the plan area as outlined in Part 3: Temporary Use Permits.



Photo of Road 40

## 10. INFRASTRUCTURE AND ASSETS

### 10.1 INTRODUCTION

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In 2007, responsibility for the Gold Bridge water system was transferred from the Gold Bridge Improvement District to the SLRD with water being supplied from Ferguson Creek. The Gold Bridge water system had some upgrades in 2010, with the development of a ground water source and disinfection with sodium hypochlorite, ending a boil water advisory in effect since 1990. The SLRD received funding in 2022 for the development of an Asset Management Plan for the Gold Bridge water system.

Bralorne's water system has seen several major upgrades. Most notably, in the 1970's the majority of the original wood stave piping was replaced with PVC, and in 1992 a new well, pumping station and 300 cubic meter storage tank was added. A Water System Condition Assessment was completed in 2020 for use in asset management, cyclical maintenance, and capital planning.

Gun Lake residents receive water directly from Gun Lake or wells in the vicinity. The lake varies in water quality on a seasonal basis; however, occasional Ministry of Health water sampling has shown no immediate health concerns. Domestic water for residences and businesses on Tyaughton Lake is lake or well water. Most Gun Creek Road residents receive water from

Pearson Creek through shared private systems. Lajoie Lake has a community water system drawing from Penrose Creek. Marshall Lake residents draw from the lake, as well as two nearby streams.

Most of Bralorne Townsite 1 and 2 are now serviced with a community sewer system. Sanitary upgrades to the Bralorne sewer system have been underway since 2014. Recent improvements have also included upgrades to the section of sewer line in Townsite 1 on Marmot Crescent and Townsite 2 on Hawkes Avenue, as well as construction of a new wastewater treatment facility. In 2021, a pilot project was initiated to tie remaining Whiting Avenue properties into the new Bralorne community sanitary system. The SLRD plans to discharge the old sanitary system by January 1, 2031 which means remaining properties must be connected to the new system before this time.

All other properties throughout Electoral Area A utilize individual septic systems.

The *plan* area is well supplied with electric power from local B.C. Hydro generating facilities. A distribution line from the Lajoie facility feeds the Gold Bridge and Gun Lake areas and another line feeds the lower neighbourhoods of Bralorne. Residents of the upper neighbourhoods in Bralorne have expressed a desire to see the service extended up the hill. A transmission line joining the Lajoie and Seton facilities feeds the Tyax substation which supplies Gun Creek Road and Tyaughton Lake.

In 2021, the Bralorne Pumphouse and Reservoir received FireSmart upgrades, including a new Class A roof and vegetation removal. These upgrades were funded by over \$9,000 in funding through the 2021 UBCM FireSmart Community Funding & Supports (FCFS).

The SLRD maintains Area A Refuse Grounds, Bralorne Water, Gold Bridge Water, Bralorne Sewer, Gold Bridge Street Lighting, and Bralorne Street Lighting through Parcel Taxes and Tax Requisition funds. The Area A Refuse Grounds includes a recycling area, a share shed, and an area for forest debris that gets burned yearly. It also has a Septage Trench for septage that is pumped from Septic Tanks.

The SLRD funds the following through Parcel Tax and Tax Requisition funds: Bralorne Fire Protection, Gun Lake Fire Protection, Bralorne Pioneer Museum, Bralorne TV, Haylmore Heritage Site, Area A Asset Preservation, Area A Cemetery, and the Bridge River Valley Community Association (BRVCA). The Haylmore Heritage Site is also home to a Tourist Information Booth. The Gold Bridge Community Resource Center is an information and business center run by the BRVCA.

Overall, community members have shown support for continued improvements to infrastructure and services in the area to serve the community. Some residents do not support extensive infrastructure and service upgrades to improve access for tourism.

The plan principles which are intended to guide the policy directions found within this section are Principle 2: Conservation of Natural Resources, Principle 4: Community Well-Being, and Principle 7: Resilient Natural Environment.

## 10.2 INFRASTRUCTURE AND ASSETS OBJECTIVES

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- 10.2.1 In conjunction with other agencies, to ensure community services meet the needs of residents and are at an appropriate level given the rural context of the area.
- 10.2.2 To engage with residents when new infrastructure and assets are being considered.
- 10.2.3 To facilitate the safe and cost-effective provision and maintenance of water, sewer, and solid waste services.

## 10.3 INFRASTRUCTURE AND ASSETS POLICIES

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- 10.3.1 Support the development and maintenance of community water systems and domestic water supplies to meet present and future needs at quality standards safely within established drinking water norms.
- 10.3.2 Boundaries within which the *Regional District* provides water and sewer services have been established, as indicated on Maps 2 and 4. The *Regional District* shall consider extending water and sewer services contingent on economic feasibility, engineering constraints, and a secondary planning process.
- 10.3.3 The *Regional District* advocates for the provincial government, non-profit organizations, and private businesses to assist in providing the best and current communications systems.
- 10.3.4 The design of new community water systems shall take into consideration public safety as the highest priority.
- 10.3.5 Support the following process when establishing future service areas:
  - a) Request by residents to establish a service area;
  - b) Feasibility analysis funded by the proponents or grants;
  - c) Referendum by affected property owners.
- 10.3.6 Prioritize infrastructure improvements that focus on strengthening emergency response and evacuation measures (e.g., designated landing areas for helicopters, improved road access, emergency communication systems).

- 10.3.7 The *Regional District* advocates for communication system improvements that are done in a way that is respectful of the rural character of the area.
- 10.3.8 Support the adoption of *green infrastructure* and rainwater management approaches to addressing hydrological issues related to stormwater.
- 10.3.9 Support electrical infrastructure improvements.
- 10.3.10 The *Regional District* advocates for ongoing and frequent water quality monitoring.
- 10.3.11 Implement a time-based program (asset management program) for infrastructure as per 9-2017 Asset Management Policy.



*Photo of Tyaghton Lake*

## 11. CLIMATE ACTION, ADAPTATION, AND MITIGATION

### 11.1 INTRODUCTION

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As a signatory to the Provincial Climate Action Charter, the SLRD has committed to:

- Become carbon neutral in its own operations;
- Measure and report on its community GHG profile; and
- Create complete, compact, more energy efficient communities.

Area A recognizes the need for climate responsibility, mitigation, and adaption. Important to this recognition is understanding that the impacts of climate change are already impacting the region in the form of extreme weather events and supply of natural resources.

While data specific to Area A is not available, general information from the updated 2007 Community Energy & Emissions Inventory (CEEI) suggests the most significant contributors to greenhouse gas emissions in the SLRD are:

- on road transportation;
- buildings – heated by a range of sources including fossil fuels and electricity;
- solid & liquid waste – disposal of wastes rather than reuse and/or recovery;
- deforestation – primarily from settlement.

The plan principles which are intended to guide the policy directions found within this section are Principle 2: Conservation of Natural Resources and Principle 7: Resilient Natural Environment.

## 11.2 CLIMATE ACTION, ADAPTION, AND MITIGATION OBJECTIVES

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- 11.2.1 To take a proactive approach to climate action, mitigation, and adaptation to increase the resiliency of Area A.
- 11.2.2 To protect public and ecological health, improve visual air quality, and reduce the emission of greenhouse gases and air pollutants within the region.
- 11.2.3 To develop an appropriate greenhouse gas emissions reductions strategy for Electoral Area A that takes into account local social, economic, and ecological conditions.
- 11.2.4 To achieve carbon neutral local government operations.
- 11.2.5 To work towards achieving the Provincial target of reducing greenhouse gas emissions to 80 per cent below 2007 levels by 2050.
- 11.2.6 To recognize the interrelated nature of environmental protection, climate adaptation, and hazard planning.

## 11.3 CLIMATE ACTION, ADAPTION, AND MITIGATION POLICIES

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- 11.3.1 The SLRD shall work toward achieving carbon neutral local government operations.
- 11.3.2 The SLRD supports continued work towards regional greenhouse gas reductions, including:
  - a) Increasing local renewable power generation in an effective manner.
  - b) Improving transportation options.
  - c) Improving the healthfulness of buildings.
  - d) Development of non-polluting industries to augment the local economy.
  - e) Applying Smart Growth, and other sustainability principles.
  - f) Working towards a zero-waste approach.
  - g) Supporting net zero deforestation, reforestation and afforestation.
- 11.3.3 Encourage community education on climate change, environmental protection and responsibility.

- 11.3.4 Encourage new development that is environmentally conscious with consideration for features such as energy efficient and ecofriendly building design, and *green infrastructure* and rainwater management techniques.
- 11.3.5 The *Regional District* advocates for the Ministry of Transportation and Infrastructure, and other relevant agencies, to action infrastructure improvements required to adapt to extreme weather events and other impacts of climate change.
- 11.3.6 Support the application of disincentives to discourage the open burning of potential power sources (burning that creates waste and harmful air quality issues), and the application of incentives to encourage the shift to cleaner and more efficient woodstoves or other similar devices.
- 11.3.7 The *Regional District* advocates for government agencies, Indigenous communities, industries, non-profit organizations to develop and implement strategies to reduce diesel particulate matter and wood smoke, which are key contributors to the production of black carbon.
- 11.3.8 The *Regional District* advocates for government agencies, Indigenous communities, industries, non-profit organizations to develop and implement strategies to reduce the precursors to ground-level ozone including nitrogen oxides for cars, trucks, and buses, and volatile organic compounds from *industrial, commercial, institutional*, and agricultural sources.





Photo of Flooding at the South Forks Bridge, 1940

## 12. NATURAL HAZARDS

### 12.1 INTRODUCTION

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Within the *plan* area there are a number of geotechnical hazards and constraints to development. Map 9: Hazard Map indicates the location and extent of constraints to development and known hazards in the *plan* area. This map forms a part of this bylaw and is available for review at the *Regional District* office. The Hazard Map was derived from the SLRD Geohazard Risk Prioritization Final Report (BGC Engineering, 2023) which provides an overview of recent identified natural hazards in Electoral Area A. However, it should be noted that extreme weather events and varying climatic conditions caused by climate change make geotechnical hazards increasingly difficult to predict since geotechnical conditions can change rapidly. Where development is proposed near steep slopes or other hazardous conditions, a building official may require a geotechnical report be submitted to the Regional District.

Constraints to development are conditions that may increase the cost of site preparation or construction, but are generally not likely to cause property damage or personal injury. Constraints identified within the *plan* area include poorly drained soils, steep slopes, and rocky terrain.

Hazards are natural processes that can damage property or cause personal injury. In Area A, identified hazards include unstable ground, hazards from upslope, floods, debris flows, and potential erosion. Development of these areas may involve considerable expense for hazard mitigation or contain hazards that cannot be mitigated by engineering.

Wildfire management and emergency preparedness are key concerns for residents of Area A. The community has been involved in volunteer fire fighting efforts, wildfire awareness, and implementing FireSmart practices. To assist communities in wildfire prone areas such as Area A, the *Regional District* commissioned a Community Wildfire Resiliency Plan, the contents of which are reflected in this OCP. The primary aim of the Community Wildfire Resiliency Plan is to inform government agencies and private land owners of the wildfire risk and recommended actions to mitigate that risk.

The SLRD provides financial contributions to two independent fire protection societies in Electoral Area A; The Bralorne Fire Protection Association and the Gun Lake Fire Protection Society. At the time of writing this *Plan*, an updated Fire Services Review for the SLRD Area A Fire Services was also underway.

The plan principles which are intended to guide natural hazard policy directions are Principle 4: Community Well-Being and Principle 7: Resilient Natural Environment.

## 12.2 NATURAL HAZARD OBJECTIVES

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- 12.2.1 To minimize risks associated with development in identified *natural hazard* areas.
- 12.2.2 To ensure that appropriate measures are in place for emergency preparedness, response, and recovery.

## 12.3 NATURAL HAZARD POLICIES

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### General

- 12.3.1 The SLRD Protective Services Department shall work toward:
  - a) Establishing and maintaining plans that identify hazards and risks, recommend mitigation measures, and ensure emergency response plans are in place for each existing and future community. This includes implementation of and updates to:
    - 1. SLRD All-Hazards Emergency Response Plan; and
    - 2. SLRD Community Emergency Plans.
  - b) Identifying locations where community members can evacuate to and wait until emergency service providers can reach them in case of an emergency;

- c) Reviewing the adequacy of the fire protection infrastructure relative to growth and development;
- d) Establishing a public information program educating the public on evacuation routes and fire safety;
- e) Pursuing funding to support the community in its wildfire risk reduction efforts through the FireSmart Program;
- f) Engaging the Ministry of Forests to address wildfire risk, including support of community wildfire protection measures and fuel management on Crown lands; and,
- g) Engaging the BC Hydro to ensure they mitigate the slash hazard on the transmission corridors.

12.3.2 Anticipate areas that will be subject to excess snowmelt/rainfall address erosion/shoring up areas on an annual basis, prioritizing areas that are most in need of mitigation methods.

12.3.3 Support updates to hazard mapping as needed.

Wildfire Protection

12.3.4 Support development of long-term solutions to sustainably manage organic waste materials (e.g., yard and garden trimmings, fallen branches) as a wildfire mitigation measure.

12.3.5 Encourage fuel management as a preventative measure for emergency management.

12.3.6 The *Regional District* advocates for the Ministry of Transportation and Infrastructure and the Ministry of Forests to address wildfire risk and fuel management adjacent to transportation corridors to ensure safe access/egress to and from communities.

12.3.7 The provision of fire protection services as supported by local neighbourhoods is encouraged. Boundaries for existing fire protection services have been established, as indicated on Maps 2 and 3.

12.3.8 Urge homeowners to carry out annual wildfire risk assessments and to reduce wildfire threat by measures described in the FireSmart BC Homeowner's Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives. (The FireSmart BC Homeowner's Manual is available at the following website: [www.firesmartbc.ca/wp-content/uploads/2019/09/FireSmart\\_Booklet\\_web-Updated.pdf](http://www.firesmartbc.ca/wp-content/uploads/2019/09/FireSmart_Booklet_web-Updated.pdf))

Development Considerations for Hazard Areas

- 12.3.9 Ensure development minimizes and mitigates risks associated with natural hazards.
- 12.3.10 As a general guide, development should not be sited in areas with natural hazards. Development should be designed to respect natural terrain conditions with minimum disruption to areas of steep slope or natural hazards. Where development occurs within or near hazardous areas, suitable development practices shall be followed and alternative development standards will be considered where the modified standards result in less alteration of natural site conditions.
- 12.3.11 A professional geotechnical report shall be required prior to development in areas with identified geotechnical hazards, or where requested by the building inspector. Specifically, official community plan amendment, zoning amendment, and building permit applications typically require detailed geotechnical assessments: to identify areas of risk on a site-specific basis; to provide detailed recommendations to reduce or mitigate risks; and to confirm that the site can be safely used for the intended purpose.
- 12.3.12 Further to 12.3.11, a building inspector may waive the requirement for a geotechnical report.
- 12.3.13 Geotechnical reports should reference the SLRD Geohazard Risk Prioritization Final Report (BGC Engineering, 2023), as updated from time to time.
- 12.3.14 Property owners are required to register a “save harmless” covenant on the title of the property where proposed development is located within an identified geohazard area as per the SLRD Geohazard Risk Prioritization Final Report (BGC Engineering, 2023).
- 12.3.15 Section 219 covenants will be required as appropriate at the subdivision or building permit stage to ensure geotechnical study recommendations are followed over time, and that future property owners are aware of potential site hazards.
- 12.3.16 On slopes exceeding 30% grading and vegetation removal should be minimized.
- 12.3.17 For rezoning applications involving the subdivision of 10 parcels or more, a Fire Protection Plan prepared by a Qualified Professional may be requested. The Fire Protection Plan should address safe access and evacuation routes, structural protection, and fuel management.



*Photo of the Downton Reservoir*

## 13. PROTECTION OF THE ENVIRONMENT

### 13.1 INTRODUCTION

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Although Area A has seen some development over the years, the area is still largely rural and provides important wildlife habitat for a variety of species. Development within Area A has the potential to affect wildlife; however, with the high level of support among residents for maintaining wilderness values, the community is in an excellent position to be proactive and protect key habitats. Key habitats to protect from future development and disturbance include south facing slopes and *riparian* areas, access across appropriate terrain to those areas, and specific movement *corridors* between summer and winter ranges. Map 1 indicates movement *corridors* selected to preserve access across appropriate terrain between moose summer and winter range and facilitate cross valley wildlife movement. (Field data was not collected for the delineation of these *corridors*. The criteria used for the delineation included aspect, topographical barriers, and high-use habitats as indicated by provincial wildlife data. The *corridors* are intended to be conceptual and may not be implemented exactly as defined on the map.)

In October 2018, the Ministry of Forests initiated a multi-year, multi-phase legislative process to contemplate changes to Forest and Range Practices Act (FRPA).

Changes to the FRPA are intended to:

- Advance reconciliation with Indigenous Nations by enhancing their participation in forest and range management;
- Introduce a new Forest Landscape Planning framework;
- Clarify provincial objectives for forest and range resources;
- Improve information sharing in forest planning;
- Provide more frequent and reliable opportunities for communities to engage in forest planning; and
- Adapt resource management to changing land base and values.

Community members have shown very strong support for protection of the environment, with many suggesting Area A's wilderness character is what drew them to the community. The protection of water quality, particularly regarding Gun and Tyaughton Lakes, are also among the key issues raised by the community. Some residents have also expressed concern for impacts of excessive *resource extraction* on the environment.

The plan principles which are intended to guide the policy directions found within this section are Principle 2: Conservation of Natural Resources and Principle 7: Resilient Natural Environment.

## 13.2 PROTECTION OF THE ENVIRONMENT OBJECTIVES

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- 13.2.1 To support protection of environmentally significant areas, avoid loss of key habitats, and maintain or enhance ecological biodiversity.
- 13.2.2 To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.
- 13.2.3 To enhance environmental awareness and ensure land use recognizes the critical need to conserve existing natural resources in the area.

## 13.3 PROTECTION OF THE ENVIRONMENT POLICIES

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### Wildlife Protection

- 13.3.1 In order to protect habitats critical to regional wildlife movement, development activities are discouraged in wildlife movement *corridors*, as indicated on Map 1. *Intensive recreation*, subdivision and rezoning of lands within wildlife *corridors* shall be discouraged.
- 13.3.2 The ‘hardening’ of shorelines through retaining walls or the use of rip-rap is discouraged, except where required to protect or secure roads and other critical infrastructure.
- 13.3.3 The *Regional District* encourages residents and visitors to follow the recommendations developed by the BC ‘Bear Smart’ program. Specifically, residents and visitors are encouraged to:
- a) Dispose of household garbage in bear proof containers or store indoors until it can be properly disposed of;
  - b) Keep doors and windows closed and locked to prevent food smells from luring bears inside the home;
  - c) Not store food of any kind outside, even if it is inside a locked refrigerator or freezer;
  - d) Not leave trash, groceries, animal feed, coolers, or any odorous item in vehicles;
  - e) Not use any type of birdfeeder during bear season;
  - f) Where appropriate, replace fruit-bearing trees or bushes with non-fruit-bearing varieties;
  - g) Harvest fruits and vegetables as they ripen and remove fallen fruit from the ground;
  - h) Where appropriate, use electric fencing to protect fruit-bearing trees or bushes and livestock;
  - i) Keep lawns mowed and free of weeds, especially dandelions and clover;
  - j) Burn barbeques clean immediately after use;
  - k) Wash and store barbeques covered and out of the wind – preferably indoors;
  - l) Feed pets indoors and store their food indoors;
  - m) Keep compost contained and well managed for odor; and,
  - n) Support the development and use of a community composting system.
- 13.3.4 The *Regional District* advocates for provincial designation of environmentally sensitive wilderness areas as protected areas (e.g., Pearson Pond).
- 13.3.5 Work cooperatively with the Lillooet Regional Invasive Species Council and other governmental, non-governmental, industry, and public stakeholders to address the negative effects of invasive species within the region.
- 13.3.6 Encourage protection of wildlife habitat preservation by discouraging illegal poaching.

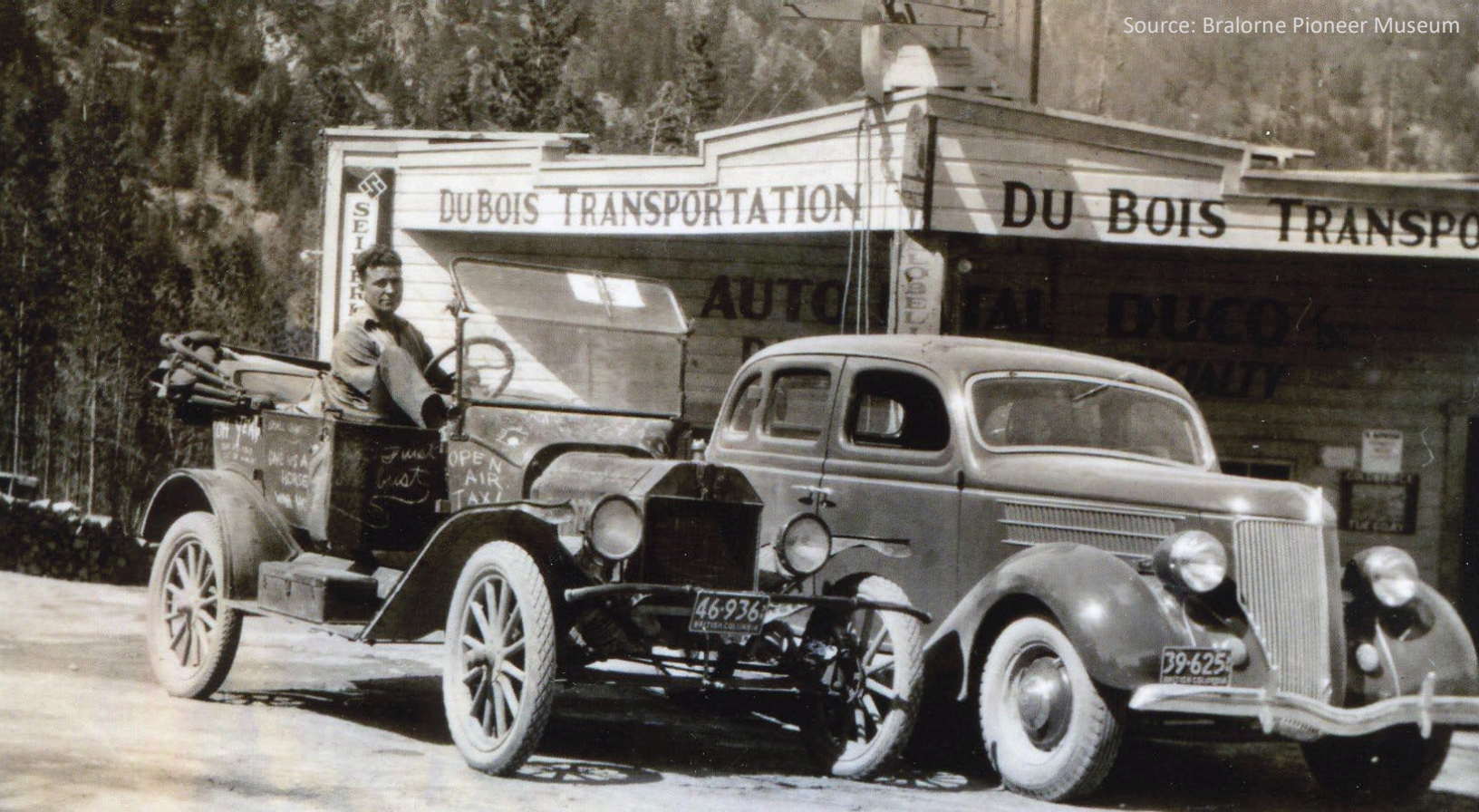
### Water Resources

- 13.3.7 Support the protection of *community watersheds* through the Community Watershed Area designation.
- 13.3.8 As per the provincial Living Water Smart Plan, the SLRD will work to ensure that wetland and waterway function will be protected and rehabilitated.
- 13.3.9 The repair and regeneration of the area's fish and wildlife habitat, and catchment basins is encouraged.
- 13.3.10 Review the zoning bylaw to ensure that the minimum allowable parcel size permitted in areas without a community sewer system allow for the setbacks between septic fields and watercourses required by provincial legislation.
- 13.3.11 The *Regional District* advocates for BC Hydro to manage Carpenter and Downton Reservoir levels so as to minimize the adverse visual impacts associated with exposed mud flats and enhance habitat for fish and wildlife.
- 13.3.12 Encourage property owners to maintain their septic systems and pump septic tanks in accordance with best management practices and provincial regulations.
- 13.3.13 Land use developments requiring the disposal of waste materials, including sewage, garbage, *industrial* effluent, waste construction materials, animal waste, or soil is prohibited where it would reduce the present quality of surface or groundwater resources.
- 13.3.14 Area A considers environmental protection of all natural *waterbodies* to be of high importance, and therefore should a primary consideration in the evaluation of any new development.
- 13.3.15 The potential for cumulative impacts of development on water quality and quantity should be considered in the evaluation of any new development.

### Resource Management

- 13.3.16 The *Regional District* advocates for continued improvements to the Provincial *Forest Range and Practices Act (FRPA)* that would strengthen community participation in forest and range management.
- 13.3.17 The *Regional District* advocates for the Ministry of Energy, Mines, and Low Carbon Innovation, the Ministry of Forests, and licensees to ensure that exploration and *resource extraction* within or near the community creates minimal disturbance relating to noise, dust, visual impacts, and *industrial* traffic.





Historical Photo taken in Bralorne

## 14. TRANSPORTATION

### 14.1 INTRODUCTION

The primary access into the Bridge River Valley is via Lillooet Pioneer Road (known locally as 'Road 40'), which travels approximately 100 kilometres west from Lillooet. The Ministry of Transportation and Infrastructure is responsible for the maintenance of this road. In the early 2000s Highway 40 saw some substantial upgrades including widening, paving, and new guard rails. More recent improvements include spot paving in 2017, as well as crushing, culvert works, and rock face hammering in 2022. The Ministry undertakes annual maintenance (e.g., ditching, grading) and improvements to Highway 40 on an ongoing basis as funding is made available.

Transportation to and from the Bridge River Valley is seen by some of the community as being a major limiting factor to ensuring enough economic activity to maintain a sustainable community size. Seasonal access south to Pemberton is provided by the Hurley River Forest Service Road (FSR). The Hurley River FSR is 50 kilometres long and spans the Sea to Sky and Cascades Forest Districts as well as Squamish-Lillooet Regional District's Electoral Areas A and C.

The Ministry of Forests have a road maintenance agreement in place that largely leaves maintenance of the Hurley FSR up to the Cascades Forest District. The Ministry utilizes a mix of funding sources for ongoing maintenance depending on the works being carried out. This

includes annual transfers from the Ministry of Transportation and Infrastructure through the provincial Roads Servicing Rural Residences Program to help fund regular maintenance. Since 2020, four rounds of funding have also been secured through the provincial Forest Employment Program (resulting in approximately \$720,000 in funding to date). This has contributed to maintenance and improvements such as brushing, ditching, gathering and spreading of road bed material, crushing/screening and spreading road bed material, and widening of the road at two popular recreational areas for parking.

The Hurley FSR is not ploughed by the Ministry of Forests during the winter months but may be ploughed by industry according to their needs and whether they are active during this time. During the rest of the year, the road is maintained to a 'wilderness plus' standard. Usage of the Hurley FSR varies depending on the time of year but recent vehicle counts have shown as many as 375 vehicles per day using the road during summer months. The residents of Area A would like to see the Hurley River FSR maintained to a consistent level with ongoing funding for maintenance which includes grading, brushing, ditching, and new road bed material as required to keep the road at a good consistent level of upkeep over the years.

The Ministry of Transportation and Infrastructure also maintain a 9km section of road, known as the East Hurley, that forks off of the Hurley FSR and provides access to Bralorne. The East Hurley is graded once a year but is not ploughed during the winter months.

All neighbourhoods in Area A are in need of emergency road exits that include lower classification roads, Forest Service Roads (FSRs), and Forest Licensee Roads being maintained to a higher standard.

The small airstrip located at the north end of Gun Lake is also viewed as important to the economic development of the area. The airstrip is managed by the Bridge River Flying Association, which has the goals of improving the safety of the airport, expanding the user group, obtaining stable funding, and remaining accountable to the community. Within the community there are diverse views regarding the airport's use and maintenance. Some residents would like to see it expanded and upgraded while others have concerns over protecting the peace and solitude of the area. The airstrip falls within the Agricultural Land Reserve, which stipulates that only an unpaved airstrip or helipad for use of aircraft flying non-scheduled flights is permitted.

Overall, residents have shown support for transportation upgrades that are focused on improved safety for emergency access/egress but at the same time, recognize the limitations that come with living in such a remote area.

The plan principles which are intended to guide the transportation policy directions are Principle 1: Reconciliation and Collaboration and Principle 4: Community Well-Being.

## 14.2 TRANSPORTATION OBJECTIVES

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- 14.2.1 To support a safe and efficient road network and air transport facilities that allow year-round transportation to and within the area.
- 14.2.2 To ensure that transportation within the area serves the needs of locals.

## 14.3 TRANSPORTATION POLICIES

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- 14.3.1 Road improvement is supported where it is compatible with the social, environmental, and economic goals of the community.
- 14.3.2 The *Regional District* advocates for the Ministry of Transportation and Infrastructure to:
- continue improvements to Highway 40 to ensure a safe and efficient primary travel *corridor* throughout the year;
  - continue to contribute funds to adequately maintain the Hurley River Forest Service Road to ensure a safe and efficient secondary travel *corridor* throughout the spring, summer, and fall;
  - evaluate the need for community road improvements on a case-by-case basis and in conjunction with development proposals;
  - designate and maintain emergency evacuation routes from existing neighbourhoods and future subdivisions;
  - develop a second access route into the Gun Lake area that is accessible to all vehicles; and
  - establish a unified road signing system to facilitate emergency access and 911 services.
- 14.3.3 The *Regional District* advocates for the Ministry of Forests and the Ministry of Transportation and Infrastructure to consider the following during construction and maintenance of roads:
- Constructing bridge spans that are adequate to permit the movement of wildlife;
  - Documenting and protecting wildlife movement *corridors*; and
  - Not constructing roadside pullouts where there is a high likelihood of human/wildlife conflicts and wildlife habituation.
- 14.3.4 The *Regional District* advocates for the Ministry of Forests, the Ministry of Environment and Climate Change Strategy, and the Ministry of Energy, Mines and Low Carbon Innovation to develop coordinated access management plans to regulate access on forestry and mining roads in and around the plan area.
- 14.3.5 Airstrips and helipads within the Agricultural Land Reserve are permitted on the condition that they remain unpaved and are used for non-scheduled flights only. Maintenance of the existing

unpaved airstrip is encouraged to ensure safety for unscheduled flights supporting recreation, commercial use, search and rescue, wildfire protection, and medivac purposes.

- 14.3.6 Should scheduled flights be desired in the future, an alternative location for a larger scale airport with improved amenities shall be determined. At this future time the Regional District shall work with Transport Canada to set criteria for airport location and operation that will minimize disturbance to the community.

# Part 3: Temporary Use Permits



*Photo of Green Mountain (left) and Mt Sloan (right)*



Historical Photo of Gold Bridge

## 1. TEMPORARY USE PERMITS

Section 492 of the *Local Government Act* allows a local government to designate temporary use permit (TUP) areas within a zoning bylaw or official community plan. The bylaw can designate areas where temporary use permit applications may be made to the local government and specify general conditions regarding issuance of temporary use permits in those areas.

A temporary use permit may do one or more of the following:

- allow a use not permitted by a zoning bylaw;
- specify conditions under which the temporary use may be carried on;
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

An application may be made for a temporary *commercial* or *industrial* use for any land within the *plan* area. Refer to the Squamish-Lillooet Regional District's Temporary Use Permits Policy ([Policy No. 4.7](#)) for more information on Temporary Use Permits.

# Part 4: Development Permit Areas

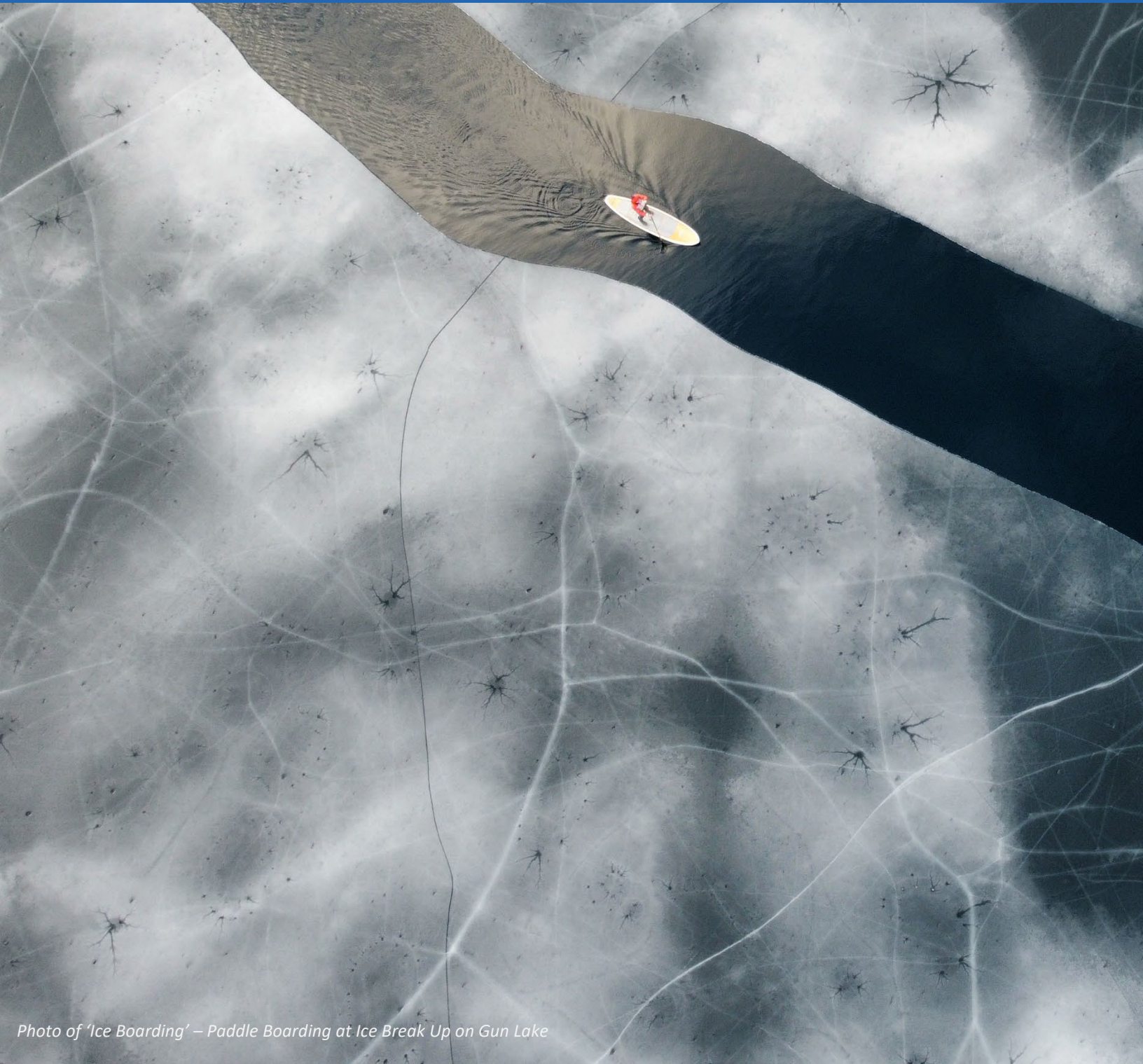




Photo taken from Gun Creek Trail in South Chilcotin Mountains Provincial Park

## 1. DEVELOPMENT PERMIT AREAS

### 1.1 OVERVIEW OF DEVELOPMENT PERMIT AREAS

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A development permit is a permit issued by the SLRD that specifies how development is to occur on a given parcel of land. A development permit is required when the property to be developed is situated within a *development permit area* as designated within this *plan*.

Section 488 of the *Local Government Act* allows a local government to designate *development permit areas* (DPAs) for a variety of purposes. The SLRD has designated *development permit areas* related to the following within Area A:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Establishment of objectives for the form and character of *commercial, industrial or multifamily residential* development;
- Establishment of objectives to promote energy conservation; and
- Establishment of objectives to promote water conservation.



On lands in DPAs, a DP must be approved by the SLRD before a building permit can be obtained. The authority to issue certain DPs has been delegated to the Director of Planning and Development. This is indicated in each DP Section. Following a review, and pursuant to Section 489 of the *Local Government Act*, conditions or restrictions may be imposed on the development. The issuance of a development permit does not exempt a development from the requirement for a building permit or any other requirement of a bylaw, statute or regulation.

For large scale developments, the following conditions or additional requirements may apply:

- Security in the form of an Irrevocable Letter of Credit in the amount of 135% of estimated costs, to be held until the requirements of the permit have been fulfilled to the SLRD's satisfaction.
- Additional plans or reports such as survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting development permit guidelines.

Where a proposal is subject to multiple development permit areas, guidelines from all applicable DPAs shall be taken into account and the more stringent guideline shall take precedent wherever a conflict arises. Where multiple development permits are required, the application fee of each DPA applies though separate development permit applications under this section may not be required, provided the guidelines for each DPA are addressed in a single development permit application. Development permit fees are set out in the Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014 (found [here](#)).

Development permits may be issued for phases of development involving several individual buildings or lots where appropriate. The issuance of a development permit does not exempt a development from the requirement for a building permit or any other requirement of a bylaw, statute or regulation.

The provisions of other bylaws may be varied under a development permit as follows:

- Setbacks from lot lines;
- Height limits may be increased;
- As may be described within the specific DP Area Guidelines.

Interpretation of specific guidelines is subject to detailed discussion with Regional District planning staff. The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is important that these guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other Board plans, policies, and regulations, as well as other best practices and design standards.

## 1.2 ACTIVITIES REQUIRING A DEVELOPMENT PERMIT

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1.2.1 Unless otherwise exempted, a development permit is required for any of the following activities within a designated *development permit area* (DPA):

- a) subdivision of land (except where exempt under 1.3.1(a) or (b) below);
- b) starting construction of, addition to or alteration of a building or structure;
- c) the alteration of land (where designated for protection of natural environment);
- d) the alteration of land, a building or any other structure (where designated for energy conservation, water conservation, or greenhouse gas reduction).

## 1.3 GENERAL EXEMPTIONS

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1.3.1 Despite 1.2.1 above, a development permit is not required where any of the following general exemptions apply:

- a) Existing approved buildings and uses where no changes are proposed.
- a) Subdivision of lands containing a portion of the DPA where no development or development activities (e.g., construction, grading, clearing, trenching, installation of services) relating to the creation of lots or the provision of services for those lots will occur in the DPA.
- b) Subdivision of lands where subject lands are designated for a Form and Character DPA, but no development is proposed at time of subdivision, and there is no siting (e.g., grading, clearing), access, servicing or lot layout/use and connectivity considerations that would apply per the DPA guidelines.
- c) Structures which are not greater in area than 10 m<sup>2</sup> (107 ft<sup>2</sup>) and are accessory to an existing residence, provided that no part of the structure is to be within a Riparian DPA. This may include, but is not limited to gazebos, garden sheds, tool sheds, and decks.
- d) Walkways, ramps, at-grade patios, or stairways, provided that they are not located in a Riparian DPA.
- e) Placement of impermanent items such as tables, benches and garden ornaments provided there is no site clearing.
- f) Emergency works or procedures required to prevent, or control flooding, erosion, or other immediate threats to life or property, including:
  - 1. Emergency flood or erosion control works.
  - 2. Clearing of an obstruction from a bridge, culvert or drainage flow.
  - 3. Repairs to bridges or safety fences.
  - 4. Cutting down and removal of hazardous trees within the DPA that present an immediate danger to the safety of persons or will potentially damage public or private property, as determined by an arborist or similar professional.

*NOTE: Emergency actions by anyone other than Regional District or Provincial government staff must be reported immediately to the Regional District.*

- g) Emergency works to repair or replace public utilities or infrastructure.
- h) Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees (not *tree cutting*) and shrubs (where minor is considered 10% or less of trees/shrubs located on a property), planting of vegetation and minor soil disturbance that does not alter the general contour of the land, except where such activities would occur within a Riparian Protection DPA and/or a covenant area as described on the land title of the subject property.
- i) The removal of invasive plants or noxious weeds on a small scale as long as such works are conducted in accordance with a vegetation management plan and sediment and erosion control plan, and the area is replanted immediately.
- j) Clearing of an obstruction from a bridge, culvert or watercourse.
- k) Forest management activities as defined in the Private Managed Forest Land (PMFL) Regulation on land classified as managed forest land under the PMFL Act.
- l) Removal of trees deemed hazardous by a qualified professional that threaten the immediate safety of life and buildings.
- m) Public works, services and maintenance activities carried out by, or on behalf of, the SLRD, generally in accordance with the development permit guidelines. This exemption does not apply to public trails to be developed within a Riparian DPA.

*Note: Each DPA may have further exemptions in addition to those listed above.*

- 1.3.2 A development permit exemption may be granted where it can be demonstrated that the proposed development is located on that part of a parcel outside the designated DPA. This determination is based on a report or other certification acceptable to the SLRD by a Qualified Environmental Professional (QEP), a Qualified Professional (QP) or other appropriately registered professional that the proposed development is not within the designated DPA.

## 1.4 GENERAL CONDITIONS

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The following conditions apply to all development permits:

- 1.4.1 Where a proposal is subject to multiple development permit areas, guidelines from all applicable DPAs shall be taken into account and the more stringent guideline shall take precedent wherever a conflict arises.
- 1.4.2 Where multiple development permits are required, the application fee of each DPA applies though separate development permit applications under this section may not be required, provided the guidelines for each DPA are addressed in a single development permit application.
- 1.4.3 Development Permits may be issued for phases of development involving several individual buildings or lots where appropriate.

- 1.4.4 A development permit issued or received under the above does not exempt any person from securing a building permit or any requirement of a bylaw, statute, or regulation.
- 1.4.5 Where building construction and/or vegetation fuel management is proposed to take place within a Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Riparian Protection DPA Guidelines.
- 1.4.6 It is the applicant's responsibility to comply with all other relevant Bylaws, Acts and Regulations, including but not limited to the *Riparian Areas Protection Regulation, Water Sustainability Act, Fisheries Act, Wildlife Act, Migratory Birds Convention Act, Species at Risk Act, and Weed Control Act*.
- 1.4.7 All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.
- 1.4.8 It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistant plantings that should be planted to help reduce the requirements for outdoor watering.
- 1.4.9 In some cases, additional information may be required to determine the impact of a proposed activity, including but not limited to:
- Transportation Study
  - Archaeological Assessment or Impact Study
  - Economic Impact Analysis
  - Agricultural Impact Assessment.



Historical Photo of Bralorne Townsite

## 2. DPA 1: HERITAGE COMMERCIAL

### 2.1 BACKGROUND

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#### I. PURPOSE

Pursuant to Section 488(1)(f) of the *Local Government Act*, Development Permit Area 1 is designated as a *development permit area* for the establishment of objectives for form and character of *commercial* development within the historical Bralorne and Gold Bridge neighbourhoods.

#### II. APPLICATION

DPA 1 guidelines apply to parcels with a *commercial* land use designation within the neighbourhoods of historical neighbourhoods of Gold Bridge and Bralorne as shown on Map 9. Where required, a building permit may not be issued until a Heritage Commercial Development Permit (DPA 1) has been issued, unless otherwise exempted in this *plan*.

### III. JUSTIFICATION

The historic district of Area A includes the neighbourhoods of Gold Bridge and Bralorne, each of which illustrate a significant period in the *industrial*, land use planning, and architectural history of British Columbia. The 1930s mining town architecture and historic features of these neighbourhoods should be promoted and enhanced to build an attractive and cohesive community that facilitates heritage tourism. Area A is situated in an active recreational tourist region and economic trends indicate that tourism will continue to grow as a major employer in the region.

Historic preservation is not about slowing or hindering development, but rather not overlooking the value of what the community already has. These guidelines indicate an approach to design that will help sustain the historic character of Gold Bridge and Bralorne. The intent of these guidelines is to preserve the historic qualities while allowing the neighbourhoods to remain livable by today's cultural standards. The guidelines further provide planning staff and builders a basis for making informed, consistent decisions throughout the building permit process. Implementation of DPA 1 will help preserve the heritage of the area and contribute to its tourism potential.

### IV. ISSUANCE

For applications involving buildings and structures with a combined *gross floor area* of 1,000m<sup>2</sup> or less, the *Board* delegates the authority to issue development permits within Development Permit Area 1 to the Director of Planning and Development Services.

Development Permit applications involving buildings and structures within a combined *gross floor area* of more than 1,000m<sup>2</sup>, the development permit must be approved by the SLRD Board of Directors.

### V. SPECIFIC EXEMPTIONS

A Heritage Commercial Development Permit is not required:

- b) for single family residences, *duplexes*, and other residential buildings that do not have *commercial* designation;
- c) for renovations within an existing building that do not involve any exterior modifications or additional parking;
- d) for replacement of a sign face;
- e) where the total area of additions to an existing building is less than 50 m<sup>2</sup>;
- f) for exterior maintenance requiring the repair or replacement of existing surface materials; where any of the general exemptions outlined in Section 1.3 apply.

## 2.2 GUIDELINES

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### I. GENERAL

2.2.1 Every application for a Heritage Commercial and Character Development Permit shall be accompanied by plans indicating the following:

- a) location of all existing and proposed buildings, structures, parking areas, driveways, utilities, garbage bins, and walkways;
- b) the location of neighbouring buildings;
- c) Site elevations illustrating building materials and architectural details;
- d) the size, materials, and design of all signage;
- e) extent and nature of existing and proposed landscaping, including details of trees, ground cover, and other permeable and impermeable surfaces.

In order to satisfy the above requirements, staff may require plans including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the guidelines outlined in Section 2.2.

### II. RENOVATING EXISTING BUILDINGS

Many of the original buildings in Gold Bridge and Bralorne are in need of renovation. Ideally, in renovating these buildings distinctive features, finishes, and construction techniques should be preserved. Renovations to existing buildings should be carried out in a manner that preserves the integrity and character of the building and maintains the mass and scale of the neighbourhood. Any additions should be designed and constructed to be congruous with the historic building and not detract from the original design. An addition should not overpower, obscure, damage, or destroy character defining attributes of the building.

#### 2.2.2 **Considerations When Renovating Heritage Buildings:**

- a) It is generally appropriate to:
  1. Use similar materials for renovations or repairs as found on the original building.
  2. Design a new addition to preserve the established massing and orientation of the building and neighbourhood.
  3. Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale.
  4. Relate rooflines, roof pitch, and orientation of the new addition to the primary building.
  5. Locate buried infrastructure and ensure it is protected from damage during construction.

6. Follow the guidelines set out for new construction as appropriate.
- b) It is generally not appropriate to:
1. Construct a new addition that creates an appearance inconsistent with the historic character of the building.
  2. Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
  3. Remove an entire second floor roof or attic and replace it with a structure that is out of character with the original building.

### III. NEW CONSTRUCTION

New developments within the neighbourhoods of Gold Bridge and Bralorne should be congruous with the existing 1930s mining town character. Congruous design, siting, and materials do allow for contemporary structures and does not mean that new buildings must duplicate or mimic the design of historic buildings in the area. Important considerations for new buildings in Gold Bridge and Bralorne include mass and form; orientation and lot coverage; setback; windows, doors, and façade treatment; materials; roof forms; trim and details; utility systems; accessory buildings and garages.

#### 2.2.3 **Mass and Form:**

New buildings should not overwhelm neighbouring structures in height or width. Massing of new construction, defined as the three-dimensional geometric composition of a building, should be similar to the block face and preserve the congruity of the neighbourhood as it was developed during the 1930s.

- a) It is generally appropriate to:
1. Construct a building that is similar in height, width, and massing to neighbouring buildings.
  2. Construct a building that is wider or higher than neighbouring buildings if the building is broken up into smaller segments similar to other buildings found on the block.
  3. Maintain the similarity of roof form and front porches traditionally found in the neighbourhood.
  4. Construct a building that is unique in the neighbourhood but relates to neighbouring buildings through its overall massing.
- b) It is generally not appropriate to:
1. Construct a building that does not maintain or blend with the height or width of neighbouring buildings.
  2. Construct a foundation that is not proportional in height to neighbouring buildings.
  3. Use massing and building forms that are completely foreign to the historic district.



4. Construct an entrance that is simply a door, and provides little or no transition from outside to inside.

#### **2.2.4 Orientation and Lot Coverage:**

New buildings should provide visual continuity with proportional lot coverage similar to other buildings in the neighbourhood. Side and rear setbacks, as governed by zoning regulations, limit the minimum spacing between buildings; however, the overall proportion of building-to-lot area should remain consistent from lot to lot along the block.

a) It is generally appropriate to:

1. Orient the primary façade of a building parallel to the street.
2. Provide primary entrances on the street façade.
3. Maintain proportional lot coverage as found on the neighbouring properties of the same block.

b) It is generally not appropriate to:

1. Place the main entrance on the side or rear of a building.
2. Add a building to a site, which does not maintain, or suggest the spacing of buildings on adjacent sites within the block
3. Orient the primary façade of a building other than parallel to the street.

#### **2.2.5 Setback:**

New construction should respect the established setbacks and existing character of the neighbourhood. Applying for variances to the zoning bylaw may be appropriate in order to construct new buildings that are congruous with the block. Respecting the alignment of rear additions may be less critical where new construction does not significantly erode the open space and is not visible from the primary elevation.

a) It is generally appropriate to:

1. Align the façade of a building with the façades of neighbouring buildings.
2. Maintain the spacing of side yards found within the block.
3. Maintain the setback of wings, porches, and secondary structural elements at similar setbacks as found on neighbouring lots.

b) It is generally not appropriate to:

1. Place a building in a location that is greatly different from the location of buildings on neighbouring sites.

### **2.2.6 Windows, Doors, and Façade Treatment:**

The front façades of buildings within Gold Bridge and Bralorne vary in style and detail; however, certain proportional relationships exist among buildings. The proportion of openings on the street-side façade is an important design element as this proportion establishes the scale and character of the buildings.

a) It is generally appropriate to:

1. Enhance the primary entrance with steps, porches, stoops, porticos or other design features appropriate to the architectural style of the building.
2. Use double or single-hung sash windows.
3. Provide a pattern of windows and doors on a new building façade, of overall proportions similar to the façades of other buildings within the block.
4. Design the window and door cases with depth and visual relief.
5. Use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary façade.

b) It is generally not appropriate to:

1. Construct a building that does not maintain the proportion or pattern of windows found on neighbouring buildings.
2. Use window and door types incongruous with the character of the neighbourhood.
3. Use multiple window styles throughout a building.

### **2.2.7 Siding Materials:**

a) It is generally appropriate to:

1. Use exterior wall materials that are consistent with the look and feel of historic materials in the neighbourhood, such as wood or painted fiber cement siding.

b) It is generally not appropriate to:

1. Use prefabricated or metal buildings.
2. Use vinyl and aluminum siding materials.

### **2.2.8 Roof Form & Material:**

Roofs are important features of historic buildings and when repeated along a street contribute to visual continuity. The design of roofs for new buildings should be congruous to the size, shape, slope, color, and texture of other roofs in the neighbourhood.

a) It is generally appropriate to:

1. Construct a building with a roof that relates to the overall size, shape, slope, color, and texture of roofs on neighbouring buildings. Special consideration should be given to front-facing façades.

2. Use gable and hipped roofs that protrude beyond the plane of the building walls as primary roof forms.
3. Use decorative elements such as corner boards and brackets under the eaves to provide depth and relief.
4. Minimize the visual impact of vents and other rooftop devices visible to the public; these should be located toward the rear of a building.

b) It is generally not appropriate to:

1. Use a roof of a size, shape, or slope not typically seen in the district.
2. Construct a flat roof.

### **2.2.9 Trim and Details:**

Exterior trim details on new construction should provide a visual link between the old and new buildings. New construction should not necessarily simulate every detail of the style and period of architecture found in the neighbourhood; rather new construction should be congruous. Using similar forms such as those found in windows, doors, rooflines, and other façade elements without replicating them can help establish continuity and compatibility within the neighbourhood. The trim and detail of new building design offers a way to link to the past while still acknowledging a clear differentiation in the present.

a) It is generally appropriate to:

1. Construct building using similar decorative forms to those present in the neighbourhood.
2. Use details that are functional and contain a high level of craftsmanship.
3. Align windowsills, moldings, and eave lines whenever possible with similar elements on neighbouring buildings.

b) It is generally not appropriate to:

1. Apply incongruous details from one style of architecture onto another style.
2. Use architectural details in ornamentation that confuse the history or style of a building. For example, do not use Victorian details on minimalist traditional homes.

### **2.2.10 Utility Systems:**

Energy and water system improvements are encouraged provided that they do not adversely impact the visual integrity of a building or the neighbourhood. Special care should be taken early in the conceptual stages of design to minimize impacts.

a) It is generally appropriate to:

1. Design utility systems that are unobtrusive and not in view of the public right-of-way.
2. Use alternative roofing materials such as photovoltaic panels on the side and back elevations of the building.

- b) It is generally not appropriate to:
  - 1. Design and construct utility systems into the front elevation or roof line of the building.
  - 2. Place a satellite dish in view of the public right-of-way.

#### **2.2.11 Accessory Buildings and Garages:**

In general, accessory buildings should be designed to preserve the overall character of the neighbourhood through a detached and secondary appearance and position. The siting and design of any new accessory building requires careful evaluation of both specific site conditions and its relationship to the primary structure.

- a) It is generally appropriate to:
  - 1. Use similar architectural characteristics for accessory buildings as seen throughout the neighbourhood.
  - 2. Maintain a proportional mass, size, and height to ensure the accessory building is not taller than the primary building or does not occupy the entire backyard
  - 3. Subordinate the accessory building or garage to the primary building on the site by placing the structure to the rear of the lot. Otherwise, consider locating the accessory building or garage to the side as long as it is set back substantially.
  - 4. Use similar materials as the primary building.
  - 5. Match rooflines.
  - 6. Design garages so they are accessed through an alley where possible.
  - 7. Maintain proportional lot coverage as found on the neighbouring properties.
- b) It is generally not appropriate to:
  - 1. Locate accessory dwelling buildings or garages so that they require the removal of a significant site feature or primary building element.
  - 2. Design the accessory building or garage to visually compete with or overpower the primary building on the lot
  - 3. Construct an accessory building that does not maintain or blend with the height of accessory buildings on neighbouring properties.
  - 4. Use materials not traditionally used in the neighbourhood.

#### **2.2.12 Signage:**

Signs affect the overall character, perceived scale, and character of a building. All signs should be designed and constructed to complement the 1930s mining town character of Gold Bridge and Bralorne.

- a) It is generally appropriate to:
  - 1. Construct signs that are congruent with the material, colour, and detail of the building and reflect the style of signs used historically.

2. Construct flush-mounted (fascia) signs, projecting signs that are mounted perpendicular to the façade, free-standing signs, and painted window signs.
  3. Illuminate signs with an indirect light source.
  4. Construct signs that are in proportion to the building, such that they do not dominate the appearance.
  5. Limit the height of a fascia sign to two feet.
  6. Limit the maximum area of an awning sign to 20% of the awning panel or eight square feet, whichever is the lesser amount.
  7. Use painted wood and metal materials.
  8. Limit the use of plastic.
- b) It is generally not appropriate to:
1. Construct signs that are out of character with those seen traditionally, and that would alter the heritage character of the street.
  2. Obscure architectural features with a sign.
  3. Use graphics, plastic or cut out lettering on a canopy.
  4. Use internal illumination of an awning sign.
  5. Construct flashing, rotating, animated or neon signs.
  6. Construct roof-mounted signs.
  7. Construct backlit or poster signs.

### **2.2.13 Solid Waste:**

- a) Recycling and composting collection may not be available in all areas. Applicants should consult with the SLRD to determine availability of composting and recycling options in their area.
- b) Waste storage (i.e., garbage storage, as well as recycling and composting storage where applicable) must be located within a building, or in a separate building and designed to the standards outlined in the solid waste storage technical design guidelines.
- c) Adequate space for source-separation of garbage, recyclables, and compost should be provided.
- d) Make areas for waste storage sufficiently large and easily accessible by users and waste removal trucks, with planned capacity for expansion if necessary. Waste storage should be sited in a convenient, well lit, universally accessible location in a central area or at the rear of the development.
- e) Waste storage options must be located within wildlife proof enclosures.
- f) Sufficient space must be provided in each enclosed garage, or other fully enclosed space, for bear-resistant garbage, composting and recycling containers as applicable.
- g) Neighbourhood waste buildings should be provided for all new development, where feasible.



Photo of the Bridge River Valley. Lakes Pictured from Top Left to Right: Carpenter Reservoir, Gun Lake, Lajoie Lake, and Downton Reservoir

### 3. DPA 2: RIPARIAN PROTECTION

#### 3.1 BACKGROUND

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##### I. PURPOSE

Pursuant to Section 488(1)(a) of the *Local Government Act*, Development Permit Area 2 is designated as a *development permit area* for protection of the natural environment, its ecosystems, and biological diversity, in and around *waterbodies*.

##### II. APPLICATION

DPA 2 includes fish bearing streams, wetlands, and the associated *riparian* habitat within and adjacent to all watercourses in the *plan* area. DPA 2 includes the following areas within and adjacent to all streams in the *plan* area that provide fish habitat or flow into a stream that provides fish habitat:

- a 30-metre strip on both sides of the stream, measured from the *natural boundary*;
- for a *ravine* less than 60 metres wide, a strip on both sides of the stream measured from the *natural boundary* to a point that is 30 metres beyond the *top of the ravine bank*; and,
- for a *ravine* 60 metres wide or greater, a strip on both sides of the stream measured from the *natural boundary* to a point that is 10 metres beyond the *top of the ravine bank*.

Within DPA 2, land may not be altered and building permits may not be issued until a Riparian Protection Development Permit (DPA 2) has been issued, unless otherwise exempted in this *plan*.

Riparian Protection Development permit applications are required for the following cases where a reduced application fee will apply, and the QEP assessment report may not be required:

- a) Works approved by the Department of Fisheries and Oceans Canada (DFO) and/or the Ministry of Environment and Climate Change Strategy (MOE), and/or the Ministry of Forests, and/or the Ministry of Land, Water and Resource Stewardship.
- b) Stream enhancement and fish and wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation, and notification to the SLRD.
- c) Removal of invasive species on a small scale provided that such works are conducted in accordance with a vegetation management plan prepared by a qualified professional, and measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted immediately in accordance with 'Application' provisions a) and b) above.
- d) Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are less than 75% of the building's value above its foundations in accordance with Section 532 of the *Local Government Act*.

### III. JUSTIFICATION

The province's current approach to protecting fish habitat calls on local governments to protect *riparian* areas during residential, *commercial*, and *industrial* development. The Riparian Area Protection Regulation (RAPR), enacted under Section 12 of the Fish Protection Act in July 2004, applies to all *waterbodies* within Area A.

The Riparian Protection Development Permit is intended to address water quality protection throughout the *plan* area and satisfy the requirements of the Riparian Area Protection Regulation (RAPR). Implementation of DPA 2 provides protection for the features, functions, and conditions that are vital to maintenance of stream health and productivity.

DPA 2 is intended to mitigate potential impacts of alteration of land or construction adjacent to *waterbodies*.

### IV. ISSUANCE

The *Board* delegates the authority to issue Riparian Protection Development Permits to the Director of Planning and Development Services.

## V. SPECIFIC EXEMPTIONS

A Riparian Protection Development Permit is not required:

- a) Development activities located outside of the Riparian Assessment Area. For properties where the distance from the Riparian Assessment Area is questionable, a survey may be required.
- b) For the repair of a permanent structure, agricultural or *institutional* development, or mining activities (however, federal and provincial legislation still apply);
- c) For works approved by the Department of Fisheries and Oceans and/or Ministry of Environment and Climate Change Strategy with respect to trail construction, stream enhancement, and fish and wildlife restoration;
- d) Agricultural development activities on lands used, or proposed to be used, for a farm operation as defined by the *Farm Practices Protection Act*, except where such activities are done in conjunction with, or in preparation for, non-farm uses.
- e) This regulation does not apply in relation to a development that consists only of:
  - i. Repairs or other non-structural alterations or additions to a building or other structure, if the structure:
    1. will remain on its existing foundation and within its existing footprint, and
    2. is not damaged or destroyed to the extent described in section 532(1) [*repair or reconstruction if damage or destruction > 75% of value above foundation*] of the *Local Government Act*, or
  - ii. The maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed.
- f) Where any of the general exemptions outlined in Section 1.3 apply.



## 3.2 GUIDELINES

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### I. GENERAL

- 3.2.1 Every application for a Riparian Protection Development Permit shall be accompanied by plans indicating the following:
- a) location of all existing and proposed buildings, structures, parking areas, driveways, and utilities;
  - b) extent and nature of existing and proposed landscaping, including details of trees, ground cover, and other permeable and impermeable surfaces.

In order to satisfy the above requirements, staff may require plans including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, and a written description of the proposal, to indicate how the proposed development is meeting the guidelines outlined in this section.

- 3.2.2 Where applicable, all development must be consistent with the provincial *Riparian Areas Protection Regulation (RAPR)*.
- 3.2.3 As part of the Riparian Protection Development Permit application process, a QEP report must be submitted to, and approved by, the Ministry of Water, Lands, and Resource Stewardship in accordance with the guidelines outlined in this section. Where it has been determined that the *Riparian Areas Protection Regulation (RAPR)* applies, the SLRD cannot issue a Riparian Protection Development Permit without provincial approval.
- 3.2.4 A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the *Riparian Areas Protection Regulation (RAPR)* and the *RAR Assessment Methodology Guidebook*. The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the SLRD.
- 3.2.5 The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the SLRD.
- 3.2.6 A Development Permit shall not be issued without notification via RARNS, or from the Department of Fisheries and Oceans Canada and/or the Ministry of Environment and Climate Change Strategy, and/or the Ministry of Forests, and/or the Ministry of Land, Water and Resource Stewardship that they have been notified of the proposed development and provided with an acceptable copy of the QEP assessment report, or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.

- 3.2.7 The applicant shall be requested to provide an explanatory plan of the Streamside Protection and Enhancement Area (SPEA).
- 3.2.8 The property owner shall implement all measures necessary to maintain the integrity of the SPEA as specified in the QEP report, and such measures as may be included as conditions of the development permit.
- 3.2.9 Where a mapped or unmapped stream in Electoral Area A is found not to be subject to the RAR, a report prepared by a QEP, generally following the RAR methodology shall be required to be submitted to the SLRD.

## II. SPECIFIC

- 3.2.10 Where the necessary provincial approvals have been obtained, a Riparian Protection Development Permit shall be issued if a Qualified Environmental Professional (QEP) carries out an assessment and certifies in the assessment report for that proposal that he or she is qualified to carry out the assessment, that the assessment methods required by provincial regulations have been followed, and the QEP provides their professional opinion that:
- a) if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the *riparian* assessment area; or,
  - b) if streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption, or destruction of natural features, functions, and conditions that support fish life processes in the *riparian* assessment area.
- 3.2.11 Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) or serious harm to fish habitat pursuant to Section 35(2) of the *Canada Fisheries Act*, the development permit shall not be issued unless approval under the authority of Section 4(3) of the RAR is received from the DFO. The SLRD may consider providing comments to the DFO in regards to a proposed approval under the authority of Section 4(3) of the RAR.
- 3.2.12 The SLRD may, when considering comments to the DFO on a proposed approval under Section 4(3) of the RAR, require additional information from the QEP and other senior levels of government.
- 3.2.13 Where development has occurred in violation of this Development Permit Area, the following guidelines shall apply:
- a) A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report outlining the necessary remediation and restoration work.

- b) The QEP must certify that they have carried out a remediation assessment, that they are qualified to carry out such an assessment, and that all applicable provincial regulations have been followed.
- c) The report must outline how to mitigate the damage done by any clearing and site development, and how to restore the area to its previous condition.
- d) Any cleared areas must be replanted with native riparian vegetation at the applicant's expense.
- e) Buildings and structures constructed in violation of this DPA may be subject to removal at the applicant's expense in order to restore the integrity of the riparian area.

3.2.14 Development permits issued may require that:

- a) areas of land specified in the permit must remain free of development, except in accordance with any conditions contained in the permit;
- b) specified natural features or areas be preserved, protected, restored, or enhanced in accordance with the permit;
- c) natural watercourses be surveyed and returned to the Crown;
- d) works be constructed to preserve, protect, restore, or enhance watercourses or other specified natural features of the environment;
- e) protection measures be implemented, including that trees or other vegetation be planted or retained in order to preserve, protect, restore, or enhance fish habitat or *riparian* areas, control drainage, control erosion, or protect banks;
- f) an explanatory plan or reference plan prepared by a BC Land Surveyor delineate the identified streamside protection and enhancement area (SPEA);
- g) that the development complies with current best practices for land development in and around riparian areas.



Photo of the 2009 Tyaughton Lake Wildfire

## 4. DPA 3: WILDFIRE PROTECTION

### 4.1 BACKGROUND

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#### I. PURPOSE

Pursuant to Section 488(1)(b) of the *Local Government Act*, the Wildfire Protection Development Permit Area (DPA) is designated for the protection of development from hazardous conditions.

#### II. APPLICATION

The DPA 3 applies to all lands within the *plan* area. A Wildfire Protection Development Permit is required for development activities that involve any of the following:

- a) Construction of, addition to or alteration of a building or other structure, where a building permit is required.

### III. JUSTIFICATION

To ensure new developments in Electoral Area A are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities.

### IV. ISSUANCE

The *Board* delegates the authority to issue Wildfire Protection Development Permits to the Director of Planning and Development Services.

### V. SPECIFIC EXEMPTIONS

A Wildfire Protection Development Permit is not required for:

- a) additions to existing buildings where the total area of the additions is less than 50m<sup>2</sup>;
- b) renovations within an existing building that are not roofing related (note: roof renovations require non-combustible construction materials as per 4.2.1.);
- c) where a covenant is registered on title requiring property owners to comply with the Wildfire Protection DPA guidelines;
- d) a temporary use being carried on under a Temporary Use Permit issued by the *Board*;
- e) where exempted by the building inspector;
- f) where any of the general exemptions outlined in Section 1.3 apply.

## 4.2 GUIDELINES

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### I. GENERAL

4.2.1 A development permit shall be issued only if non-combustible roofing materials that conform to Class A or Class B fire resistance as reference in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles) and if two or more of the following measures identified in the FireSmart BC Homeowner's Manual and BC Building Code are indicated in the application (implemented to the greatest extent possible):

- a) Non-Combustible Zone (0 – 1.5 metres from face of building) – implement all of the following: non-combustible siding (including but not limited to cement board, slate, metal, plaster, stucco, and other concrete products, excluding decorative trim, soffit, fascia, and similar features); fire resistant windows (exterior windows, windows within exterior doors, and skylights shall be tempered, multilayered glazed panels, or glass block), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces, screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh);
- b) Zone 1 (1.5 – 10 metres) – implement fire resistant landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to FireSmart BC Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around the entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and/or

- c) Zone 2 (10 – 30 metres) – implement coniferous tree spacing (spacing trees at least 3 metres apart), remove all branches to a height of 2 metres from the ground and remove combustible materials.
- 4.2.2 Applications for a Wildfire Protection Development Permit shall be accompanied by plans indicating the following, as necessary, to show how the requirements under 4.2.1. are being implemented in the proposed development:
- a) Location of all existing and proposed buildings and structures, parking areas, and driveways;
  - b) Extent and nature of existing and proposed landscaping, including details of trees and ground cover (how Zone 1 and/or Zone 2 are implemented to the greatest extent possible); and
  - c) The exterior materials of existing and proposed structures.
- 4.2.3 Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans that are prepared in consultation with a Registered Professional Biologist, Forester, or Landscape Architect and that provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.
- 4.2.4 Applicants are encouraged to review and comply with the FireSmart BC Guidelines and the fuel management recommendations outlined in the SLRD Community Wildfire Resiliency Plan.
- 4.2.5 Applicants are encouraged to remove all debris from land clearing (clean wood and vegetation) and take it to an appropriate facility to be composted.
- 4.2.6 Where building construction and/or vegetation fuel management is proposed to take place within a Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Riparian Protection DPA Guidelines.
- 4.2.7 It is the applicant’s responsibility to comply with all other relevant Bylaws, Acts, and Regulations, including but not limited to the *Riparian Areas Protection Regulation, Water Sustainability Act, Fisheries Act, Migratory Birds Convention Act, Species At Risk Act, and Weed Control Act.*



Historical Photo of Bralorne Townsite in 1934

Photo taken by Leonard Frank

## 5. DPA 4: COMMERCIAL AND MULTIFAMILY RESIDENTIAL FORM AND CHARACTER

### 5.1 BACKGROUND

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#### I. PURPOSE

Pursuant to Section 488(1) (f), (h), and (i) of the *Local Government Act*, Development Permit Area 4 is designated as a *development permit area* for the establishment of objectives for form and character of *commercial, industrial, and multifamily residential* development, as well as to promote water and energy conservation for this type of development.

#### II. APPLICATION

DPA 4 guidelines apply to any *commercial, industrial, or multifamily residential* development in the *plan* area. Where required, a building permit may not be issued until a Commercial and Multifamily Residential Form and Character (DPA 4) has been issued.

### III. JUSTIFICATION

DPA 4 is intended to ensure any new *commercial, industrial, or multifamily residential* development is sensitive to the local context of Area A neighbourhoods and reflect good design practices for *commercial, industrial, and multifamily residential* development.

### IV. ISSUANCE

For applications involving buildings and structures with a combined *gross floor area* of 1,000m<sup>2</sup> or less, the *Board* delegates the authority to issue development permits within Development Permit Area 4 to the Director of Planning and Development Services.

Development Permit applications involving buildings and structures within a combined *gross floor area* of more than 1,000m<sup>2</sup>, the development permit must be approved by the SLRD Board of Directors.

### V. SPECIFIC EXEMPTIONS

A Commercial and Multifamily Residential Form and Character Development Permit is not required:

- a) for single family residences and *duplexes*;
- b) where a building has a gross floor area of less than 500m<sup>2</sup>;
- c) for existing buildings and uses;
- d) for renovations within an existing building that do not involve any exterior modifications or additional parking;
- e) for replacement of a sign face;
- f) where the total area of additions to an existing building is less than 50 m<sup>2</sup>;
- g) where any of the general exemptions outlined in Section 1.3 apply.



## 5.2 GUIDELINES

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### I. GENERAL

- 5.2.1 Every application for a Commercial and Multifamily Residential Form and Character Development Permit shall be accompanied by plans indicating the following:
- a) location of all existing and proposed buildings, structures, parking areas, driveways, utilities, garbage bins, and walkways;
  - b) the location of neighbouring buildings;
  - c) site elevations illustrating building materials and architectural details;
  - d) the size, materials, and design of all signage (if applicable);
  - e) extent and nature of existing and proposed landscaping, including details of trees, ground cover, and other permeable and impermeable surfaces.

In order to satisfy the above requirements, staff may require plans including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the guidelines outlined in Section 5.2.

- 5.2.2 Established buildings and other previously approved uses in DPA 4 are permitted to continue.

- 5.2.3 All new projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use and greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.

### II. SPECIFIC

Development Permits will only be issued in this *Development Permit Area* subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal. The following guidelines are to be considered for all development within DPA 4:

**5.2.4 Building Form & Character:**

- a) Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the rural mountain historic character.
- b) Wood, hardie panel, and stone (or similar materials) should feature predominantly in the finishing treatments.

- c) Buildings shall be designed for human scale and visual interest in all elevations. Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g., operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
- d) Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
  1. Architectural elements (e.g., balconies, bay windows, cantilevered floors, cupolas, dormers).
  2. Visually interesting rooflines (e.g., variations in cornice lines and roof slopes).
  3. Detailing that creates a rhythm and visual interest along the line of the building.
  4. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.
  5. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways.
- e) Utilize landscaping treatments to further soften the mass of building form (e.g., strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers).
- f) Box-shaped tilt-up concrete or metal structures are not supported.

#### **5.2.5 Building Materials:**

- a) Use sustainable, green, healthy building materials, and source locally where possible.
- b) Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
- c) Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
- d) Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- e) Use high performance windows.
- f) Use low volatile organic compound (VOC) building products.

#### **5.2.6 Energy Efficient Building Design:**

- a) Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to:
  1. geothermal energy (heat loops and wells);
  2. wind (turbines); low impact hydropower;
  3. passive solar heating (collectors, photovoltaic panels);
  4. cogeneration; heat energy extracted from air (heat pumps).

b) The use of best management practices in the design of buildings will assist in addressing the DPA objectives. DPA 4 applications should be evaluated with consideration for the following:

1. Construction of building(s) to EnerGuide81 or higher specifications.
2. The orientation and siting of buildings and structures to take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, clerestory windows, skylights and atriums.
3. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
4. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed adjustable external shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.
5. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.
6. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
7. Buildings should have units with exterior ventilation (operable windows on at least two sides to encourage passive cooling through cross ventilation).
8. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
9. Select materials and colours in building and roof construction that minimize heat absorption.
10. Select materials that encourage thermal massing and seasonal thermal energy storage.
11. Universally Accessible Design: Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
12. Ensure that site circulation and grade changes facilitate movement by people with health conditions or impairments, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g., to stairs between two levels) for those who are visually impaired.
13. Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.
14. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

### **5.2.7 Site Design and Landscaping:**

- a) Application of *green infrastructure* and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
  1. rain gardens, rain barrels/cisterns
  2. vegetated swales
  3. bioretention cells
  4. permeable pavement
  5. green roofing
- b) Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- c) Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- d) Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces, with particular attention to creating a landscape screen to the road.
- e) Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- f) Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- g) Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- h) Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- i) Avoid the use of retaining walls adjacent to public spaces.
- j) Where *industrial* development is proposed, landscaping should provide a buffer between proposed *industrial* activities and surrounding uses.
- k) For *cannabis production facilities*, any federally required metal fencing shall be buffered with native planting.

### **5.2.8 Planting and Vegetation Management:**

- a) Retain existing native mature trees and shrubs in setback areas where feasible.
- b) Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.
- c) Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.
- d) Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- e) Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- f) Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.

- g) Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
- h) Encourage planting materials that eliminate the need for pesticide use (e.g., utilize companion planting).
- i) Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.
- j) Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- k) Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

**5.2.9 Lighting and Signage:**

- a) Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.
- b) Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
- c) Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- d) Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- e) Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
- f) Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
  - 1. Signs mounted flush with building facades
  - 2. Wood carved and/or hand painted hanging signs above pathways
  - 3. Signs painted on windows, especially retail display windows and upper floor office windows

**5.2.10 Bicycle Parking and Facilities:**

- a) Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.

**5.2.11 Vehicle Parking and Loading:**

- a) Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- b) Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting *green infrastructure* methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.

- c) Improve standards for the delivery and pickup of goods and services in new developments (e.g., loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

**5.2.12 Solid Waste:**

- a) Recycling and composting collection may not be available in all areas. Applicants should consult with the SLRD to determine availability of composting and recycling options in their area.
- b) Waste storage (i.e., garbage storage, as well as recycling and composting storage where applicable) must be located within a building, or in a separate building and designed to the standards outlined in the solid waste storage technical design guidelines.
- c) Adequate space for source-separation of garbage, recyclables, and compost should be provided.
- d) Make areas for waste storage sufficiently large and easily accessible by users and waste removal trucks, with planned capacity for expansion if necessary. Waste storage should be sited in a convenient, well lit, universally accessible location in a central area or at the rear of the development.
- e) Waste storage options must be located within wildlife proof enclosures.
- f) Sufficient space must be provided in each enclosed garage, or other fully enclosed space, for bear-resistant garbage, composting and recycling containers as applicable.
- g) Neighbourhood waste buildings should be provided for all new development, where feasible.

# Part 5: Administration & Implementation



*Photo of Ice Skater on Gun Lake*



*Historical Photo of Logging in the Bridge River Valley*

## 1. AMENDING THE PLAN

An OCP is not intended to be a static document, but adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the SLRD *Board*, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the Official Community Plan should occur every five to ten years.





Photo of Bridge Glacier

## 2. IMPLEMENTING ZONING BYLAWS

The current zoning bylaw within the *plan* area is the Electoral Area A Zoning Bylaw No. 670, 1999 (as updated from time to time).

Applications for amendments to the implementing zoning bylaw should be reviewed with respect to the policies of this *plan*, and only approved if they are consistent with the policies of this *plan*.



Photo of Spruce Lake

### 3. DEVELOPMENT APPROVAL INFORMATION

The current zoning bylaw within the *plan* area is the Electoral Area A Zoning Bylaw No. 670, 1999.

Pursuant to Section 484 of the *Local Government Act*, all of Electoral Area A is declared a Development Approval Information Area. This designation allows the *Regional District* to require an applicant to provide information in support of an application for a Development Permit, or an OCP or Zoning Amendment, or Temporary Use. This information must be provided at the applicant's expense.

The purpose of establishing a Development Approval Information Area is to ensure that appropriate studies and information are provided to the *Board* for them to properly consider an application.

The Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014 has been adopted by the *Board* and includes procedures and policies with regard to the process for requiring development approval information under Section 484 of the *Local Government Act*. The Development Approval Information, Fees and Notification Procedures Bylaw also sets out procedures regarding requests for reconsideration of Development Approval Information requirements.

The Bylaw also specifies the matters for which additional on-site and off-site information will be required including but not limited to:

- Determination of the location and extent of sensitive ecosystems;
- Transportation study, including traffic patterns and flows;
- Parking study;
- Infrastructure analysis, including evaluation of local infrastructure capacity;
- Public facilities evaluation, including inventory of facilities such as schools and parks, and future demand estimates;
- Archaeological assessment or impact study;
- Noise impact analysis;
- Determination of the location of areas of geotechnical concern;
- Demonstration that proposed sewage and water servicing, whether they are proposed to be on- site or community systems, meet the requirements of the applicable government agency;
- Consideration is given to wildfire interface hazards in the planning of residential clusters;
- Demonstration of the need for additional residential parcels;
- Market Analysis;
- Sustainability information.

Development Approval Information submission should provide sufficient information to identify both positive and negative impacts, and should specify appropriate measures to mitigate, minimize or avoid negative impacts.

# Part 6: Glossary



*Photo of Warner Lake*



Historical Photo of Pioneer Mine

## GLOSSARY

The following terms appear in *italics* throughout the document:

***Agriculture*** means a farm use as defined by the *Agricultural Land Commission Act and Use Regulation*;

***Affordable Housing*** means a segment of the housing market where a proportion of housing is targeted at or reserved for people who are unable to compete effectively in the existing market housing in the area;

***Auxiliary Use, Building, or Structure*** means a use, building, or structure, not including a *cottage*, auxiliary and subordinate to a principal building or use located on the same parcel;

***Board*** means the Board of Directors of the Squamish-Lillooet Regional District;

***Cannabis Production Facility*** means the growing, cultivation, storage, distribution or destruction of cannabis as lawfully permitted and authorized pursuant to the Federal Cannabis Act, as amended from time to time;

***Commercial Use*** means the use of land for commercial uses including retail, service, and office uses, restaurants and tourist accommodation;

**Community Watershed** means a watershed that has a drainage area no greater than 500 km<sup>2</sup>, and that is licensed for community water use by the Water Management Branch of the Ministry of Environment and Climate Change Strategy, including municipal and other water works as defined in the *Water Act*;

**Corridor** means a continuous strip of land and/or water connecting two geographically separate points and used for the conveyance of humans, animals, goods, energy, or information;

**Cottage** means a dwelling on a parcel having a *floor area* less than that of the principal dwelling;

**Development Permit Area (DPA)** means an area designated within this Official Community Plan where guidelines have been established for various purposes as permitted by the *Local Government Act*. These could include protection of the natural environment, the protection of development from hazardous conditions, the protection of farm land, revitalization of *commercial* areas, or the form and character of buildings;

**Dispersed Outdoor Recreation** means low intensity recreation activities that generally occur throughout a large area and are not confined to a specific place, such as hiking, primitive camping, hunting, fishing, horseback riding, and cross-country skiing;

**Duplex** means a building containing two principal dwelling units;

**Environmentally Sensitive Areas** means any fragile or rare portion of a landscape, and includes wetlands, *riparian* areas, grasslands, woodlands, older forests, cliffs, bluffs, and sparsely vegetated lands;

**Floor Area** means the total floor area of all floors in a building measured to the outer limits of the building, including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, and excluding areas used to elevate the building above the flood construction level in a flood hazard area, *auxiliary* parking, unenclosed swimming pools, balconies or sun decks, elevators or ventilating machinery and equipment;

**Fire Resistant Construction Material** means a material that has increased resistance to combustion, including Class-A asphalt shingles, slate, clay tile, metal, cement, plaster, stucco, and other concrete products;

**Green Infrastructure** means any rainwater management technique or practice employed with the primary goal of preserving, restoring, or mimicking natural hydrology. Green infrastructure includes, but is not limited to, the use of soil and vegetation to promote percolation, evapotranspiration, and filtration through the restoration of natural landscape features (wetlands, forests, etc.) and/or application of rain gardens, permeable pavements, rainwater harvesting etc.;

**Home-Based Business** means an occupation or professional practice carried on for remuneration that is incidental to the residential use of a dwelling unit, where no goods or commodities may be offered for retail sale or wholesale other than those produced on the premises;

**Industrial Use** means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot. Examples of industrial uses include cannabis production facilities, automotive repair shops, and hydro-electric facilities;

**Institutional Use** means the use of land for a public and/or social purpose rather than a commercial use or purpose. Institutional uses include governmental, religious, charitable, philanthropic, or other similar uses;

**Intensive Recreation** means recreation requiring high use visitor services and facilities, such as developed camp and picnic grounds, ski hills, golf courses, and other sites or areas requiring continuous recreation management and facilities;

**Multifamily Housing or Residential** means a building containing two or more principal dwelling units (e.g., duplex, townhouse, apartment);

**Natural Boundary** means the visible high-water mark of a stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;

**Natural Hazard** means any hazard found in nature;

**Qualified Environmental Professional (QEP)** means an applied scientist or technologist, acting alone or together with another qualified environmental professional, where (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association, (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (c) the individual is acting within that individual's area of expertise;

**Ravine** means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

**Regional District** means the Squamish-Lillooet Regional District;

**Riparian** means relating to the bank or shoreline of a *waterbody*;

**Resource Extraction** means the harvesting of timber and extraction of mineral and aggregate resources, including the associated mitigation and reclamation activities and related transportation;

**Silviculture** means the science and art of growing and tending forest crops, including improvement of natural stands or plantations with the intention of increasing yield by techniques such as planting, thinning, brushing, weeding, liming, and fertilization;

**Plan** means the Official Community Plan of Electoral Area A;

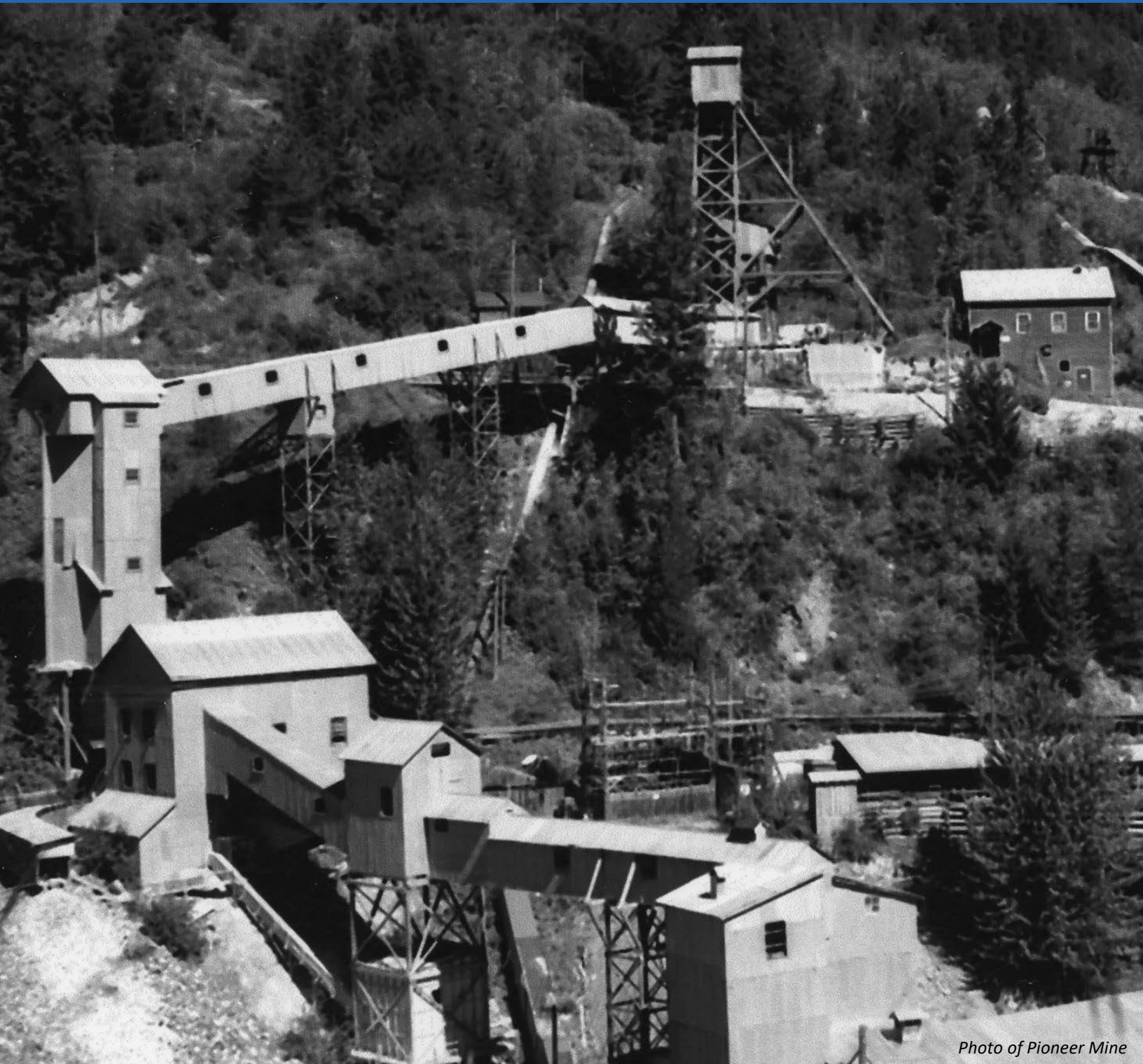
**Top of the Ravine Bank** means the first significant break in a *ravine* slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the *ravine* that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

**Tree cutting** means to top a tree or cut its main stem or trunk to the extent that the tree is substantially damaged, but does not include ordinary pruning of a tree.

**Waterbody** means any area that in a normal year has water flowing or standing above ground to the extent that evidence of an ordinary high-water mark is established.



# Appendices



*Photo of Pioneer Mine*



Source: Bridge River Valley Community Association

*Photo of Skiing in Bralorne BC*

*Photo taken by Eric Hjorleifson*

## APPENDIX A: MAPS

The following maps have been created with the most current GIS data available. Prior to acting on any of the cadastral or Agricultural Land Reserve data, please confirm the boundaries with the BC Land Title and Survey Authority and the Agricultural Land Commission as appropriate.

**Map 1: Overview Map**

**Map 2: Bralorne Map**

**Map 3: Gun Lake**

**Map 4: Gold Bridge**

**Map 5: Tyughton Lake and Gun Creek Road**

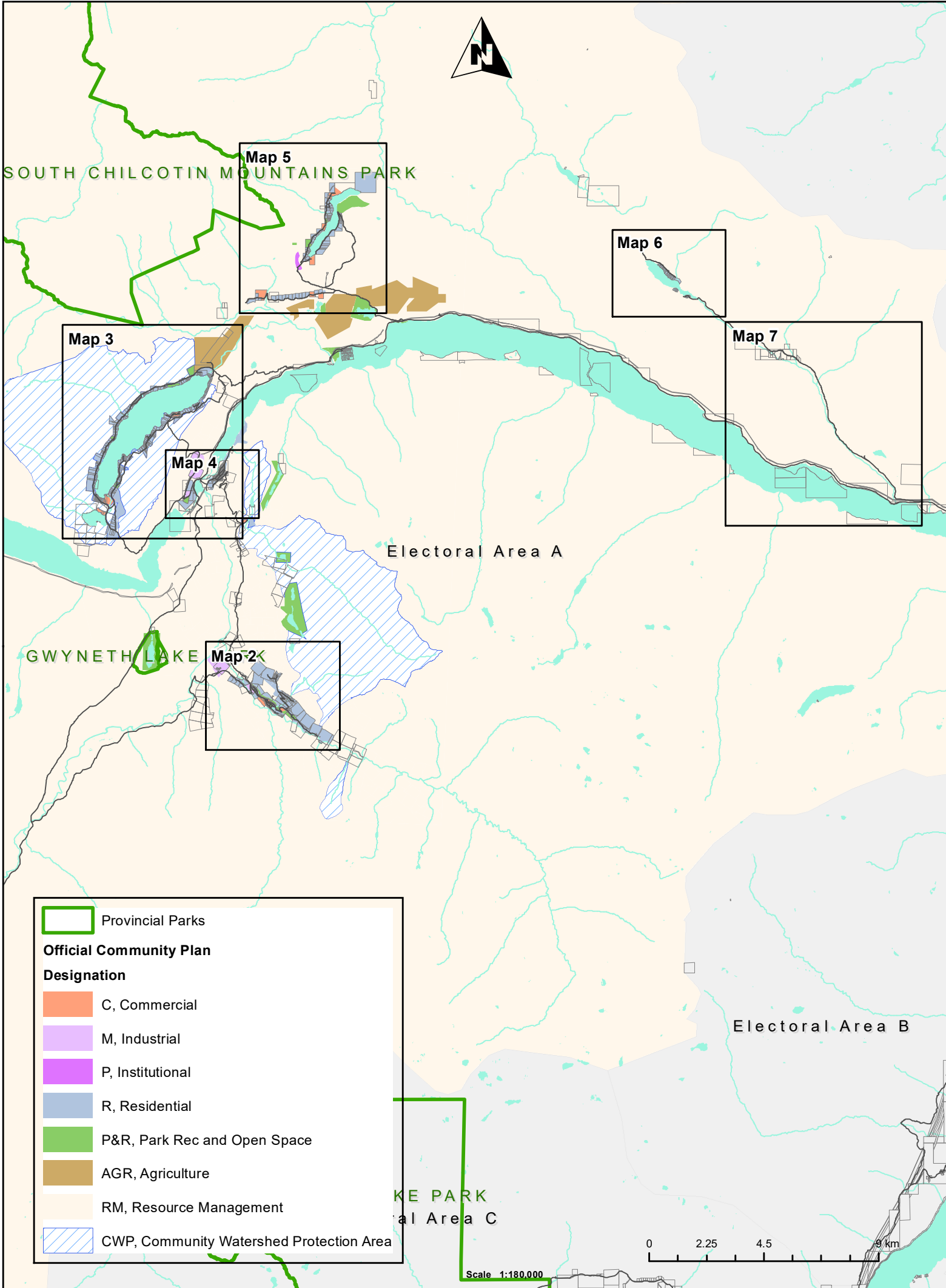
**Map 6: Marshall Lake**










**Map 7: Marshall Lake Rd and Carol Lake**

**Map 8: Development Permit Area 1 (Heritage Commercial)**

**Map 9: Hazard Map**

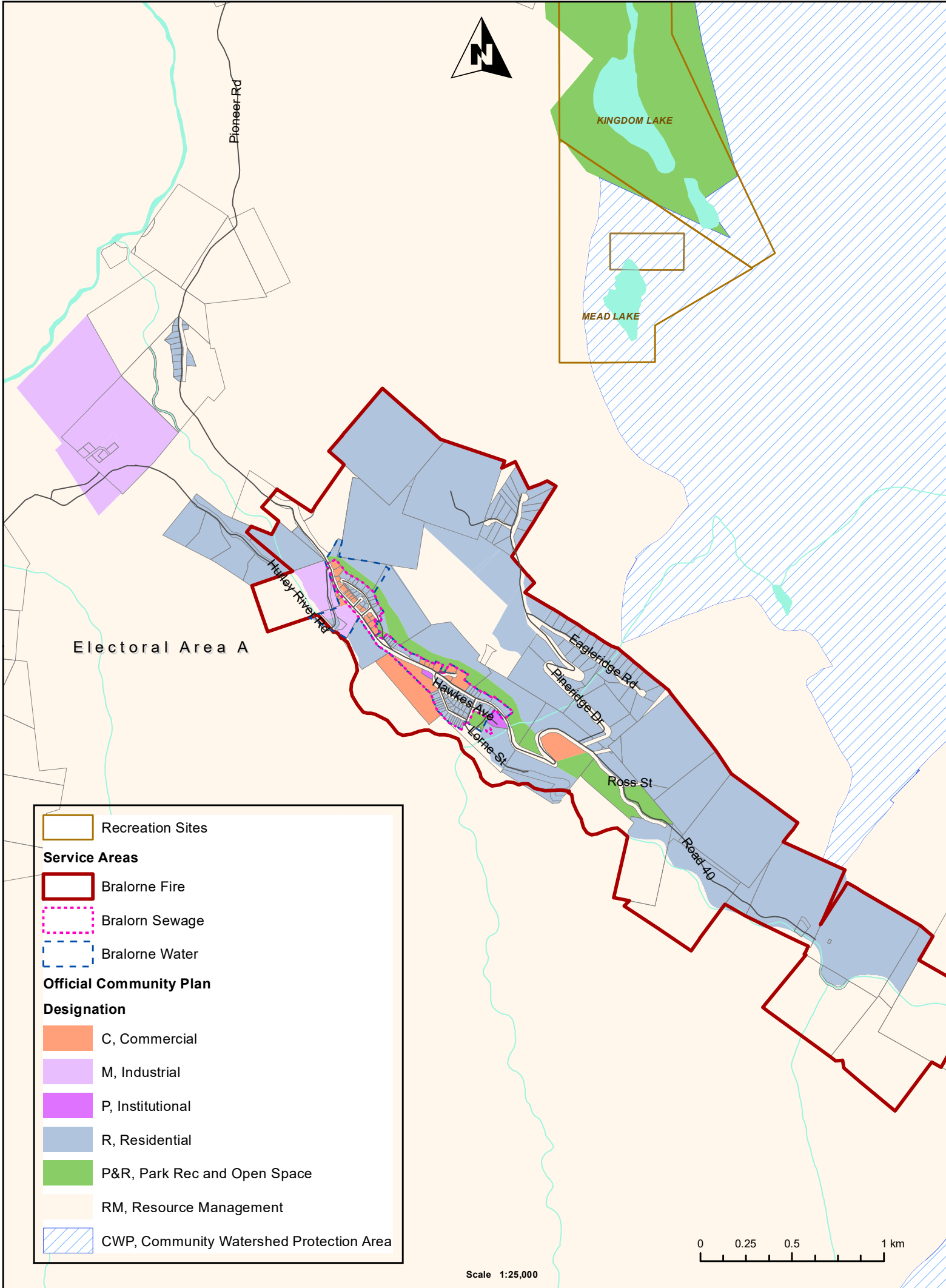
**Consolidated Land Use Designation Map**



	Provincial Parks
<b>Official Community Plan</b>	
<b>Designation</b>	
	C, Commercial
	M, Industrial
	P, Institutional
	R, Residential
	P&R, Park Rec and Open Space
	AGR, Agriculture
	RM, Resource Management
	CWP, Community Watershed Protection Area

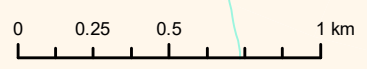
0 2.25 4.5 9 km

Scale 1:180,000



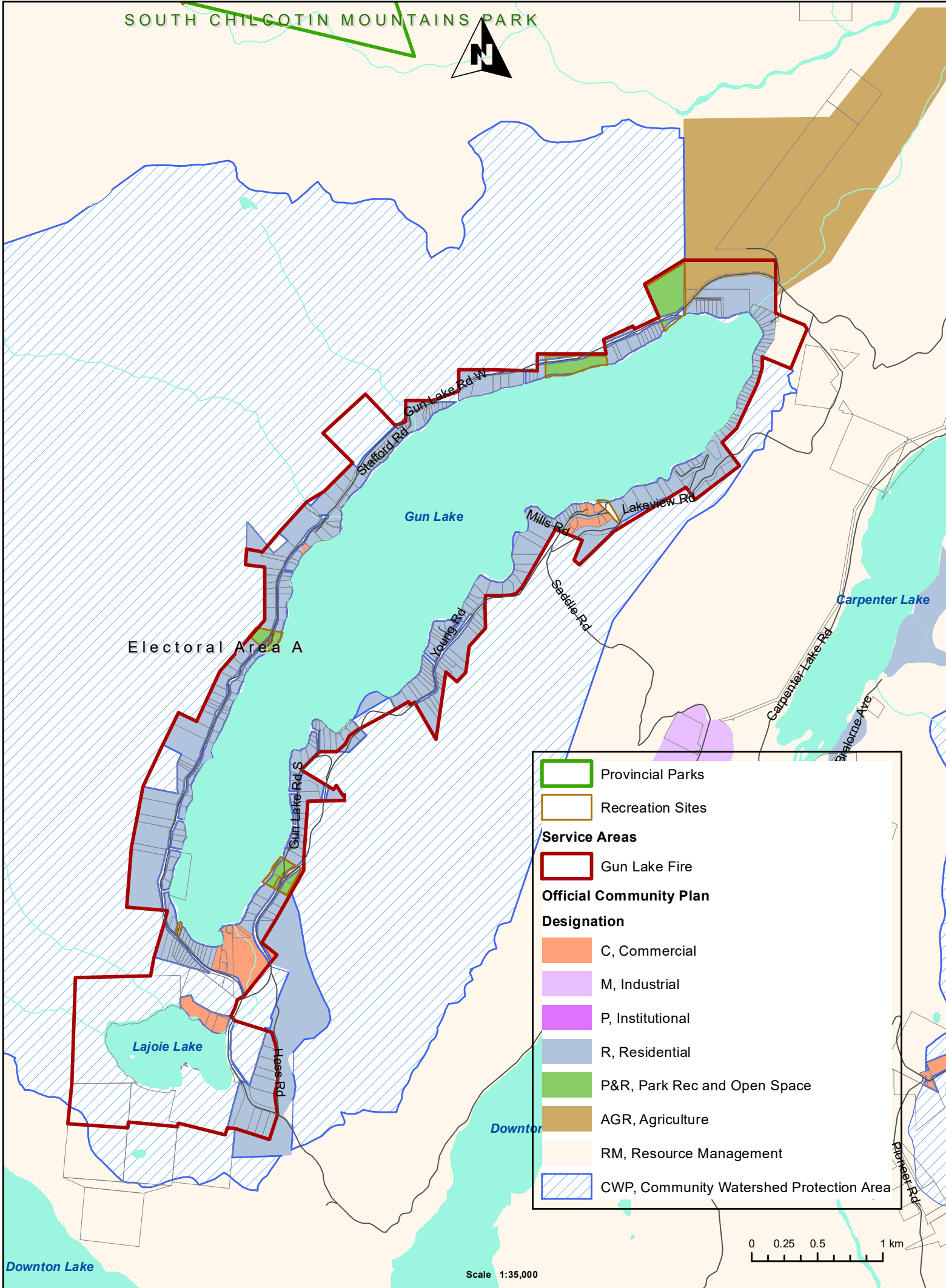
Electoral Area A

	Recreation Sites
<b>Service Areas</b>	
	Bralorne Fire
	Bralorne Sewage
	Bralorne Water
<b>Official Community Plan Designation</b>	
	C, Commercial
	M, Industrial
	P, Institutional
	R, Residential
	P&R, Park Rec and Open Space
	RM, Resource Management
	CWP, Community Watershed Protection Area



Scale 1:25,000

SOUTH CHILCOTIN MOUNTAINS PARK



Electoral Area A

Gun Lake

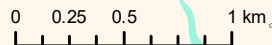
Carpenter Lake

Lajoie Lake

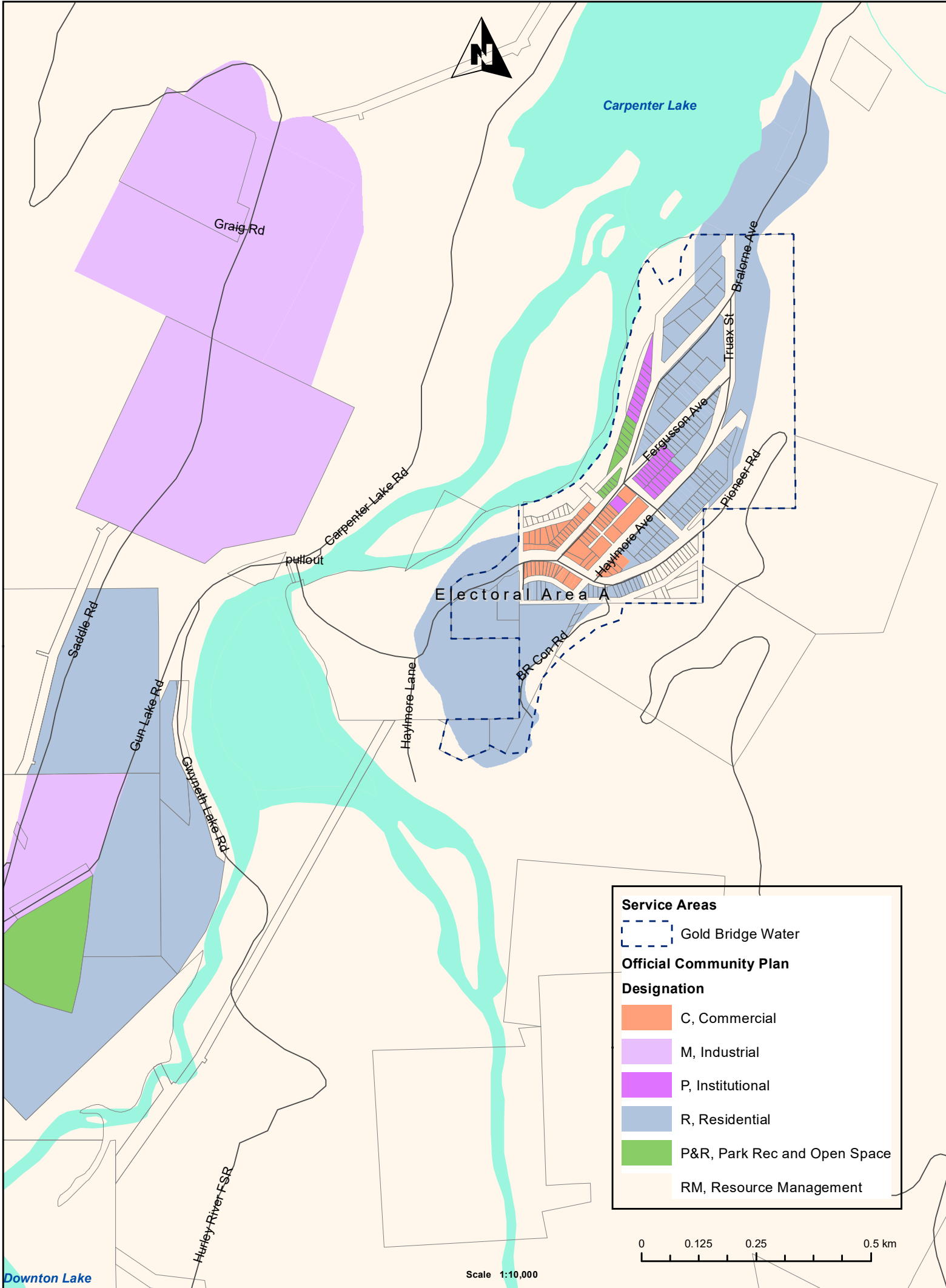
Downton

Downton Lake

	Provincial Parks
	Recreation Sites
<b>Service Areas</b>	
	Gun Lake Fire
<b>Official Community Plan Designation</b>	
	C, Commercial
	M, Industrial
	P, Institutional
	R, Residential
	P&R, Park Rec and Open Space
	AGR, Agriculture
	RM, Resource Management
	CWP, Community Watershed Protection Area



Scale 1:35,000

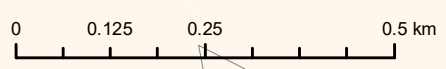


**Service Areas**

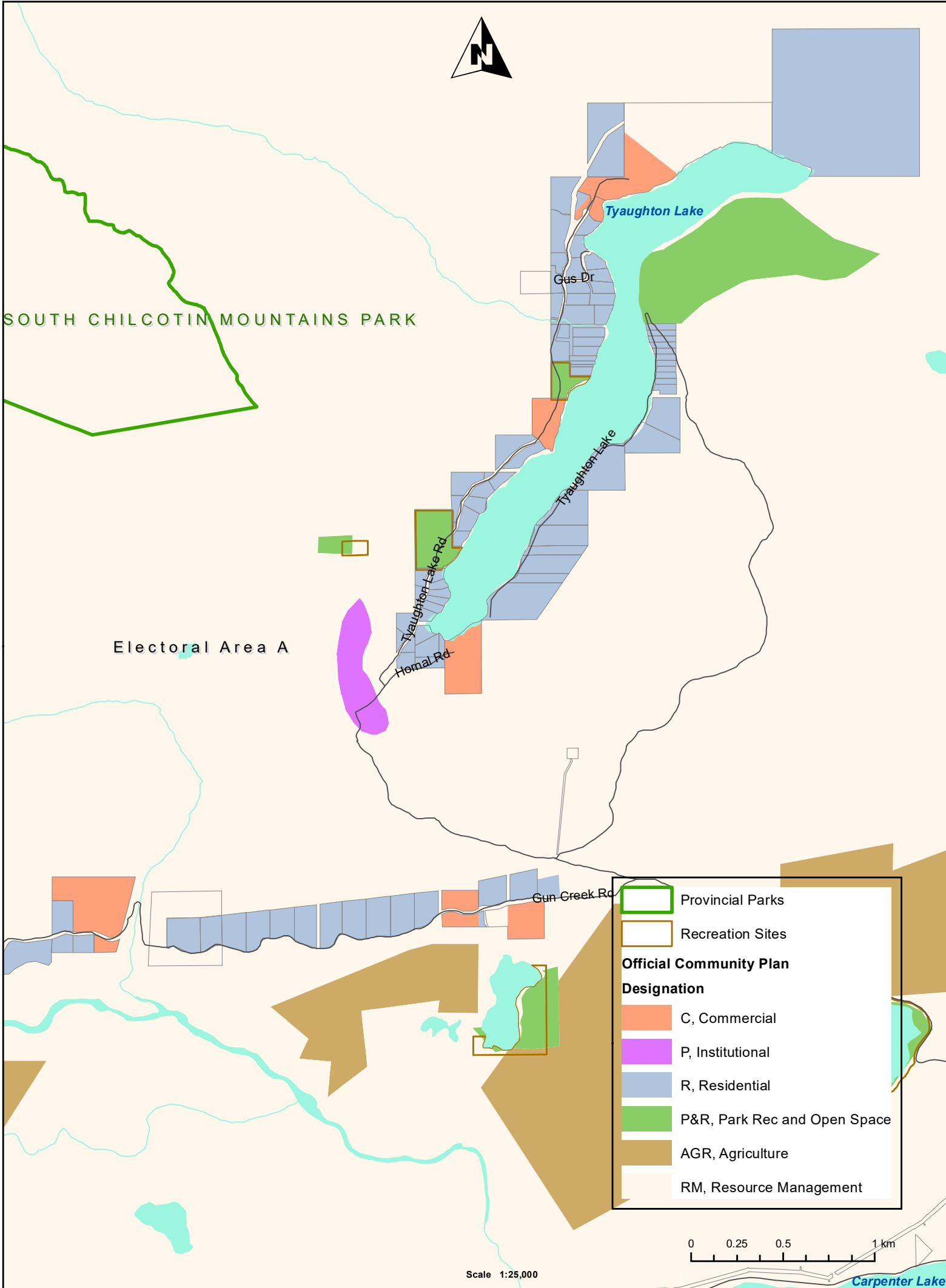
- Gold Bridge Water

**Official Community Plan Designation**

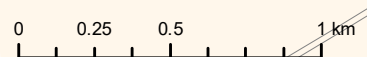
- C, Commercial
- M, Industrial
- P, Institutional
- R, Residential
- P&R, Park Rec and Open Space
- RM, Resource Management



Scale 1:10,000

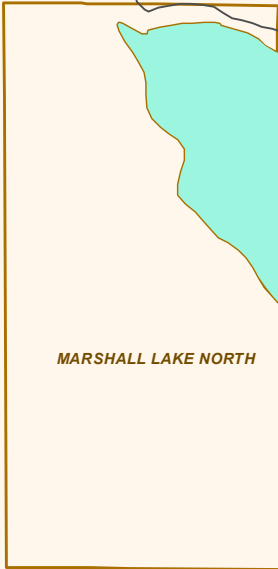


	Provincial Parks
	Recreation Sites
<b>Official Community Plan Designation</b>	
	C, Commercial
	P, Institutional
	R, Residential
	P&R, Park Rec and Open Space
	AGR, Agriculture
	RM, Resource Management



Scale 1:25,000

Carpenter Lake



MARSHALL LAKE NORTH

Marshall Lake




Marshall Lake Rd. S

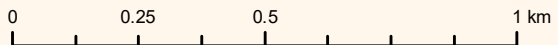
MARSHALL LAKE Centre

Electoral Area A



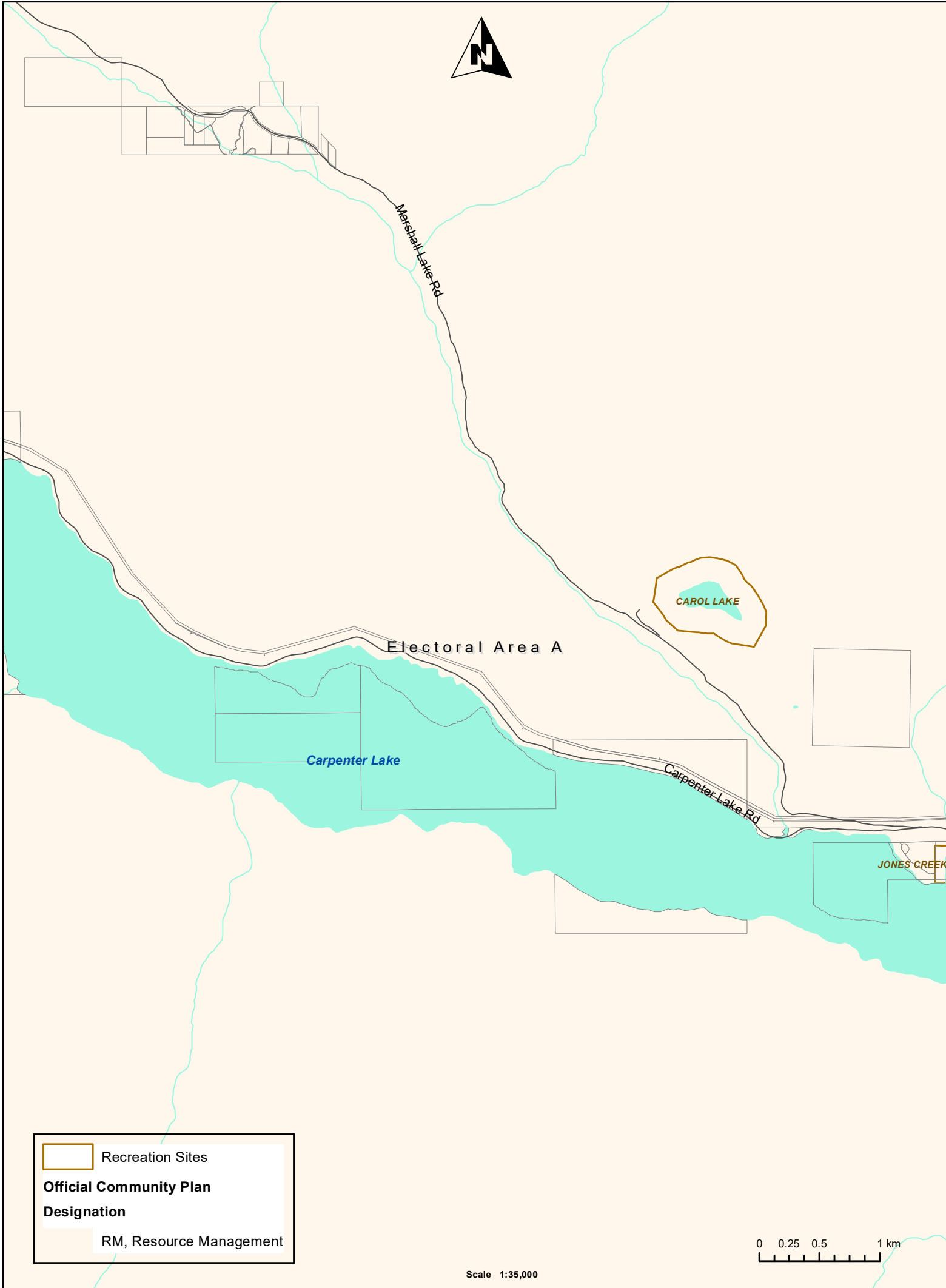
MARSHALL CREEK

	Recreation Sites
<b>Official Community Plan Designation</b>	
	R, Residential
	RM, Resource Management



Scale 1:15,000





Marshall Lake Rd


Electoral Area A

Carpenter Lake


CAROL LAKE

Carpenter Lake Rd

JONES CREEK

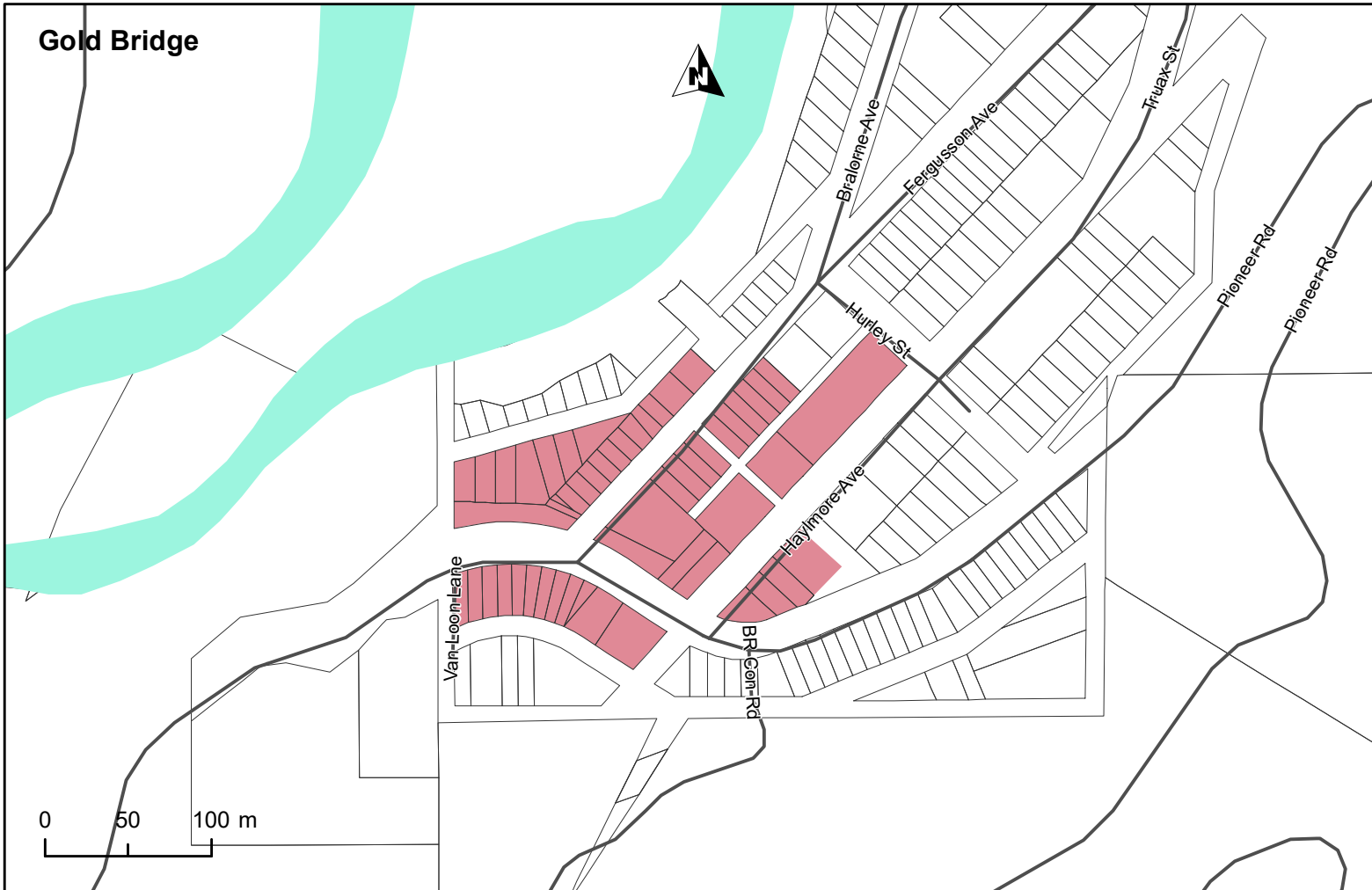
 Recreation Sites

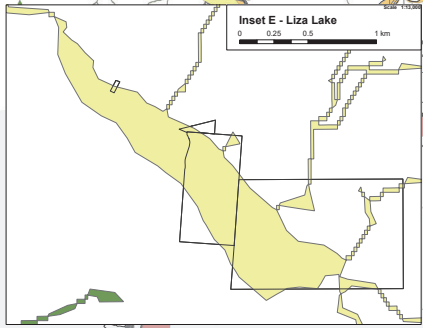
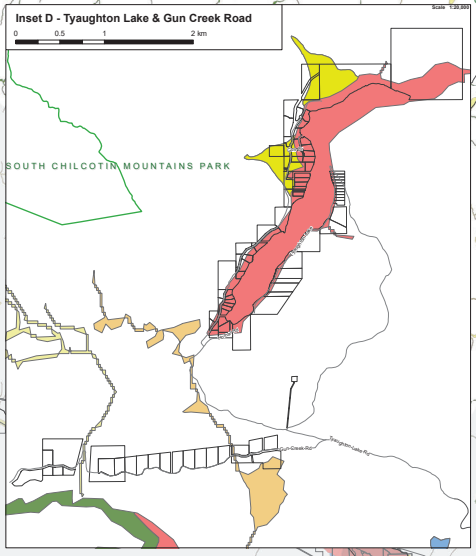
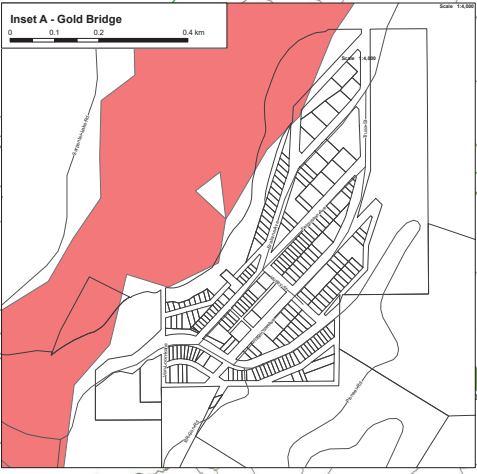
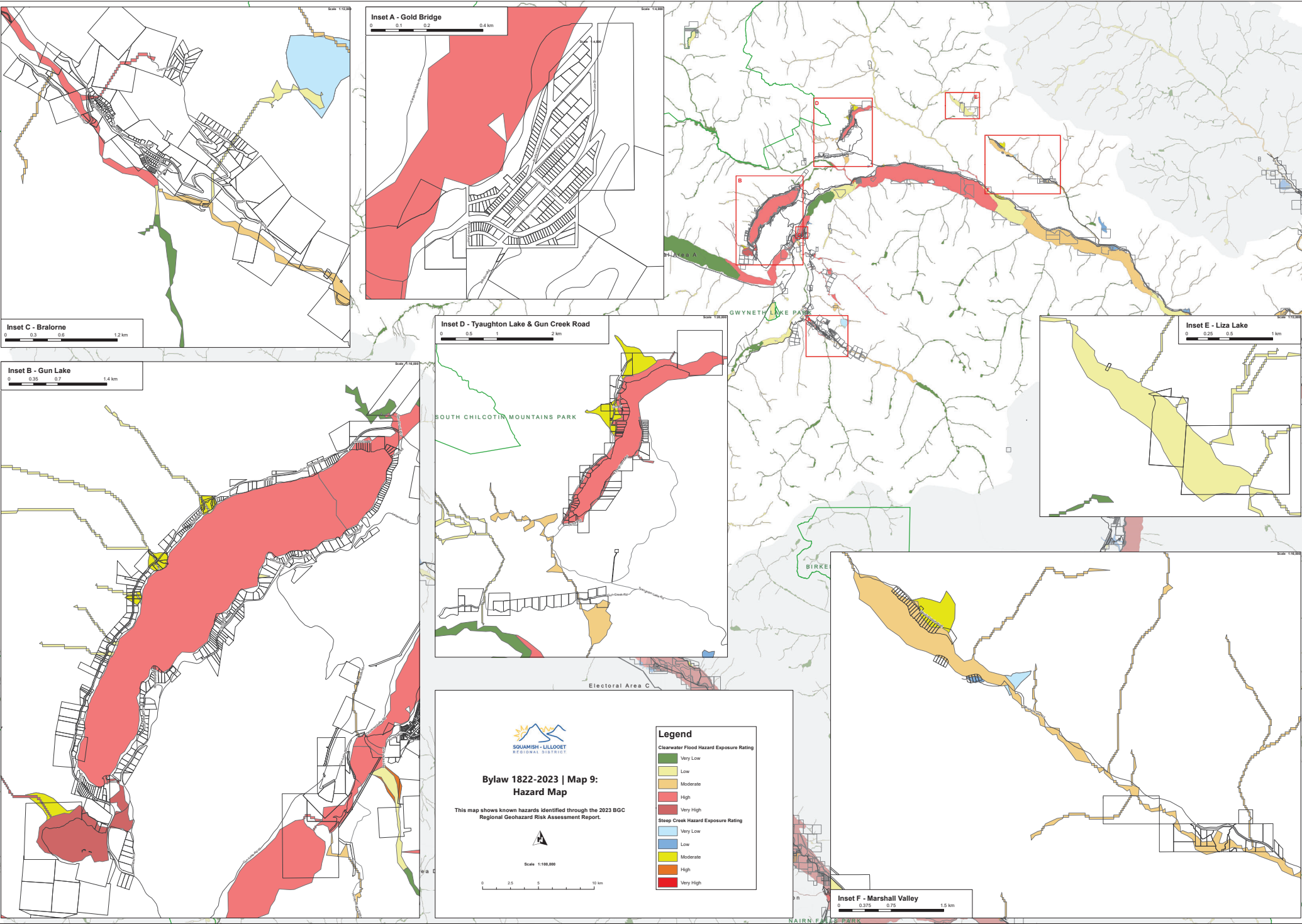
**Official Community Plan Designation**


 RM, Resource Management


0 0.25 0.5 1 km

Scale 1:35,000





  
**Bylaw 1822-2023 | Map 9:  
Hazard Map**  
 This map shows known hazards identified through the 2023 BGC  
 Regional Geohazard Risk Assessment Report.

  
 Scale: 1:100,000  
 0 2.5 5 10 km

**Legend**

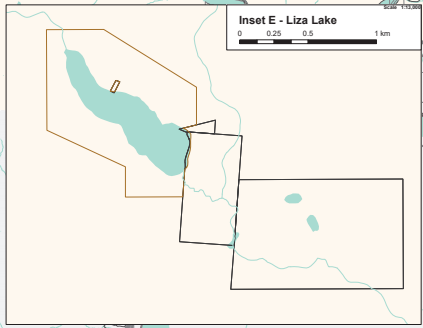
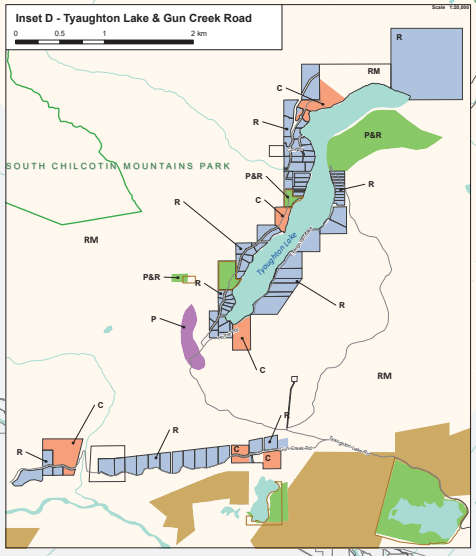
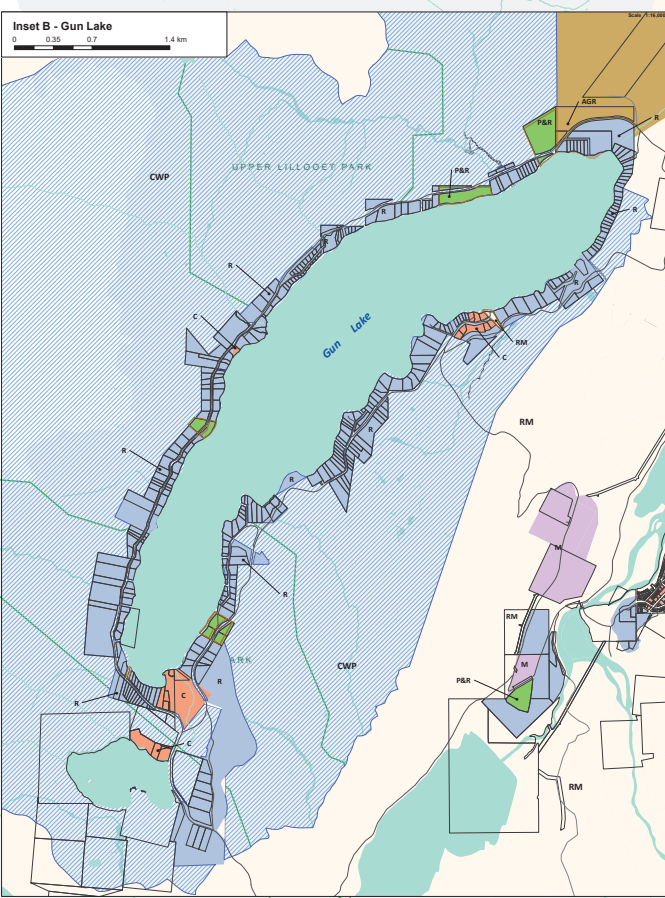
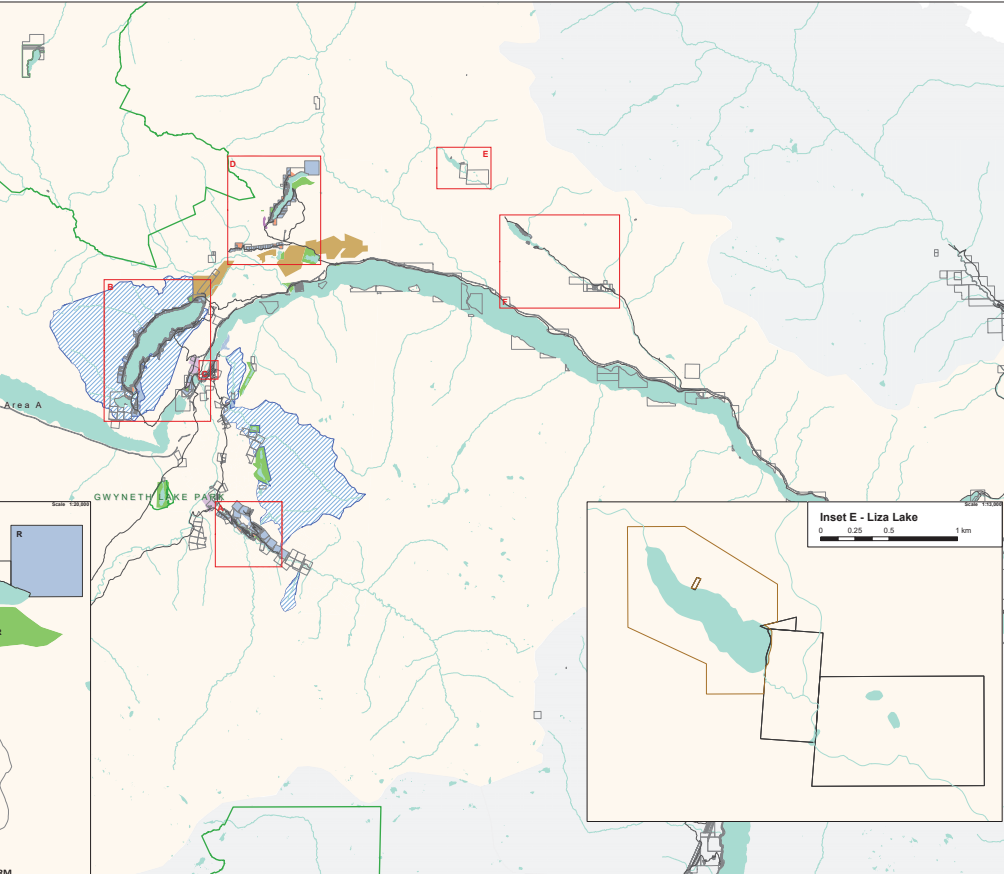
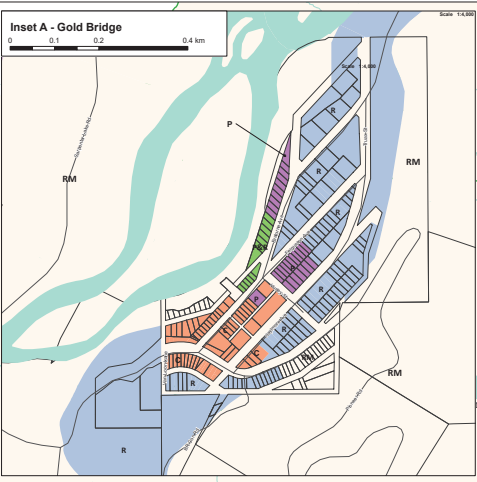
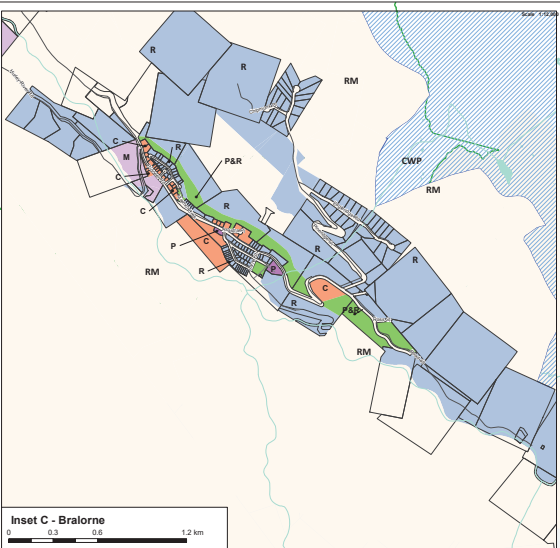
**Clearwater Flood Hazard Exposure Rating**

- Very Low
- Low
- Moderate
- High
- Very High

**Steep Creek Hazard Exposure Rating**

- Very Low
- Low
- Moderate
- High
- Very High





**SQUAMISH - LILLOET REGIONAL DISTRICT**

**Electoral Area A  
Bylaw 1822-2023  
Consolidated Land Use  
Designation Map**

**Bylaw Amendments**

Schedule 8 of Squamish Lilloet Regional Districts OCP Bylaw No. 1822 applicable to Electoral Area A as amended. Consulted for convenience only. This map is a representation of the Bylaw. Please refer to SIRD Planning Department for assistance with interpretation of the Bylaw.  
Date of Adoption: 2023

This map has been compiled from several different sources for convenience purposes only. As such, the SIRD assumes no responsibility for its accuracy or completeness.  
Date of Map Production: Friday, July 14, 2023

**Legend**

- Provincial Parks
- Recreation Sites
- Official Community Plan Designation**
  - C, Commercial
  - M, Industrial
  - P, Institutional
  - R, Residential
  - P&R, Park Rec and Open Space
  - AGR, Agriculture
  - RM, Resource Management
  - CWP, Community Watershed Protection Area

Scale: 1:100,000  
0 2.5 5 10 km

