



# Upper Bridge River Valley Official Community Plan Bylaw No. Bylaw 608, 1996

**CONSOLIDATED COPY  
September 2014**

## **IMPORTANT NOTICE**

**THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO. 608 WHICH HAS BEEN PREPARED FOR CONVENIENCE ONLY.**

Although the Squamish-Lillooet Regional District is careful to assure the accuracy of all information presented in this consolidation, you should confirm all information before making any decisions based on it. Information can be confirmed through the SLRD Planning Department.

**SUMMARY OF AMENDMENTS**

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**CONSOLIDATED FOR CONVENIENCE ONLY**

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

**BY-LAW NO.**

**DATE OF ADOPTION**

1022 – 2006	Major Review of Upper Bridge River Valley OCP	January 28, 2008
1094 – 2008	Rezoning a parcel of unsurveyed Crown land from Resource Management to Industrial	October 26, 2009
1305 - 2014	Tyax Real Estate Ltd. text and map amendments plus housekeeping amendment PID 024-877-638 (Lot 5, DL 4931, Plan KAP67637, LLD)	July 28, 2014

**SQUAMISH LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1022, 2006**

A bylaw of the Squamish Lillooet Regional District to amend the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996.

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**WHEREAS** the Board of the Squamish Lillooet Regional District wishes to adopt a new Upper Bridge River Valley Official Community Plan;

**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 "Upper Bridge River Valley Official Community Plan Bylaw No. 608, Amendment Bylaw No. 1022, 2006".
2. Schedules A and B to Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 are deleted and replaced by Schedule A which is attached to and forms part of this bylaw.

READ A FIRST TIME this 25<sup>th</sup> day of September, 2006.

READ A SECOND TIME this 23<sup>rd</sup> day of April, 2007.

PUBLIC HEARING held on the 2<sup>nd</sup> day of June, 2007.

READ A THIRD TIME this 25<sup>th</sup> day of June, 2007.

APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL AND WOMEN'S SERVICES on the 20<sup>th</sup> day of December, 2007.

ADOPTED this 28<sup>th</sup> day of January, 2008.

Russ Oakley  
Chair

Paul R. Edgington  
Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1022 cited as "Upper Bridge River Valley Official Community Plan Bylaw No. 608, Amendment Bylaw No. 1022, 2006" as read a third time.

Allison Macdonald  
Deputy Secretary

**UPPER BRIDGE RIVER VALLEY  
OFFICIAL COMMUNITY PLAN  
SCHEDULE A**

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## **INTRODUCTION**

The purpose of an Official Community Plan (OCP) is to provide direction for land use and development within a given area. The Upper Bridge River Valley OCP contains objectives, policies, and land use designations adopted by the Squamish Lillooet Regional District 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 often implemented on a long-term basis, generally over a 10-15 year period.

The OCP provides a basis for the following actions:

- a) The adoption of a framework for land use decisions and regulations, including zoning bylaws;
- b) The direction of public and private investment to develop in designated areas in a manner that is consistent with the objectives of the community;
- c) 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,
- d) The direction of the expenditure of public funds.

## **VISION STATEMENT**

The following vision statement provides an overarching guide for the objectives and policies contained within the Official Community Plan:

'Understanding where we have come from, and what we value today, we imagine a future in which the Upper Bridge River Valley is:

- An accessible and friendly community with a small town feel and a distinct identity anchored in its mountain surroundings and its mining past;
- A community populated by a wide range of individuals and families from different backgrounds and of different ages, interests, values, skills, and economic means;
- A community that supports its diverse population with a strong and varied economy, a healthy environment, a full array of social services, affordable housing, abundant open space, and ample opportunities for recreation and artistic expression; and,
- A community that acknowledges and works within the limits imposed by its geography and ecology, and that uses the best the world has to offer in designing a built environment that respects and is worthy of its natural environment.'

## **OVERVIEW OF THE PLAN AREA**

The plan area is a region of approximately 150 km<sup>2</sup> located in the eastern Coast Mountains of British Columbia. The topography is strongly affected by past glacial activity. The Upper Bridge River Valley has numerous rivers and lakes and is very mountainous, with peaks rising to approximately 3000 metres. The plan area provides excellent recreational opportunities and is highly valued for its wilderness character. Hydroelectric development has had a major economic and environmental impact in the study area. The Bridge River System is the third-largest of BC Hydro's generating facilities.

The primary economic activities in the study area are tourism, mining, forestry, and some agriculture. The hospitality industry is the largest employer in the study area, followed by forestry and retail. In general, opportunities for economic development are constrained by accessibility and topography. Seasonal access south to Pemberton is provided by the Hurley River Forest Service Road (FSR). The Hurley FSR is 74 kilometres long and is maintained to a standard that deters most two wheel drive traffic. The primary access into the Upper Bridge River Valley is via Highway 40, which travels approximately 100 kilometres west from Lillooet.

The year-round population of the Upper Bridge River Valley was recorded as 207 in 2006, which is a slight decline from the previous census period. Including part time residents, there are approximately 323 households in the plan area, located in the five neighbourhoods of Gold Bridge, Bralorne, Gun Lake, Tyaughton Lake, and Gun Creek Road.

Bralorne originated in the 1930s as a mining town. Following the closure of the Bralorne Mine in 1971, the neighbourhood has seen 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. In more recent years the town 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 closure of the Bralorne Mine, the commercial and service centre of the community switched to Gold Bridge. While Gold Bridge does serve as the Upper Bridge River Valley's service centre, a decline in permanent residents has had an impact on the provision of services.

The largest residential area within the Upper Bridge River Valley is around Gun Lake. There are over 200 lakeshore homes used predominantly on a seasonal basis, with few undeveloped lots remaining. Gun Lake and the neighbouring Lajoie Lake are enjoyed by locals and visitors for boating, day visits and camping. There are some tourism based commercial activities, but the area generally remains a quite rural environment valued for its excellent water quality and peaceful atmosphere. Two additional residential areas include Tyaughton Lake and Gun Creek Road.

## **PLANNING PROCESS**

The Upper Bridge River Valley Official Community Plan was originally adopted in 1996. It was developed in conjunction with a Community Advisory Group. The Community Advisory Group included representatives of the five main neighbourhoods of Gold Bridge, Bralorne, Gun Lake, Tyaughton Lake, and Gun Creek Road. The final draft of the plan included feedback from community meetings and a short questionnaire, as well as referrals to government agencies.

The 2006 review of the OCP has continued to engage the local community. Two public meetings were held; one to identify new and ongoing issues in the community, and another to review potential policy solutions. Invitations for early participation in the process were sent to local First Nations and provincial government agencies. A public hearing was held to review the plan. Consultation with various provincial government ministries and agencies (Ministries of Transportation, Forests and Range, Health, and Environment; the Integrated Land Management Bureau and the Agricultural Land Commission), and School District 74 also occurred throughout the process of developing the updated OCP.

## **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.

## **INTERPRETATION**

In this bylaw:

‘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;

‘bed and breakfast’ means auxiliary use of a dwelling for overnight accommodation of travellers, and may include limited food service for guests;

‘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, 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’ means areas designated in the Official Community Plan where regulations apply governing the 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, as permitted by the *Local Government Act*;

‘dispersed 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, each of which is occupied or intended to be occupied as the residence of one family;

‘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 sundecks, 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.

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‘greenbelt’ means an area of land in Bralorne designated by Bylaw 143, 1978 (a Land Use Contract between the Squamish Lillooet Regional District and Marmot Enterprises Ltd.) to be retained as a natural, unimproved area, but allows for underground services, roadways, and trails;

‘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;

‘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;

‘Qualified Environmental Professional’ 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;

‘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;

‘percent slope’ means the slope of the land, calculated as the rise divided by the run, and multiplied by 100;

‘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;



‘Visual Quality Objective’ means the degree of acceptable alteration from the characteristic visual landscape, as determined by the Ministry of Forests and Range, which is used as a basis for deciding what forest harvesting and silviculture activities are recommended in an area;

‘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.

## **DEVELOPMENT PERMIT AREAS**

The following Development Permit Areas are designated within the Upper Bridge River Valley:

### **General Guidelines** (Applicable to All Development Permit Areas)

1. A Development Permit is required for the following activities unless specifically exempted in this section:
  - a. Alteration of land, disturbance of soils, including grubbing, scraping and removal of top soils.
  - b. Construction or erection of buildings and structures.
  - c. Creation of non-structural impervious or semi-pervious surfaces.
  - d. Subdivision of land.
2. Where a property is subject to multiple Development Permit Areas (DPA), separate Development Permits under this section are not required, provided the guidelines for each Development Permit Area are addressed in the Development Permit.
3. Development Permits may be issued for phases of development involving several individual buildings or lots where appropriate.
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.

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Interpretation of specific guidelines is subject to detailed discussion with Regional District Planning staff. These guidelines are applied on a site specific or case-by-case basis. It is unlikely that every development can or will be able to meet all of the guidelines included in a DPA. 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 critically important that these design guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other regional district plans, policies, and regulations, as well as other best practices and design standards.

### **Development Permit Exemptions (APPLICABLE TO ALL DEVELOPMENT PERMIT AREAS)**

Development permits will not be required if one or more of the following criteria apply:

NOTE: Each DPA may have further exemptions in addition to those listed below.

- A. Emergency works or procedures required to prevent, or control flooding, erosion, or other immediate threats to life or property, including:
  - a. Emergency flood or erosion control works
  - b. Clearing of an obstruction from a bridge, culvert or drainage flow
  - c. Repairs to bridges or safety fences
  - d. 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.*

- B. Subdivision of lands containing a portion of the DPA where all of the following apply:
  - a. 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.
- C. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees and shrubs, planting of vegetation, and minor soil disturbance that does not alter the general contour of the land.
- D. 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.

Development Permit Area 1: Heritage Commercial

This DPA controls the design of commercial buildings in Bralorne and Gold Bridge for the purpose of ensuring the preservation of the 1930s mining era character of the neighbourhoods. It governs all parcels within the neighbourhoods of Gold Bridge and Bralorne with a Commercial land use designation. See policies 2.7 to 2.12 for more information.

Development Permit Area 2: Riparian Assessment

This DPA controls any alteration of the land or construction adjacent to waterbodies for the purposes of maintaining water quality and protecting fish habitat. Essentially, it governs all lands within 30 meters of a waterbody. See policies 4.5 to 4.12 for more information.

Development Permit Area 3: Wildfire Protection

This DPA controls construction on all property in the Upper Bridge River Valley for the purposes of ensuring wildfire mitigation measures are in place. See policies 6.9 to 6.16 for more information.

DEVELOPMENT PERMIT AREA 4: Upper Bridge River Valley Commercial & Multifamily residential Form & Character

Area

The Form & Character DPA applies to the dashed area as shown on Map 2. The land within is designated as appropriate for the establishment of objectives to address the form and character of commercial and multifamily residential development, and to conserve water and energy.

Justification

The purpose of the designation of Development Permit Area for Form and Character is the:

- Establishment of objectives for the form and character of commercial and multifamily residential development.
- Establishment of objectives to advocate for energy conservation.
- Establishment of objectives to advocate for water conservation.

Guidelines

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

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proposal. Established buildings and other previously approved uses in this DPA are permitted to continue.

1. 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. The following guidelines are to be considered for all developments:

**a. Building Form & Character:**

- i. 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 west coast mountain character.
- ii. Wood and stone should feature predominantly in the finishing treatments.
- iii. 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).
- iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
  - a. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers).
  - b. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes).
  - c. Detailing that creates a rhythm and visual interest along the line of the building.
  - d. 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.
  - e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways.
- v. 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).

**b. Building Materials:**

- Use sustainable, green, healthy building materials, and source locally where possible:
- i. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
  - ii. 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.
  - iii. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
  - iv. Use high performance windows.
  - v. Use low volatile organic compound (VOC) building products.

**c. Energy Efficient Building Design:**

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: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the DPA objectives.

- i. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
- ii. The orientation and siting of buildings and structures should 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.
- iii. 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.
- iv. 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.
- v. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.
- vi. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
- vii. Buildings should have units with exterior ventilation (operable windows on at least two sides to encourage passive cooling through cross ventilation.
- viii. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
- ix. Select materials and colours in building and roof construction that minimize heat absorption.
- x. Select materials that encourage thermal massing and seasonal thermal energy storage.

**d. Universally Accessible Design:**

- i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
- ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, 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.
- iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principle 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.

- iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

**e. Site Design and Landscaping:**

- i. Application of *green infrastructure* and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
  - a. rain gardens, rain barrels/cisterns
  - b. vegetated swales
  - c. bioretention cells
  - d. permeable pavement
  - e. green roofing
- ii. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- iii. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- iv. 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.
- v. Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- vi. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- vii. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- viii. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- ix. Avoid the use of retaining walls adjacent to public spaces.

**f. Planting and Vegetation Management:**

- i. Retain existing native mature trees and shrubs in setback areas where feasible.
- ii. 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.
- iii. 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.
- iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- v. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- vi. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.
- vii. 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.
- viii. Encourage planting materials that eliminate the need for pesticide use (e.g. utilize companion planting).
- ix. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.

- x. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- xi. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

**g. Lighting and Signage:**

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.

- i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
- ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- iv. 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.
- v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
  - a. Signs mounted flush with building facades
  - b. Wood carved and/or hand painted hanging signs above pathways
  - c. Signs painted on windows, especially retail display windows and upper floor office windows

**h. Bicycle Parking and Facilities:**

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

**i. Vehicle Parking:**

- i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- ii. 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.
- iii. 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.

**j. Solid Waste:**

Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.

- i. Construct/install with deconstruction in mind to allow for material reuse.
- ii. Incorporate, where feasible, full recycling options for the completed development (e.g. recycling, organics, composting) as well as garbage collection.

## **COMMUNITY**

### **1. COMMUNITY GROWTH AND CHARACTER**

#### *Context*

The Upper Bridge River Valley falls within the traditional territory of the Upper St'át'imc Nation. Both the Nxwisten community, located at the confluence of the Bridge and Fraser Rivers, and the Shalalth community, located on Seton Lake, frequently used the Upper Bridge River Valley, which has supported the hunting, gathering and cultural activities of aboriginal communities for thousands of years. These groups continue to fish for salmon and freshwater species in the rivers, creeks, and lakes, and hunt for game. Today the St'át'imc Nation has developed a preliminary land use plan for their traditional territory. Many of the principles found in the St'át'imc Plan are reflected in this OCP, including community participation in planning, diversification of economic activities, protection for water quality and riparian areas, cultural protection, and provisions for the protection of wildlife.

In the 1850s, Europeans and others from outside the area arrived in the region in search of gold. In 1882 gold was discovered in the Hurley River and four years later in Cadwallader Creek. The trend continued until the 1930s when the Bralorne Mine was the largest gold-producing mine in Canada. Settlements were formed at Pioneer, Bralorne, Odgen, Brexton, Minto, and Gold Bridge. It is estimated that during the 1930s and '40s there were as many as 4,000 to 5,000 inhabitants in the Upper Bridge River Valley. Since that time the local population has generally been in decline. In 1971, the year of the Bralorne Mine closure, the local community was comprised of only 370 people. The 2006 census reported a population low of just over two hundred full time residents.

As of 2006, the Upper Bridge River Valley is a small but diverse community, home to long-time residents with mining roots, young families new to the area, and both new and established part time residents. Future direction on the growth of the community and the way in which the community character evolves should be a reflection of all those that live there.

#### *Objectives*

- To recognize existing long-standing land uses within the area.
- Ensure the development of the community progresses in a way that is responsive to the needs and concerns of the residents.

#### *Policies*

- 1.1. 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.
- 1.2. In planning for developments of regional significance, consideration shall be given to the interests of local aboriginal communities.
- 1.3. The Regional District encourages the development of community advisory groups and other committees to allow for increased participation and influence by residents of the Upper Bridge River Valley on future planning and development.

## 2. CULTURAL HERITAGE

### *Context*

Data from the Province's Archaeology Branch indicates that within the plan area there are a number of St'át'imc Nation cultural artifacts dating from the pre-European contact era. These artifacts include stone tools and technology and culturally modified trees. Additional archaeological resources within the Upper Bridge River Valley include old mining cabins and regionally significant historic trails, such as the Warner Pass Trail, Chism Pass Trail, and McGillivray Pass Trail, which historically provided access through the plan area.

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.

Substantial effort has already been put into renovating historic buildings in the Upper Bridge River Valley. A community church was successfully renovated and transformation of the Haylmore Mining Recorder's office into a museum is underway. In general, heritage building preservation has strong support from community members as long as it does not become an economic burden.

Overall, the study 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.

### *Objective*

- To encourage and facilitate the identification, protection, and conservation of heritage resources, including historical buildings, archaeological sites, and historic trails.

### *Policies*

- 2.1. Development proponents shall consider the significance of heritage resources during all phases of project planning, design, implementation, and operation.
- 2.2. The zoning bylaw shall be reviewed by the Regional District to ensure the bylaw is consistent with the *Cultural Heritage Act* and the OCP regarding heritage resource policies.
- 2.3. The Regional District encourages the development of a heritage inventory and designation of heritage trails by interested parties.
- 2.4. Within the communities of Bralorne and Gold Bridge, the Regional District encourages property owners to abide by the Historic District Guidelines in Appendix A for all renovations to existing residential buildings and construction of new residential buildings.
- 2.5. The Regional District encourages interested parties to develop a heritage park at Haylmore to preserve the Mining Recording Office.



- 2.6. 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.

Development Permit Area 1: Heritage Commercial

- 2.7. Pursuant to Section 919.1(f) of the *Local Government Act*, Development Permit Area 1 is designated as a development permit area for the establishment of objectives for the form and character of commercial development. Development Permit Area 1 includes all parcels within the neighbourhoods of Gold Bridge and Bralorne with a commercial land use designation, as shown on Map 7A.

Justification: The purpose of Development Permit Area 1 is to protect the historically significant 1930s mining era character of Bralorne and Gold Bridge and to recognize the community's efforts in maintaining this character. Implementation of Development Permit Area 1 will help preserve the heritage of the area and contribute to its tourism potential.

- 2.8. Within Development Permit Area 1, buildings and structures shall not be constructed or altered unless the owner first obtains a development permit from the Squamish Lillooet Regional District, or unless otherwise exempted in this Plan.
- 2.9. Every application for a development permit shall be accompanied by plans that clearly indicate:
  - a. The location of all existing and proposed utilities, buildings, structures, parking areas, driveways, landscaping, garbage bins, and walk ways;
  - b. The location of neighbouring buildings;
  - c. Site elevations illustrating building materials and architectural details; and,
  - d. The size, materials, and design of all signage.
- 2.10. Development permits shall be issued in accordance with the following general guidelines:
  - a. Buildings shall be in keeping with the 1930s mining town character; and,
  - b. The mass and form, orientation and lot coverage, setbacks, windows, doors, and façade treatment, construction materials, roof form, trim and details, utility systems and signage of new buildings and renovations in the Development Permit Area should be consistent with the Historic District Guidelines in Appendix A.
- 2.11. Development permits are not required:
  - a. Where the total area of additions to an existing building is less than 50 m<sup>2</sup>;
  - b. For interior renovations; or,
  - c. For exterior maintenance requiring only the repair or replacement of existing surface materials.
- 2.12. Established buildings and other previously approved uses in Development Permit Area 1 are permitted to continue.

### 3. ECONOMIC DEVELOPMENT

#### *Context*

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. Reflecting this shift, the major industry within the community is tourism. Forestry, mining, agriculture, construction, and other services provide the remainder of the jobs in the community. Mining provides a few local jobs, but it is no longer a major employer. No large scale mining has taken place since the closure of the Bralorne Mine in 1971. However, the draft Lillooet Land and Resource Management Plan has designated several regions near the plan area as having a mining emphasis, indicating that mining could once again become a major employer in the future. Forestry activity employs a number of people from the local area on a seasonal basis.

The 2006 census indicates that of the 207 people living in the Upper Bridge River Valley, roughly half of them are employed. Information is not available on the percentage of those workers travelling outside of the community to work.

The moderate price of housing makes the Upper Bridge River Valley 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. E-commuting is anticipated to grow as more services, such as high speed internet, become readily available.

The main factor limiting economic development in the Upper Bridge River Valley 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 provides the shortest route between the Upper Bridge River Valley 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.

#### *Objective*

- To foster a diversified economy that meets local and visitor needs.

#### *Policies*

- 3.1. Emphasize Bralorne and Gold Bridge as the primary centers for commercial activity and community services.
- 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.
- 3.3. Pursuant to section 920.2 of the *Local Government Act*, all lands within the plan area are designated as areas where temporary commercial or industrial uses may be permitted through an application to the Regional District.
- 3.4. 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.

- 3.5. The zoning bylaw shall be reviewed by the Regional District to ensure the bylaw facilitates and supports home-based business as a means of growing the local economy.
- 3.6. The Regional District encourages the provincial government and private businesses to assist in providing the best and most current communication systems.

## **NATURAL ENVIRONMENT**

### **4. BIODIVERSITY**

#### *Context*

Despite residential, industrial, and hydroelectric activity, the Upper Bridge River Valley continues to provide important wildlife habitat for a variety of species.

Much of the land within the plan area is Crown land and is governed by the draft Lillooet Land and Resource Management Plan (LRMP) prepared by the former Ministry of Sustainable Resource Management in 2004. The LRMP states that land within and adjacent to 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. There are a number of small recreation-oriented parks within the plan area, but no lands have been designated as Ecological Reserves.

Development within the Upper Bridge River Valley 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.)

Kingdom, Noel, and Gwyneth Lakes, and 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.

The two major reservoirs in the area are Carpenter and Downton Reservoirs, which were created in the 1940s and '50s as hydroelectric power projects on the Bridge River. Fish populations declined in the Bridge River system as a result of the hydroelectric development and placer mining. In particular, populations of Pacific salmon in the Bridge River were diverted to Seton Lake in the 1950s. Currently, the reservoirs support populations of rainbow trout, bull trout, Dolly Varden, mountain whitefish, and kokanee. In the early 2000s, the Ministry of Environment tested Carpenter Reservoir for mercury. The testing indicated that mercury was present in fish tissue but not to a level that should cause a high level of concern. BC Hydro has completed a review of the operation of the reservoir as a step toward addressing concerns about fish and wildlife habitat. The usefulness of the exposed shoreline area for wildlife is considered to be limited by seasonal flooding.

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 Areas Regulation, enacted under Section 12 of the *Fish Protection Act* in July 2004, applies to all waterbodies within the Upper Bridge River Valley. The development permit designation described below is intended to address water quality protection throughout the plan area and satisfy the requirements of the Riparian Areas Regulation.

### ***Objective***

- To support protection of environmentally significant areas, avoid loss of key habitats, and maintain biological diversity.

### ***Policies***

- 4.1. 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. Motorized recreation should be limited to traversing these areas using the most direct route.
- 4.2. The Regional District encourages 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.
- 4.3. 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.
- 4.4. 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.

Development Permit Area 2: Riparian Assessment Areas

- 4.5. Pursuant to Section 919.1(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.

Justification: The purpose of Development Permit Area 2 is to implement the Riparian Areas Regulation enacted under Section 12 of the *Fish Protection Act*, as required by the provincial government. Implementation of Development Permit Area 2 will provide protection for the features, functions, and conditions that are vital to maintenance of stream health and productivity.

- 4.6. Development Permit Area 2 includes fish bearing streams, wetlands, and the associated riparian habitat approximately as indicated on Map 7B. Development Permit Area 2 includes the following areas within and adjacent to all streams that provide fish habitat or flow into a stream that provides fish habitat:
  - a. A 30 metre strip on both sides of the stream, measured from the natural boundary;
  - b. 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,
  - c. 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.
- 4.7. Within Development Permit Area 2, land must not be altered and building permits will not be issued unless a development permit is issued by the Squamish Lillooet Regional District, or unless otherwise exempted in this Plan.
- 4.8. Within Development Permit Area 2, a development permit shall be issued if a qualified environmental professional 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 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.

- 4.9. 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 dedicated;
  - 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; and,
  - g. That the development comply with the Land Development Guidelines for the Protection of Aquatic Habitat, published by the Department of Fisheries and Oceans and the Ministry of Environment, Land and Parks, May 1992.
- 4.10. Development Permits are not required:
- a. For works approved by Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, and fish and wildlife restoration;
  - b. To resolve emergency situations that present an immediate danger related to flooding, erosion or other immediate threats to life or property, including removal of hazardous trees; and,
  - c. For the repair of a permanent structure, agricultural and institutional development, and mining activities; however, federal and provincial legislation still apply.
- 4.11. Established buildings and other previously approved uses in Riparian Assessment Areas are permitted to continue. Expansion of these non-conforming uses requires a development permit.
- 4.12. The Board delegates the authority to issue development permits to the Director of Planning and Development within Development Permit Area 2.

## 5. WATER RESOURCES

### *Context*

The Upper Bridge River Valley 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, Lajoie, and Tyaughton Lakes have a variety of uses including public recreation and private development. Kingdom, Noel, and Gwyneth Lakes, and Mowson and Pearson Ponds, continue to have natural shore line environments. The protection of water quality, particularly regarding Gun and Tyaughton Lakes, are among the key issues raised by the community.

Little water quality monitoring is carried out by the Ministry of Environment 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 ongoing 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. Monitoring of Lajoie Lake has been conducted by the Ministry of Environment. Lajoie Lake was found to be high in nutrients, but is not of any significant health concern. There has 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.

It has been reported that the soil structures in the Gun Lake area are extremely porous and do little to remove nutrients such as phosphorous and nitrogen from sewage effluent. This, and the suspected number of substandard septic systems in place, has created significant 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 exceedences, 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.

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 shares responsibility for protecting water quality through the management and regulation of activities in watersheds that have the potential to affect water quality.

The Gun Lake Ratepayers Association has applied to the Ministry of Environment to formally register and protect the Gun Lake watershed. The application has strong support from the community but the approval has seen ongoing delays. The community has also voiced support for a comprehensive program to inventory, monitor, and upgrade septic systems around the lakes.

### ***Objective***

- To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.

### ***Policies***

- 5.1. The Regional District considers environmental protection of all natural waterbodies to be of high importance and is therefore a primary consideration in the evaluation of any new development.
- 5.2. The cumulative impact of development on water quality should be considered in the evaluation of any new development.
- 5.3. The zoning bylaw shall be reviewed by the Regional District to ensure 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.



- 5.4. The Regional District encourages property owners to maintain their septic systems and pump septic tanks in accordance with best management practices and provincial regulations.
- 5.5. For the neighbourhoods of Gun and Tyaughton Lakes, subject to available funding the Regional District should consider 1) undertaking a study to assess the environment's capacity to assimilate liquid waste, inventory existing on-site sewage disposal systems, assess the total combined effect of the individual discharges on the environment, and identify specific sources of pollution; and 2) developing a strategy to address the identified sources of pollution.
- 5.6. The Regional District encourages the Interior Health Authority to monitor the effects of sewage disposal throughout the plan area to ensure that the appropriate standards are maintained and ensure inadequate septic systems are upgraded.
- 5.7. 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.

See Policies 7.6 and 12.1 to 12.4 regarding lakeshore development and the Community Watershed Protection Area land use designation.

## **6. NATURAL HAZARDS**

### *Context*

Within the plan area there are a number of geotechnical hazards and constraints to development. The Gold Bridge - Bralorne Area Terrain Interpretations Map (J. M. Ryder and Associates, 1995) indicates the location and extent of constraints to development and hazards in the plan area. This map forms a part of this bylaw and is available for review at the Regional District office. Portions of the map are located in Appendix B (maps 8A-8D). The Regional District recognizes the limitations of the terrain mapping that is available, which was developed with the use of air photos and other coarse-scale information. These limitations are acknowledged and can be addressed through the building inspector's authority to waive or require a geotechnical report.

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 the Upper Bridge River Valley, 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 the Upper Bridge River Valley. The community has been involved in volunteer fire fighting efforts, wildfire awareness, and implementing Fire Smart guidelines. To assist communities in wildfire prone areas such as the Upper Bridge River Valley the Regional District commissioned a Community Wildfire Protection Plan, the contents of which are reflected in this OCP. The primary aim of the Community Wildfire Protection Plan is to inform government agencies and private land owners of the wildfire risk and appropriate actions to take to reduce that risk.

Fire protection capability varies from location to location within the community. Bralorne has a fire truck and fire hall, which serve the upper and lower town sites. Gun Lake has three fire trailers and a fire protection society, but no volunteer fire department. Tyaughton Lake has access to a fire trailer during fire season, and Tyax Mountain Lake Resort has its own fire protection system. Gold Bridge and Gun Creek Road have no provision for fire protection. A key issue affecting fire suppression capability in Gold Bridge is the water system, which will be upgraded with newly received funding.

An emergency exit from Gun Lake, a community-wide fire department staffed with full time personnel, and a comprehensive, provincially-funded program to reduce the wildfire hazard associated with adjacent Crown lands are wildfire hazard management tools requested by the community.

### ***Objectives***

- To protect life and property by discouraging development on land subject to natural hazards.
- To ensure that appropriate measures are in place for emergency response.

### ***Policies***

#### Geotechnical Policies

- 6.1. Development in areas subject to natural hazards is discouraged.
- 6.2. A professional geotechnical report shall be required prior to development:
  - a. Where the property falls within a hazard area polygon on the Gold Bridge - Bralorne Area Terrain Interpretations Map, which forms a part of this Bylaw;
  - b. Where a slope of 40% or greater exists (as determined in the field); or,
  - c. Where requested by the building inspector.

This report must identify hazards present, areas that are suitable and unsuitable for development, mitigation measures for hazards that can be mitigated, and certify that land may be safely used for the use intended. The development plans shall comply with all of the recommendations found in the report.

- 6.3. The requirement for a professional geotechnical report may be waived by the building inspector.
- 6.4. Where it is demonstrated that development may occur on slopes exceeding 40%, the developer shall provide the Regional District with a save harmless covenant, and development must proceed in strict compliance with the recommendations of the geotechnical report.
- 6.5. On slopes exceeding 40% grading and vegetation removal should be minimized.

#### Wildfire Protection

- 6.6. The Regional District encourages the Ministry of Environment and the Ministry of Forests and Range to reduce wildfire hazard and create and maintain appropriate fire defense improvements on Crown lands within the plan area.

- 6.7. Homeowners are urged to carry out annual wildfire threat assessments and to reduce wildfire threat by measures described in the Home Owner's FireSmart Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives. (The FireSmart Manual is available from the B.C. Ministry of Forests and Range at the following website: <http://www.for.gov.bc.ca/protect/safety/ForestHome.htm>.)
- 6.8. The SLRD Emergency Planning Coordinator shall work toward:
- a. Establishing and maintaining a plan that identifies hazards and risks, recommends mitigation measures, and ensures emergency response plans are in place for each existing and future community;
  - b. Identifying a low risk fire safety area where community members can evacuate to and wait until emergency service providers can reach them in case of an emergency;
  - c. Annually 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 for fuel management projects;
  - f. Engaging the Ministry of Forests and Range to address wildfire risk and fuel management in higher level planning for Crown lands; and,
  - g. Engaging the BC Transmission Corporation to ensure they mitigate the slash hazard on the transmission corridors.

#### Development Permit Area 3: Wildfire Protection Area

- 6.9. Pursuant to Section 919.1(b) of the *Local Government Act*, Development Permit Area 3 is designated as a development permit area for protection of development from hazardous conditions. Development Permit Area 3 includes all lands within the plan area, as shown on map 7B.

Justification: The purpose of Development Permit Area 3 is to ensure new developments in the Upper Bridge River Valley are designed and constructed to minimize wildfire hazard and are contributing to the fire safety of the neighbourhood. Implementation of Development Permit Area 3 will limit damage to property should wildfires occur.

- 6.10. Within Development Permit Area 3, building permits will not be issued unless a development permit is issued by the Squamish Lillooet Regional District, or unless otherwise exempted in this plan.
- 6.11. Every application for a development permit shall be accompanied by plans indicating the following:
- a. Location of all existing and proposed buildings, structures, parking areas, and driveways;
  - b. Extent and nature of existing and proposed landscaping including details of trees and ground cover; and,
  - c. The exterior materials of existing and proposed buildings.

- 6.12. Within Development Permit Area 3, a development permit shall be issued if two or more of the following measures are indicated in the application:
  - a. Fire resistant construction materials for exterior siding;
  - b. Fire resistant construction materials for roofing;
  - c. Fire resistant landscaping ensuring minimal fuel loading within 10 m from the proposed building and projections (to the extent possible considering the size of the parcel); and,
  - d. Fuel removal and reduction within 30 m from the proposed building and projections (to the extent possible considering the size of the parcel).
- 6.13. Development Permits issued may require that landscape plans be prepared in consultation with a Registered Professional Biologist or a Registered Professional Forester 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.
- 6.14. Development Permits are not required:
  - a. Where the total area of additions to an existing building is less than 50 m<sup>2</sup>;
  - b. For renovations within existing building; or,
  - c. Where exempted by the building inspector.
- 6.15. Established buildings and other previously approved uses in Wildfire Protection Areas are permitted to continue.
- 6.16. The Board delegates the authority to issue development permits to the Director of Planning and Development within Development Permit Area 3.

See policies 7.22, 10.2, 13.5, and 15.2 regarding wildfire protection as it applies to comprehensively planned developments, public facilities, open space planning, and transportation.

## **Land Use Designations**

### **7. RESIDENTIAL LANDS**

#### *Context*

The residents of the Upper Bridge River Valley have shown strong support for protecting the wilderness character of the area, but also developing a self sufficient community with adequate services. There is some support for limited residential development of Crown land in order to promote a sufficient population base to warrant improved road maintenance, ensure the community school remains open, provide support for local businesses, and attract more services from provincial agencies.

Existing residential development within the plan area is located in the five neighbourhoods of Gold Bridge, Bralorne, Gun Lake, Tyaughton Lake, and Gun Creek Road.

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.

Over two hundred lots are located on Gun Lake. While a few of these are not developed, most have buildings which serve as summer accommodation and a few full time residences. 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. 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 sixteen acreages. Tyaughton Lake has a variety of lot sizes, with some of the smaller lots being 0.4 to 0.8 hectares. A provision for a master planned residential development on approximately 100 hectares at the north end of the Tyaughton Lake has been part of the OCP since 1996. Except for this property, there is little subdivision potential on Tyaughton Lake.

In 2003 the provincial government commissioned a study to identify lands in the Upper Bridge River Valley with development potential. Giving further consideration to community feedback, key ungulate habitats, and Agricultural Land Reserve status, the results of that study have been used to inform the selection of Special Planning Areas outlined in this OCP. Of those lands identified in the study as having development potential, the Special Planning Area east of Tyaughton Lake was deemed to have the fewest conflicts with community values.

### ***Objectives***

- To ensure future development is consistent with the existing rural and semi-rural character of the area.
- To facilitate provision of an adequate supply of land for residential development and a range of residential choices.

### ***Policies***

- 7.1. Lands designated for residential development are indicated on Maps 2 through 6 as Residential.
- 7.2. Permitted uses in all Residential areas are single family home, secondary suite, home-based business (non-retail), and auxiliary buildings and uses related to the above.
- 7.3. 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.
- 7.4. The Regional District encourages a high standard of energy efficiency for all new residential construction.
- 7.5. The Regional District encourages the Ministry of Environment to establish a no-shooting reserve closure in areas designated Residential.
- 7.6. Those lakes without existing residential lakeshore development should be retained as wilderness lakes and protected from future development.
- 7.7. The zoning bylaw shall be reviewed by the Regional District to ensure consistency with the OCP regarding the height and width of new single family residential developments.

### **Gold Bridge & Bralorne**

- 7.8. The Regional District encourages the Province to dispose of Crown land designated as Residential to accommodate future residential needs.
- 7.9. The Regional District shall give consideration to discharging Bylaw 143, 1978, the Land Use Contract between the Squamish Lillooet Regional District and Marmot Enterprises that governs much of the Bralorne townsite, according to the provisions of the *Local Government Act* to ensure future planning and development is carried out in a logical and efficient manner.
- 7.10. Until such time that Bylaw 143, 1978 is discharged, the zoning bylaw shall be reviewed by the Regional District to ensure consistency between it and Bylaw 143, 1978 regarding minimum parcel sizes, the subdivision of land, and the allocation of green space.
- 7.11. The minimum lot size permitted for a new residential subdivision shall be 600 m<sup>2</sup>.

- 7.12. The Regional District encourages the development of multifamily housing in Gold Bridge and Bralorne. 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.
- 7.13. The Regional District encourages the development of affordable housing, and shall consider developing regulations or agreements that permit a range of housing types and foster the renovation or restoration of older buildings.
- 7.14. The Regional District will work with non-profit housing societies to ensure provision of affordable housing in response to perceived need in the community.

**Gun Lake & Tyaughton Lake**

- 7.15. In all Residential areas of Tyaughton Lake and Gun Lake the minimum parcel area shall be 0.8 hectares, except District Lots 4932 and 4931, where an integrated residential development may be considered and subdivision shall be determined through a comprehensive planning process.
- 7.16. In order for any further development to occur on District Lots 4932 and 4931, an application to amend the Official Community Plan by redesignating the parcels to Planned Community shall be submitted to the Regional District. A development plan shall accompany each application and the development plan must address the items listed under Policy 7.22.
- 7.17. The subdivision of those lands designated as Residential that fall within the Agricultural Land Reserve is at the discretion of the Agricultural Land Commission.
- 7.18. Minimum lot frontage along a lake shall not be less than 50 metres.
- 7.19. Subdivisions to create lots accessible by water only are discouraged.

**Gun Creek Road**

- 7.20. In all Residential areas of Gun Creek Road the minimum parcel area shall be 2 hectares.

**Special Planning Areas**

- 7.21. The intent of the Special Planning Areas is to recognize the potential for possible future development within the next five to ten years. The Special Planning Area designation is a precursor to a Planned Community designation which would accommodate comprehensively planned new development.
- 7.22. In order for any development to occur on land designated as Special Planning Area, an application to amend the Official Community Plan by redesignating the parcel to Planned Community must be submitted to the Regional District. A development plan shall accompany each application and the development plan must address the key issues associated with the land. The development plan should:
  - a. Identify the form, type, density, and location of residential and other uses, project phasing, and how the development will be serviced;

- b. Promote clustered development to minimize servicing costs, promote walkability, to allow for significant retention of natural areas and maintain the intact wilderness character of the area;
  - c. Indicate areas of environmental sensitivity that will be protected from development;
  - d. Foster a distinct, attractive, economically sustainable community with a strong sense of place;
  - e. Incorporate trails, footpaths, park areas, and/or outdoor recreation amenities;
  - f. Include appropriate design and facilities to assist and support wildfire suppression;
  - g. Contain strategies for buffering or mitigating impacts on adjacent uses; and,
  - h. Promote a collaborative planning approach to actively engage the community and other stakeholders in creating and refining the development concept.
- 7.23. The Regional District encourages the Integrated Land Management Bureau to acknowledge the designation of Crown lands indicated on Maps 2 as Special Planning Areas for first consideration regarding any future Crown land disposition and development.

## **8. COMMERCIAL LANDS**

### ***Context***

Each of the five neighbourhoods within the Upper Bridge River Valley has commercial development. In Gold Bridge and Bralorne there are a number of small businesses, including two hotels, two pubs, a restaurant, and a convenience store. The community has 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. Two commercial uses that are appreciably lacking from the Upper Bridge River Valley are a service station and a grocery store.

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. A significant concern arising from the community consultation process was 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- and medium-format commercial uses.

### ***Objective***

- To create a cohesive village center 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.



***Policies***

- 8.1. Lands designated for commercial development are indicated on Maps 2 through 6 as Commercial.
- 8.2. 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 the above.
- 8.3. One secondary dwelling is permitted per parcel.
- 8.4. The development of a service station will be considered, giving due regard to the protection of water quality, provisions for appropriate traffic flow, and compatibility with adjacent uses.
- 8.5. 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.
- 8.6. The zoning bylaw shall be reviewed by the Regional District to ensure consistency with commercial lot sizes outlined in the OCP.

**Gold Bridge & Bralorne**

- 8.7. The minimum lot size permitted for a new commercial subdivision shall be 200 m<sup>2</sup>.

**Gun Lake & Tyaughton Lake**

- 8.8. The minimum lot size permitted for a new commercial subdivision shall be 0.8 hectares.
- 8.9. To protect water quality and maintain the present rural lifestyle and recreational opportunities, further commercial development on Gun and Tyaughton Lakes is discouraged and limited to designated areas.
- 8.10. Minimum lot frontage along a lake shall not be less than 50 metres.

**Gun Creek Road**

- 8.11. In all Commercial areas of Gun Creek Road the minimum parcel area shall be 2 hectares.

**9. INDUSTRIAL LANDS*****Context***

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 claim. 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 preempting 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.

***Objective***

- To promote the wise use of industrial lands.

***Policies***

- 9.1. Lands designated for industrial development are indicated on Maps 4 through 6 as Industrial.
- 9.2. The zoning bylaw shall be reviewed by the Regional District to ensure consistency with the OCP's Industrial designations.
- 9.3. Industrial development that optimizes land use and has minimal impact on adjacent land uses is supported.
- 9.4. 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.
- 9.5. 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.
- 9.6. Rezoning to Industrial uses may be considered where there is a clear benefit to the community, the land is separated from residential uses, and the activities will not negatively impact the community.
- 9.7. Minimum industrial 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.

***Gold Bridge & Bralorne***

- 9.8. 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.
- 9.9. 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.

## **10. INSTITUTIONAL LANDS**

### ***Context***

Services and facilities in the Upper Bridge River Valley funded by the Regional District include the Bralorne museum, the Gold Bridge community hall, the Area A library and cemetery, and funding for the Bridge River Economic Development Society, which houses an information and business services center. The Regional District also provides a refuse transfer station located between Gold Bridge and Gun Lake, street lighting for Gold Bridge and Bralorne, television rebroadcasting, and funding for the Bralorne and Gun Lake volunteer fire protection service. The community has indicated support for creating a recycling centre at the transfer station.

The Upper Bridge River Valley falls within the School District #74. Gold Bridge has one 2-room community elementary school employing a single teacher. High school students are boarded in Lillooet to attend school there. The School District also owns property at the site of the old school in Bralorne. No need for additional school district lands has been identified.

Due to very low enrolment it is anticipated that the existing school will be shut down within the next few years. The prospect of the community's school closing has created significant concern. 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 the Upper Bridge River Valley, 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.

Services within the Upper Bridge River Valley 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 Lillooet Health Region. Hospital services are available at Lillooet and a diagnostic station is available in Pemberton. Police protection is available from the RCMP's Lillooet detachment; no facilities or staff are located in the Upper Bridge River Valley. Although the community has traditionally relied on neighbourly monitoring as a crime control method, a growing number of residents perceive a lack of security. Bylaw enforcement, particularly relating to unauthorized construction, is another issue raised by the community.

### ***Objectives***

- To support the preservation and development of lands for institutional use.
- To promote the health and safety of residents and visitors by encouraging the improvement of medical services and fire and police protection.
- To foster cooperation among all agencies involved in planning and land use in the area.

### ***Policies***

- 10.1. Lands designated for public and institutional development, such as hospitals, community halls, churches, open space, recreation and playground facilities, and public utility buildings, are indicated on Maps 2 through 6 as Institutional.

- 10.2. The Regional District shall strive to ensure that land is made available for community and fire protection facilities.
- 10.3. The Regional District recognizes the statutory responsibilities of Federal and Provincial government agencies and will work with these agencies to facilitate the provision of services, including health care, policing, emergency services, and road maintenance.

## **11. RESOURCE MANAGEMENT LANDS**

### ***Context***

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 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. Limited mineral exploration in the area is ongoing.

The Upper Bridge River Valley falls under the management of the Cascade Forest District and the draft Lillooet Land and Resource Management Plan (LRMP). The major licensees with harvesting rights in the Bridge River watershed are Ainsworth Lumber and BC Timber Sales. Some woodlot licenses also exist in the area. The plan area is designated by the LRMP as being part of the 'Timber Harvesting Land Base.'

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.

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 the Upper Bridge River Valley in particular, are strategically positioned to take advantage of opportunities presented by these technologies. The SLRD believes it is desirable to accommodate such energy projects under the Resource Management designation. Opportunities for independent power projects in the Upper Bridge River Valley include small scale hydro electric generation facilities and geothermal energy production.

### ***Objective***

- 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.

### ***Policies***

- 11.1. 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 2 through 6.

- 11.2. Permitted uses on Resource Management lands are residential uses, agriculture, resource extraction, silviculture, dispersed outdoor recreation, and auxiliary uses related to these activities.
- 11.3. In all Resource Management areas of the plan, the minimum parcel area shall be forty hectares.
- 11.4. 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.
- 11.5. The Regional District encourages the Ministry of Forests and Range to complete an inventory update for the plan area to reflect its very high visual sensitivity and the increased emphasis on retaining wilderness values and promoting tourism.
- 11.6. The Regional District encourages the Integrated Land Management Bureau to update the LRMP to include the entire plan area within Visual Management Zone A, so that it will be managed under provisions of the *Forest and Range Practices Act* as a known scenic area with established visual quality objectives.
- 11.7. The Regional District encourages the Ministry of Energy, Mines, and Petroleum Resources, the Ministry of Forests and Range, and licensees to ensure that resource extraction within or near the community creates minimal disturbance relating to noise, dust, visual impacts, and industrial traffic.

#### Resource Management Agriculture Subzone

- 11.8. Lands designated for agricultural use are indicated on Maps 1, 3, and 4 as Resource Management (Agriculture). These lands shall be managed to retain their agricultural potential. Permitted uses are defined by the Agricultural Land Commission, including agriculture, farm retail sales, agri-tourism, sand and gravel extraction, residential, small hydroelectric facilities, and auxiliary uses related to these activities.
- 11.9. To maintain the agricultural potential of the region and the potential economic benefits of agriculture, subdivision and exclusion of land from the Agricultural Land Reserve is discouraged.

## **12. COMMUNITY WATERSHED PROTECTION AREAS**

### ***Context***

Community watersheds are designated by the Ministry of Environment 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.

In 1994, the Gun Lake Ratepayers Association applied to the Ministry of Environment to have the Gun Lake area designated as a community watershed. The watershed status was not granted. In June 2000, a new application was submitted under the revised standardized criteria for community watershed designation. This application is still pending.

### ***Objective***

- To support the protection of community watersheds.

### ***Policies***

- 12.1. The Community Watershed Protection Areas, as indicated on Map 1, includes existing and pending community watersheds where lands shall be managed to maintain local water quality.
- 12.2. Permitted uses within Community Watershed Protection Areas are dispersed outdoor recreation and auxiliary uses related to these activities.
- 12.3. 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.
- 12.4. The Regional District encourages the Ministry of Forests and Range to ensure that forest practices within community watersheds are conducted in accordance with the B.C. Forest Practices Code Standards.

## **13. PARKS, RECREATION, AND OPEN SPACE**

### ***Context***

The Upper Bridge River Valley has high recreation value. The area attracts hikers, campers, horseback riders, ATV users, mountain bikers, 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. Within Gold Bridge there is a small community green space and a ball park. Bralorne also has a community park. On Gun Lake there is a boat launch and a designated recreation site managed by the Ministry of Forests and Range. The other lakes in the area, including Tyaughton Lake, Mowson Pond, Pearson Pond, and Kingdom Lake, have Forestry Recreation Sites with undeveloped campsites and boat launches. Other sites suitable for recreation use include the trail along Gun Creek, which provides access to the Spruce Lake Protected Area, the Plateau Ponds ski trails, the Tyax cross-country ski trail, and various trails in and around Bralorne, including the McGillivray Pass Heritage Trail. In addition, a 140 hectare protected area is proposed in the draft Lillooet Land and Resource Management Plan for Gwyneth Lake, which is accessed along the Hurley River Forest Service Road.

While there is significant demand for recreational properties, few comments have come forth from the community indicating that more official park space is needed. 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 unimproved 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 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.

***Objective***

- To satisfy the recreation needs of residents and visitors by ensuring that land is provided for community parks and recreation areas and by encouraging effective management.

***Policies***

- 13.1. Lands designated for recreation use, are indicated on Maps 1 through 6 as Park.
- 13.2. 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.
- 13.3. Future subdivision of lakeshore properties shall favor the public use of the waterfront to the greatest extent possible through the provision of open space.
- 13.4. An integrated residential development may be considered for District Lots 4932 and 4931. Pursuant to section 941 of the *Local Government Act*, at the time of subdivision a public waterfront park shall be provided.
- 13.5. Where possible, parks shall be planned, designed, and maintained to provide for fire protection and mitigation.
- 13.6. The creation of an official non-motorized trail system and an official recreational vehicle trail system is encouraged. The trail systems should link the five principal neighbourhoods and respect sensitive wildlife movement corridors and other environmentally sensitive areas.
- 13.7. The Regional District encourages the retention of Ministry of Forests and Range recreation sites in the plan area for the benefit of residents and visitors.
- 13.8. For as long as the Hurley River Forest Service Road remains unplowed in the winter, the Regional District supports the use of the road by snowmobiles by encouraging the designation of legal snowmobiling routes in the Bralorne area and the provision of snowmobile related services.
- 13.9. The Regional District encourages the responsible Federal and Provincial agencies to effectively maintain land under their jurisdiction that is designated for Park use.
- 13.10. The Regional District encourages 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.
- 13.11. The Regional District encourages the responsible Provincial agencies to improve information and interpretive signage emphasizing recreational opportunities.
- 13.12. The Regional District encourages BC Parks to provide an additional parcel of land on Gun Lake for public recreation and beach access.

## **SERVICES AND INFRASTRUCTURE**

### **14. UTILITIES**

#### *Context*

Domestic water for Gold Bridge is supplied from Ferguson Creek. The water is distributed to homes and businesses without treatment. Ministry of Health domestic water sampling has consistently found the quality to be substandard and a boil advisory has been in effect since 1990. Recently, provincial funding has been approved to upgrade the system. The new system is anticipated to be completed in two years time. Maintenance and operation of the new system will be paid for through taxing the property owners within the service area.

Bralorne's domestic water supply comes from a deep well and reservoir constructed in 1991. This well provides water to both the lower and upper sections of the town, but not to Bradian or settlements higher up. The Ministry of Health water sampling program has consistently found the water quality to be good.

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.

The community sewer system for Bralorne consists of collection pipes, community septic tanks, an infiltration basin in Townsite 1, and a piped discharge to Cadwallader Creek in Townsite 2. Funding has been applied for to upgrade the system, which is maintained by the Regional District. In Gold Bridge, Gun Lake, Gun Creek Road, and Tyaughton Lake individual septic systems are in place.

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 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.

#### *Objective*

- To facilitate the safe and cost effective provision and maintenance of water, sewer, and solid waste services.

#### *Policies*

- 14.1. The Regional District supports 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.
- 14.2. Boundaries within which the Regional Districts intends to provide municipal water and sewer services have been established, as indicated on Maps 5 and 6. The Regional District shall consider extending water and sewer services contingent on economic feasibility, engineering constraints, and a secondary planning process.



- 14.3. The Regional District will continue to work toward the resolution of sewage collection and treatment issues in Bralorne.
- 14.4. 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 4 and 6.
- 14.5. The design of new community water systems shall take into consideration the water volumes required for adequate fire protection.
- 14.6. The Regional District supports the development and maintenance of a community recycling center.

## **15. TRANSPORTATION**

### *Context*

Transportation to and from the Upper Bridge River Valley is seen by the community as being a major limiting factor to further economic development. Seasonal access south to Pemberton is provided by the Hurley River Forest Service Road (FSR). The Hurley FSR is 74 kilometres long and is maintained to a standard that deters most two wheel drive traffic. The primary access into the Bridge River Valley is via Highway 40, which travels approximately 100 kilometres west from Lillooet.

It is the general sentiment of the residents of the Upper Bridge River Valley that the Hurley FSR is severely under-maintained. The Hurley FSR, which is currently maintained to a ‘wilderness plus’ standard, is funded by the Ministry of Transportation. Maintenance is carried out by the Ministry of Forests and Range. The portion of the road north of Railway Pass is maintained by the Lillooet office and the southern portion by the Squamish office. There is a strong desire to see upgrades to the road bed and improved maintenance over the summer months. There is some support to see the road paved or maintained throughout the winter, but the Ministry of Forests and Range and the Ministry of Transportation have both indicated that this is not feasible for economic reasons, as well as the considerable avalanche hazard.

There is a process for transferring roads from the Ministry of Forests and Range over to the Ministry of Transportation to reflect the main user group and the required level of service. While the main user group for the Hurley FSR is the public, the road will likely remain under the management of the Ministry of Forests and Range as it is not the main access into the Upper Bridge River Valley.

The main access into the upper Bridge River Valley is Highway 40. In the early 2000s this road saw some substantial upgrades including widening, paving, and new guard rails. No new upgrades are planned for the future, however, the Ministry of Transportation is receptive to community input on specific projects they would like to see completed.

The need for a number of road improvements has been identified in the Gun Lake area, including the development of a ring road, improving the emergency exit road off the north end of the lake, and paving the ring road to reduce dust. However, priorities for future improvements to the road system within the Upper Bridge River Valley must be balanced across the entire plan area.

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 Gun Lake Airport Society, 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.

### ***Objective***

- To support a safe and efficient road network and air transport facilities that allow year round transportation to and within the area.

### ***Policies***

- 15.1. Road improvement is supported where it is compatible with the social, environmental, and economic goals of the community.
- 15.2. The Regional District encourages the Ministry of Transportation to:
  - a) continue improvements to Highway 40 to ensure a safe and efficient primary travel corridor throughout the year;
  - b) provide increased funding to adequately maintain the Hurley River Forest Service Road to ensure a safe and efficient secondary travel corridor throughout the spring, summer, and fall;
  - c) designate and maintain emergency evacuation routes from existing neighbourhoods and future subdivisions;
  - d) develop a second access route into the Gun Lake area that is accessible to all vehicles;
  - e) improve vehicle access across Cadwallader Creek; and,
  - f) Establish a unified road signing system to facilitate emergency access and 911 services.
- 15.3. The Regional District encourages the Ministry of Forests and Range, the Ministry of Environment, and the Ministry of Energy, Mines and Petroleum Resources to develop coordinated access management plans to regulate access on forestry and mining roads in and around the plan area.
- 15.4. 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.
- 15.5. 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.

## **APPENDIX A: HISTORIC DISTRICT GUIDELINES**

The historic district of the Upper Bridge River Valley includes the neighbourhoods of Gold Bridge and Bralorne, each of which illustrate a significant period in the industrial, urban 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. The Upper Bridge River Valley 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.

### **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.

It is generally appropriate to:

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

It is generally not appropriate to:

- Construct a new addition that creates an appearance inconsistent with the historic character of the building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove an entire second floor roof or attic and replace it with a structure that is out of character with the original building.

## **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.

### ***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.

It is generally appropriate to:

- Construct a building that is similar in height, width, and massing to neighbouring buildings.
- 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.
- Maintain the similarity of roof form and front porches traditionally found in the neighbourhood.
- Construct a building that is unique in the neighbourhood but relates to neighbouring buildings through its overall massing.

It is generally not appropriate to:

- Construct a building that does not maintain or blend with the height or width of neighbouring buildings.
- Construct a foundation that is not proportional in height to neighbouring buildings.
- Use massing and building forms that are completely foreign to the historic district.
- Construct an entrance that is simply a door, and provides little or no transition from outside to inside.

### ***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.

It is generally appropriate to:

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

It is generally not appropriate to:

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

***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.

It is generally appropriate to:

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

It is generally not appropriate to:

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

***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.

It is generally appropriate to:

- Enhance the primary entrance with steps, porches, stoops, porticos or other design features appropriate to the architectural style of the building.
- Use double or single-hung sash windows.
- 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.
- Design the window and door cases with depth and visual relief.
- 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.

It is generally not appropriate to:

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

***Siding Materials***

It is generally appropriate to:

- 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.

It is generally not appropriate to:

- Use prefabricated or metal buildings.
- Use vinyl and aluminum siding materials.

### ***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.

It is generally appropriate to:

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

It is generally not appropriate to:

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

### ***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.

It is generally appropriate to:

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

It is generally not appropriate to:

- Apply incongruous details from one style of architecture onto another style.
- 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.

### ***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.

It is generally appropriate to:

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

It is generally not appropriate to:

- Design and construct utility systems into the front elevation or roof line of the building.
- Place a satellite dish in view of the public right-of-way.

### ***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.

It is generally appropriate to:

- Use similar architectural characteristics for accessory buildings as seen throughout the neighbourhood.
- 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
- 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.
- Use similar materials as the primary building.
- Match rooflines.
- Design garages so they are accessed through an alley where possible.
- Maintain proportional lot coverage as found on the neighbouring properties.

It is generally not appropriate to:

- Locate accessory dwelling buildings or garages so that they require the removal of a significant site feature or primary building element.
- Design the accessory building or garage to visually compete with or overpower the primary building on the lot
- Construct an accessory building that does not maintain or blend with the height of accessory buildings on neighbouring properties.
- Use materials not traditionally used in the neighbourhood.

### ***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.

It is generally appropriate to:

- Construct signs that are congruent with the material, colour, and detail of the building and reflect the style of signs used historically.
- Construct flush-mounted (fascia) signs, projecting signs that are mounted perpendicular to the façade, free-standing signs, and painted window signs.
- Illuminate signs with an indirect light source.
- Construct signs that are in proportion to the building, such that they do not dominate the appearance.
- Limit the height of a fascia sign to two feet.
- Limit the maximum area of an awning sign to 20% of the awning panel or eight square feet, whichever is the lesser amount.
- Use painted wood and metal materials.
- Limit the use of plastic.

It is generally not appropriate to:

- Construct signs that are out of character with those seen traditionally, and that would alter the heritage character of the street.
- Obscure architectural features with a sign.
- Use graphics, plastic or cutout lettering on a canopy.
- Use internal illumination of an awning sign.
- Construct flashing, rotating, animated or neon signs.
- Construct roof-mounted signs.
- Construct backlit or poster signs.



## **APPENDIX B: 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: Upper Bridge River Valley Overview

Map 2: Tyaughton Lake

Map 3: Gun Creek Road

Map 4: Gun Lake

Map 5: Gold Bridge

Map 6: Bralorne

Map 7A: Development Permit Areas 1 (Heritage Commercial)

Map 7B: Development Permit Areas 2 & 3 (Riparian Assessment & Wildfire Protection)

Maps 8A – 8D: Segments of Gold Bridge - Bralorne Area Terrain Interpretations Map (J. M. Ryder and Associates, 1995)

The Gold Bridge - Bralorne Area Terrain Interpretations Map is divided into polygons. The polygons are labelled with a series of numbers and letters with the following meanings:

- H1: unstable ground
- H2: hazards from upslope
- H3: flood hazard
- H4: floods and/or debris flow
- H5: potential erosion
- S: slopes over 45%
- C0 - C5: A rating of the degree of constraint to residential development, taking into account drainage, surface materials, bedrock, and water table.
- Numerals (e.g. 163): polygon reference number