



# Tumbler Ridge

## Official Community Plan



Bylaw No. 707

January 2023



## District of Tumbler Ridge

### Official Community Plan Bylaw No. 707

WHEREAS Council wishes to repeal "District of Tumbler Ridge Official Community Plan Bylaw No. 584, 2012" and amendments thereto, and wishes to adopt a new Official Community Plan bylaw, pursuant to Section 472 of Part 14 of the *Local Government Act*;


AND WHEREAS, Council has considered this Official Community Plan in conjunction with the District's most recent financial plan and other relevant plans to ensure consistency between them;

AND WHEREAS, Council has met the consultation requirements pursuant to Section 475 of the *Local Government Act*;

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*. NOW THEREFORE Council of the District of Tumbler Ridge, in open meeting assembled hereby enacts as follows:

1. This bylaw shall be cited as the "District of Tumbler Ridge Official Community Plan Bylaw No. 707, 2022".
2. The following is attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the District of Tumbler Ridge:
  - Schedule A - Official Community Plan Text
  - Appendix A – District Wide Land Use Map
  - Appendix B – Townsite Land Use Map
  - Appendix C – Aquifer Protection Development Permit Area
  - Appendix D – Hazardous Lands Development Permit Area
  - Appendix E – Town Centre Development Permit Area
  - Appendix F – Highway Commercial Development Permit Area
  - Appendix G – Industrial Development Permit Area
  - Appendix H – Infrastructure and Major Road Network
  - Appendix I – Infrastructure and Major Road Network for Tumbler Ridge South
3. If any section, subsection, sentence, clause, phrase or map in this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is valid shall not affect the validity of the remainder.
4. District of Tumbler Ridge Official Community Plan Bylaw No. 584, 2012 and amendments thereto are repealed.

READ A FIRST TIME on the	7 <sup>th</sup>	March,	2022
READ A SECOND TIME on the	7 <sup>th</sup>	March,	2022
PUBLIC HEARING on the	4 <sup>th</sup>	April,	2022
THIRD READING DEFEATED on the	4 <sup>th</sup>	April,	2022
READ A THIRD TIME on the	16 <sup>th</sup>	May,	2022
RECEIVED Ministry approval on the	4th	July,	2022
ADOPTED on the	3rd	January	2023

  
Darryl Krakowka  
Mayor

  
Aleen Torraville  
Corporate Officer





Mount Bulley and the Bulley Glacier with Bulley Glacier Falls - Destination BC / Mike Seehagel



# Acknowledgments

## District of Tumbler Ridge Council:

Mayor Keith Bertrand

Councillor Will Howe

Councillor Joanne Kirby

Councillor Darryl Krakowka

Councillor Bernie Lehmann

Councillor Curtis Miedzinski

Councillor Chris Norbury

## District of Tumbler Ridge Administration:

Aleen Torraville

Director of Corporate Services

John Powell

Director of Economic Development & Tourism

Jennifer Thompson

Chief Administrative Officer

Joy McKay

Recreation Manager

Dustin Curry

Director of Protective Services

John Simcock

Director of Operations & Infrastructure

## Consultant Team:

WSP Canada Inc.



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# 1 Plan Overview





# 1.1 Introduction

Tumbler Ridge originated as a planned community to support the development of the Northeast Coal Project. The houses, recreation centre, schools, golf course, trails, businesses and services that originally attracted workers and their families to the area have continued to support residents and visitors to the area since the town's incorporation in 1981. Through significant economic fluctuations, due to global markets and most recently the COVID-19 pandemic, Tumbler Ridge has had to continuously redefine itself as a place that is attractive to industry, local investment, aging residents, and new families alike.

Residents of Tumbler Ridge are united in their community pride, love of the local natural beauty, and optimism for the future. The Tumbler Ridge Official Community Plan is designed to set a course for the future and support Council and administration in decisions that will be made over the next 10 years. To support Tumbler Ridge's evolution as a sustainable municipality, future decisions must support stability, promote local partnerships, prioritize equity, and proactively seek to diversify the local economy and local services.







Visitor Information Centre - Simon Ratcliff

## 1.2 Official Community Plan Regulation Framework

An Official Community Plan (OCP) is a long-term visionary document that guides decision-making and sets a course for how a community wishes to evolve. The OCP is used by municipal and regional governments to guide land use decisions and community planning. It is a general statement of the collective desires of a community, identified through public consultation and expressed through broad objectives and policy statements. An OCP must be prepared and adopted within the statutory provisions of the Local Government Act (LGA). The required content of an OCP is defined in Section 473 of the Act. Optional content provisions are set out in Section 474, while provisions relating to consultation and adoption procedures are listed in Sections 475, 476, 477 respectively.





The OCP should be re-examined and updated every 5 – 10 years to ensure that it continues to reflect the long-range planning objectives of the community. Occasional updates also ensure that an OCP remains consistent with other procedures, bylaws and government implementation tools. The OCP will inform decision making on a wide range of municipal planning and development functions. Once adopted, any decisions made by Council on land use, the subdivision of land, development, and other related matters must be consistent with the goals, objectives and policies included in the Plan.







## 1.3 Community Engagement

Input from Tumbler Ridge residents, Council, and administration was foundational to this OCP's vision, guiding principles, and policies. The OCP articulates a local understanding of current conditions and shared vision and optimism for the future.

Engagement occurred over several phases of the project, using a variety of tactics to reach different stakeholder groups:

A variety of tactics were used to reach different stakeholder groups:



Online Surveys



Workshops



Phone Interviews

### JUNE 2021

- Pre-engagement Survey

### JULY/AUGUST 2021

- Online Community Survey
- Council and Administration Workshop
- Indigenous and Community Group Workshop
- Business Group Workshop
- Public Open House
- Phone interviews with major employers



# Key Themes

The following is a summary of the key themes that emerged from the Online Surveys, Council and Staff Workshop, Business Workshop, Indigenous and Community Group Workshop, and Public Open House from June to August 2021. Detailed engagement results are reported in the Tumbler Ridge Official Community Plan “What We Heard” report (2021).



Housing Affordability,  
Variety & Density



Economic Development and  
Diversity



Town Centre  
Improvements



Active Transportation and  
Infrastructure



Cost of Living



## Housing Affordability, Variety, and Density

Shortage of  
affordable rental  
housing



Need more  
housing supply for  
Aging Populations



Need to increase  
housing diversity  
and density

## Economic Development and Diversity

Optimistic  
Future and  
Opportunities



Support  
for Smaller  
Businesses



Need to  
diversify local  
economy



Need to attract  
more visitors  
to Tumbler  
Ridge



## Town Centre Improvements

Improved gathering spaces  
and commercial destinations  
Town Centre



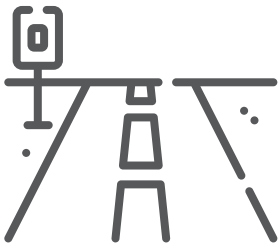


# Active Transportation and Infrastructure

Active Transportation Challenges:  
Sidewalk Continuity in Town Centre



Transportation  
Infrastructure Upgrades



## Cost of Living

Housing  
options



Job opportunity  
and stability



Access to health care



Sustaining a small business  
continues to be an  
emerging theme





# Identity 2









## 2.1 Community Identity

Tumbler Ridge was developed as a master planned community, to support the Northeast Coal Project. In its 40 years of existence, Tumbler Ridge has experienced significant fluctuations in growth and development and has gone through six different 'eras' in its history.







### CONCEPTION ERA (LATE 1970S – EARLY 1980S)

It was decided that a new community would be built to support the coal mines. The Ministry of Municipal Affairs (now Community, Sport and Cultural Development) engaged planning and design consultants to assist with the process and the writing of planning and design documents. The design of the community was deliberate and thoughtful; it addressed social and physical issues experienced elsewhere and reflected best practices for resource community development.

### LAUNCH ERA (1981 – 1986)

The construction of the Quintette and Bullmoose mines and of the Tumbler Ridge townsite occurred in the early 1980s.

### STABILIZATION ERA (1987 – 1999)

The late 1980s and early-mid 1990s saw full operation and utilization of the Quintette and Bullmoose coal mines. Tumbler Ridge was generally thriving during this period and, in 1991, the population peaked at nearly 5,000 residents.







### CRASH ERA (2000 – 2004)

In the early 2000s, after almost two decades of relative economic stability, Tumbler Ridge encountered significant hardship. The mine closures forced many families to move away from Tumbler Ridge to find work elsewhere. A significant number of homes owned by the mining companies were left vacant during this time.

### SLOW REBOUND ERA (2005 – 2009)

Following the closure of the mines, the community started to diversify. Vacant houses were sold at extremely low prices and attracted many retirees who were looking for low real estate prices in a beautiful setting. It changed the composition of the community from younger families and single people to retirement-aged couples.

### GROWTH ERA (2010 – 2014)

Economic conditions in Tumbler Ridge improved greatly as coal mining resumed in the area and several new coal projects began exploratory or approvals stages. The local economy diversified with new opportunities such as oil and gas exploration, wind energy, and tourism (paleontology, eco-tourism, etc.). Tumbler Ridge became home to approximately 2,700 permanent residents in addition to a variable, but significant temporary population composed of workers in various industries.







### DIVERSIFICATION ERA (2014 – PRESENT)

As coal prices began to drop in 2014, several local mines were forced to lay off workers and operate at a maintenance level. The global economic downturn sparked a local diversification of industry and recreational opportunities. Tumbler Ridge was designated as a full member of UNESCO's Global Geopark Network and began to draw visitors interested in exploring the rich geological history of the area. Tumbler Ridge continues to diversify local economic opportunities and market itself as a unique, affordable, community-oriented place for seniors and families alike.

This OCP sets a framework for residents, small businesses, industry, and the District to make decisions that will help to ensure Tumbler Ridge can achieve its goals and objectives for the future.



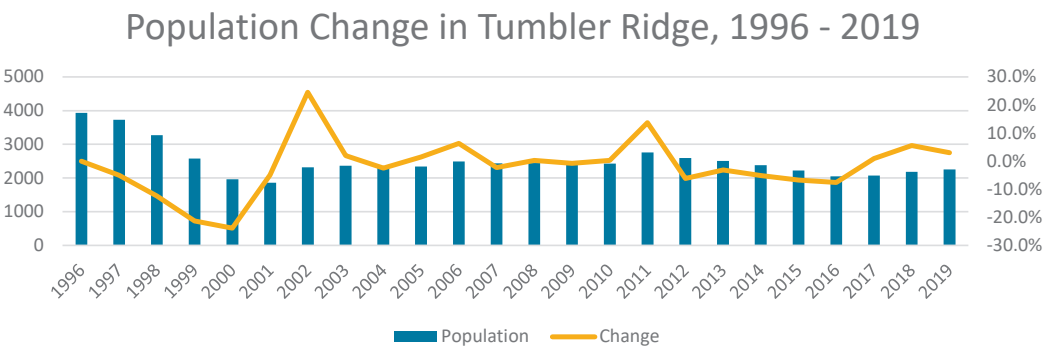


## 2.2 | Population

### POPULATION DEMOGRAPHICS

Tumbler Ridge has experienced significant fluctuations in its population. On the whole, its population has decreased significantly since 1996 and has decreased by 2000 people from its peak in 1991 when the population was 4,794. However, in recent years the population has increased from approximately 2,000 people in 2016 to approximately 2,500 people in 2019.

Table 2.1 below summarizes the population change for Tumbler Ridge from 1996 to 2019.



Source: BC Stats

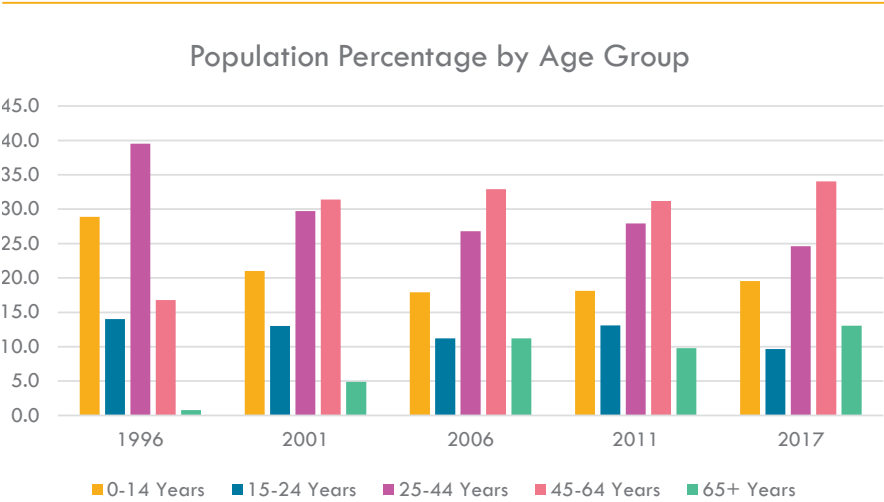
Table 2.1: Population Change in Tumbler Ridge, 1996 - 2019

Coal mining has had a large impact on the community, demonstrated by significant population decreases in conjunction with the closure of the Quintette mine as well as the slowdown, and eventual closure, of the Bullmoose mine.



The resiliency of the Tumbler Ridge community was demonstrated in 2002 when the population increased by 25% to 2,321 residents. The population has since remained relatively stable. It should be noted that these recent estimates may be somewhat understated. Some residents live in Tumbler Ridge seasonally and, as a result may, not be counted in the population estimates. Also, there are many people who reside in hotels or other arrangements while working in Tumbler Ridge and are not accounted for as part of the permanent population of Tumbler Ridge as their main residences are in other communities.

In addition to witnessing significant population changes, Tumbler Ridge has experienced a shift in the age composition of its population. In 1996 Tumbler Ridge was predominantly made up of people aged 25 to 44; however, by 2017 the age range shifted to 45 to 64 years. Table 2.2 summarizes these changes in population demographics.



Source: Stats Canada

Table 2.2 –Percentage Change by Age Group

From 1996 to 2017 there was a substantial demographic shift as the proportion of the population 45 years of age and older increased from 17.6% to 34.0%. This indicates that over the twenty-year period, Tumbler Ridge’s population aged significantly. Furthermore, the population aged 65+ increased from approximately 1.0% to 13.0% over the same time period. This is most likely due to the significant influx of retirees into the community, the loss of many younger residents (due to lack of employment), as well as the general aging of population experienced provincially and nationally. It is important to note there has been an influx of younger people joining the community due to an increase in employment opportunities; however, this population may not be adequately captured in the census.



EMPLOYMENT INDUSTRY

The employment base in Tumbler Ridge has also fluctuated over the last decade and a half. As shown in Table 2.3, a shift away from mining and oil and gas and towards service sector employment occurred between 2011 and 2016. There is also a decline in the retail trade, transportation, and warehousing. This is presumably the result of mine closures and corresponding population loss, as well as the recession of world markets, which were occurring during the same time period.

In the last few years, Tumbler Ridge’s employment profile has weighted back towards the “mining, oil and gas” category. Based on the engagement workshop and follow up phone interviews with the local mining companies, it is expected that the current industrial activities will likely be stable for the next 5-10 years.



Table 2.3 – Employment by Sector

2.3 | Population Projection

The below population projection is based on data from the Ministry of Municipal Affairs and Housing. The projection reflects the strong ties Tumbler Ridge’s population has to the cyclical nature of commodity prices. Based on the engagement outcome with the local mining firms, it is expected that the employment with the mining industry will stay stable for the next 5-10 years and, therefore, the population will also remain relatively stable.

The population growth follows the trajectory of the wider region and the projection suggests that 149 individuals will be added to the population from 2021 to 2028; however, there is potential for more population





growth. For example, with the improvement in health services and internet connection, Tumbler Ridge may attract the aging population and work-from-home generation due to the relatively affordable housing, Geo-park and small-town lifestyle. There is also potential for the mining capacity to increase in the Peace region, including oil and gas expansion which would result in an increase in population, although it is anticipated that this is unlikely.

Population Projection Based on Provincial Growth Rate		
Year	Growth Rate	Population Projection
2021		2186
2022	1.1%	2211
2023	1.1%	2235
2024	1.0%	2257
2025	1.0%	2279
2026	0.9%	2299
2027	0.8%	2318
2028	0.7%	2335

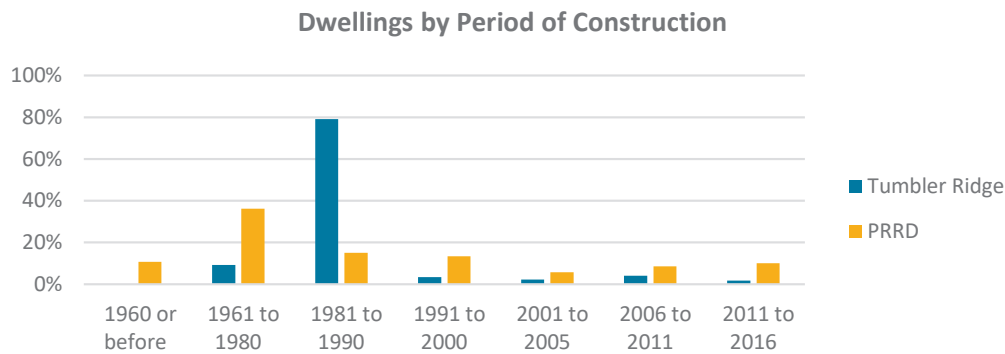
Table 2.4: Potential New Population Growth

Source: Tumbler Ridge Housing Needs Assessment 2021

Table 2.4 – Potential New Population Growth

## 2.4 | Housing Profile and Projection

The number of households and time of construction follows a similar pattern to that of the population growth. As shown in Table 2.6, the Tumbler Ridge housing stock was predominantly constructed between 1981 and 1990 (88% of the total housing stock). In 2016, there were 865 dwellings in Tumbler Ridge.

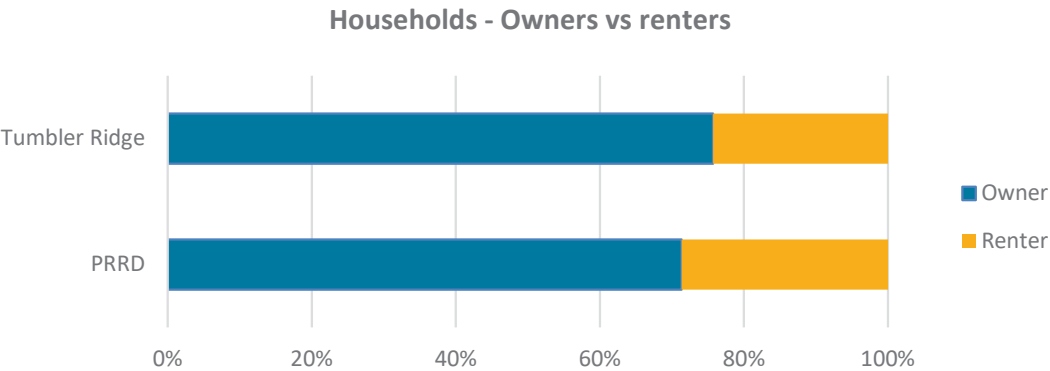


Source: Tumbler Ridge Housing Needs Assessment 2021

Table 2.6 – Dwellings by Period of Construction



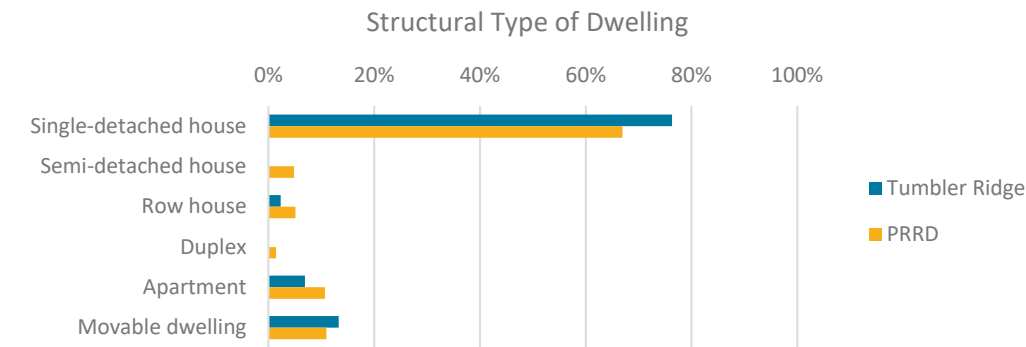
Housing tenure follows a similar pattern to that of the wider Peace region, with 76% of dwellings owned and the remaining 24% rented. Ownership in the Peace region is 70%.



Source: Tumbler Ridge Housing Needs Assessment 2021

Table 2.7 – Dwellings by Tenure

The predominant dwelling structure type is single detached housing which accounts for 76% of the housing stock (67% for PRRD), and of those households, 20% are headed by a senior (17% for PRRD).



Source: Tumbler Ridge Housing Needs Assessment 2021

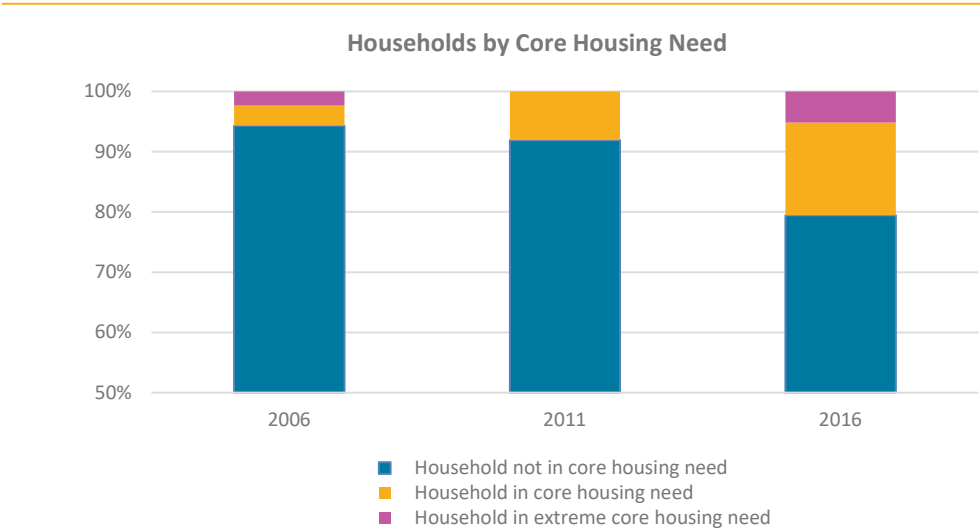
Table 2.8 – Dwellings by Structure Type



A household is considered in core housing need if it falls below the adequacy, suitability or affordability criteria where:

- » adequacy means major repairs are needed;
- » suitability means overcrowding; and,
- » affordability means that more than 30% of income is spent on housing.

As the housing stock ages, all three elements of core housing need also increase. As of 2016, an estimated 135 (15%) households were considered to be in core housing need, while 45 (5%) were considered to be in extreme core housing need. The PRRD average is 10% and 4% respectively.



Source: Tumbler Ridge Housing Needs Assessment 2021

Table 2.9 – Households by Core Housing Need



The population of Tumbler Ridge is projected to experience small but steady growth to 2028. The housing projection will follow the same pattern, increasing slightly each year, as shown in Table 2.10.

Source: Tumbler Ridge Housing Needs Assessment 2021

Overall, it is anticipated an additional 93 housing units will be required by 2028. Following the current household profile, it is anticipated the majority of new units will be single-family dwellings.

Table 2.10: Household Projection to 2028

Household Projection Based on Provincial Growth Rate

Year	Growth Rate	Population Projection
2021		982
2022	0.7%	989
2023	1.3%	1002
2024	1.5%	1017
2025	1.4%	1031
2026	1.1%	1042
2027	1.4%	1057
2028	1.7%	1075

Table 2.10 - Household Projection to 2028



# 3 Shaping Our Community











The following vision and guiding principles establish the philosophy for this OCP. They are intended to give purpose and direction to the policies of the OCP and to serve as reference points for future decision making.







## 3.1 Vision

In 2041, Tumbler Ridge is a unique gem in the Peace Region. Visitors are enchanted by the vast natural beauty and rich geological history unique to Tumbler Ridge. A municipality brimming with community spirit welcomes visitors and newcomers alike, offering spectacular year-round festivals, recreational experiences and amenities. A third and fourth generation of residents grow up in Tumbler Ridge, supported by a safe community offering diverse housing and opportunities for young families. Tumbler Ridge is known for diversifying the local economy beyond natural resources and tourism, providing economic and employment stability for employees and investors alike. Tumbler Ridge thrives as a sustainable community that attracts visitors globally and where residents' daily needs are met locally.





## 3.2 Guiding Principles

The following guiding principles articulate the priorities of Tumbler Ridge:

### Stable

The District aims to create economic and employment stability for residents of Tumbler Ridge. Job security and economic diversity are priorities.

### Sustainable

The District will make decisions that benefit the community today without compromising the needs of the community in the future. Ecological, economic, and social sustainability are fundamental in Tumbler Ridge.

### Diverse

The District seeks opportunities for a diverse economy beyond natural resource extraction and tourism. Decisions are made with the objective that diverse people, amenities, and economic opportunities strengthens Tumbler Ridge as a whole.

### Partnership

The District maintains and grows partnerships with local First Nations, neighboring municipalities, regional governing bodies, local industry, small business, and community groups to work towards common goals and promote the region as a whole.

### Proactive

The District acts proactively to seek opportunity and anticipate future issues in the community. Decisions and actions are not put off for tomorrow when they can be addressed today.

### Equity

The District acts with a lens of equity and inclusivity in decision making. Robust community engagement supports decisions that are unbiased and promote the health and wellbeing of the whole community.



# 4

## First Nations Collabration











Tumbler Ridge is located on Treaty 8 lands, the traditional territory of the Saulteau First Nations, West Moberly First Nations and the lands of the McLeod Lake Indian Band Treaty #8 Adhesion and Settlement Agreement. Relationship building with the local First Nation will provide opportunities to learn and celebrate more about the community's unique culture and heritage, while inclusion is essential in acknowledging the rich diversity of the community.

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## Objective

The District of Tumbler Ridge will enhance relationships with First Nations and engagement with the residents of Tumbler Ridge, to improve understanding and decision making.

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The community will strive to provide the following:

1. Acknowledge the local First Nations and their connection to this land.
2. Develop opportunities, wherever possible, for public education and storytelling on the contributions of Indigenous peoples, culture, and history.
3. Work with First Nations to incorporate First Nation language and arts into wayfinding and signage, street, park and civic facilities' naming, community events and other opportunities to recognize the First Nations' history and culture.
4. Through relationship building, integrate Indigenous values and knowledge with environmental management and stewardship practices to enhance environmental protection.
5. Provide mandatory Indigenous informed training for Council and District staff.



# 5 Land Use and Development











## 5.1 Residential

Residential development in Tumbler Ridge largely occurred during the initial development of Tumbler Ridge in the early 1980s. Much of the housing in the community is nearing 40 years of age and given that it was constructed within a relatively short timeframe, there is not a significant variety in housing and lot styles in the community nor is there a significant amount of modern housing in Tumbler Ridge. Currently, Tumbler Ridge is experiencing stable population growth, especially of the senior population. Demand for alternative forms of housing are emerging, including senior housing and rental options. The demand for a variety of housing types and tenures will likely increase as the demographic continues to shift towards an older population.

### Objective

Ensure affordable, attainable and inclusive housing options for all residential development.



A house in Tumbler Ridge - Jessie Olsen



# Policies

## General Residential

1. Encourage low density urban residential development to a maximum of 20 units per hectare in the areas, designated “General Residential” as shown in Appendix B.
2. Support the provision of a wide variety of housing styles and lot types to meet various needs in the community and to ensure there is attainable housing available.
3. Enable the development of secondary suites, accessory suites, and garden suites as a means of supporting the development of more attainable housing in the community.
4. Introduce Tiny Homes as a new housing type to the Zoning Bylaw to provide more housing options to Tumbler Ridge.
5. Permit modular homes constructed to CSA Z240<sup>1</sup>, CSA A277<sup>2</sup>, or similar certified standard in the General Residential area.
6. Discourage manufactured homes or park model trailers constructed to CSA Z241, or similar certified standards in General Residential areas.
7. Promote the following Winter City principles in the development of new residential, commercial, industrial and institutional land uses for the purpose of improving pedestrian comfort and safety:
  - a. Incorporate design strategies to block wind and downdrafts.
  - b. Maximize exposure to winter sunshine and provide summer shade through building orientation, planting and design.
  - c. Use colour in public spaces and private property to enliven the winterscape.
  - d. Use lighting in creative ways to take advantage of the short days.
  - e. Consider current and future climate change conditions (i.e. warming temperatures) when developing recreation and tourism opportunities.

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<sup>1</sup> CSA Z240 MH is in effect, a building code for manufactured (mobile) homes.

<sup>2</sup> The CSA A277 Standard is a Certification Standard (not a building code). This Standard is used to certify the residential building is in compliance to the National Building Code (NBC) as adopted by the provinces and applied via CSA A277 Procedure for Certification of Prefabricated Buildings, Modules and Panels, where the home will be located.





8. When contemplating new General Residential areas encourage environmental sensitivity, energy conservation, and designs consistent with the community's past designs.
9. Ensure all homes constructed in the community are appropriate for the climate in Tumbler Ridge.
10. Work Camp developments are not supported in the Townsite.
11. Allow residents to extend their lot into District-owned green space, wherever possible and feasible, through minor subdivision and title consolidation.
12. Prohibit home-based industries in General Residential area.

### Multiple Family Residential

13. Direct medium density urban residential development to a maximum of 60 units per hectare in the areas designated "Multiple Family" Residential in Appendix B.
14. Encourage multiple family residential developments to locate close to the Town Centre, institutional and recreational amenities.
15. Discourage manufactured homes or park model trailers in Multiple Family Residential areas.
16. Encourage development in Multiple Family Residential areas to achieve maximum allowable density.
17. Encourage Multiple Family Residential buildings to meet accessible design requirements as outlined in the British Columbia Building Code.
18. All areas of a property for residential development in Multiple Family Residential areas should include Crime Prevention Through Environmental Design (CPTED) principles in their design and construction.
19. Permit secondary suites in townhome dwellings.
20. Support home-based occupation in townhome dwellings, provided they are clearly secondary and incidental to the principal residential use.

### Manufactured Home Community

21. Direct manufactured homes constructed to CSA Z240 or A-277 standards, park model trailers constructed to CSA Z241 or similar certified standards to areas designated as "Manufactured Home Community" in Appendix B.



22. Prohibit residential dwellings which do not meet CSA Z-240 for manufactured homes or A-277 standards for modular homes, or CSA Z241 for Park Model Trailers in the areas designated as “Manufactured Home Community”.
23. Recognize Manufactured Home Communities as an important form of attainable housing in the community and discourage land use changes in these areas.

## Rural Residential

24. Direct rural residential development to a maximum of 2.5 units per hectare to the areas designated “Rural Residential” in Appendix B.
25. Permit, support, and provide provisions for wells and septic tanks/ cistern tanks for rural subdivision developments.
26. Ensure that treatment and disposal of sanitary sewer systems meets requirements of agencies responsible for such issues.
27. Any new rural residential development should be located within areas that are efficient to service.
28. Require that all future residential development outside of the Townsite, as defined in
29. ‘x A be designated “Rural Residential” development.
30. Permit modular homes and manufactured homes constructed to CSA Z240, CSA A277, or similar certified standard, park model trailers constructed to CSA Z241 in the Rural Residential areas.
31. Enable the construction of secondary suites, accessory suites and garden suites as a means of supporting the development of more affordable housing in the community.
32. Support agricultural uses in Rural Residential areas as a means of increasing the community’s access to local food and diversifying the economy.
33. Permit home-based industries in large lot Rural Residential area.

## Future General Residential

34. Ensure that future residential developments are compatible with adjacent uses, is of high quality, and supports the development of additional amenities in the community.
35. Explore the potential to use alternative servicing techniques as part of



subdivision servicing that are less costly and/or more environmentally friendly.

36. Future community development requires comprehensive site area plans be prepared by the development proponent for Future Residential lands. These plans shall address the following, among other factors, as deemed necessary by the District:
- a. Enable a mix of residential densities and housing types on areas designated "Future General".
  - b. Future residential developments should be clustered to protect natural areas and green space as well as create walking trails and access to other areas.
  - c. Identify and protect areas with potential for future parks, recreation, and open space uses.
  - d. Encourage new development to retain original natural areas and features, and to incorporate green spaces as much as possible.
  - e. Ensure appropriate buffers are established between incompatible land uses.
  - f. Encourage property owners and developers to follow provincial Best Stormwater Management Practices to protect water courses from adjacent surface disturbance and development. Create landscaping opportunities, in particular, strategies to control invasive plants as described in the BC Weed Control Act.
  - g. The following technical studies should be provided to support the comprehensive site plans:
    - Servicing strategies (water, wastewater, stormwater)
    - Traffic impact assessment
    - Environmental assessment
    - Any other studies that the District deems applicable





## 5.2 Commercial

Ensuring adequate commercial and industrial land is important for community economic development and diversification. In Tumbler Ridge, commercial activity may be divided into two areas: Town Centre and General Commercial. The Town Centre shall be the location of commercial activities for residents and tourists whereas the General Commercial area is highway service oriented.

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### Objective

Encourage a mix of commercial services, higher density residential and institutional uses in the Town Centre, while directing service commercial and light industrial uses to General Commercial Areas.

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### Policies

#### Town Centre

1. Apply Town Centre Development Permit Area guidelines to all developments within the Town Centre areas.
2. Continue the development of Urban Design Guidelines and proactively implement the guidelines to the Town Centre development. Urban Design Guidelines should include, but are not limited to, the following considerations:
  - a. Winter City guidelines for site design, placement/orientation, and specific amenities.
  - b. Active Transportation guidelines for prioritizing pedestrians and alternative modes of transportation.
  - c. Accessibility guidelines for the development involving slopes, path widths, building access, etc.
  - d. Way finding strategies such as signage guidelines and alternative modes of wayfinding.
  - e. Crime Prevention through Environmental Design guidelines for building material selection, design and placement, maintenance, and territorial reinforcement.



3. Encourage higher density residential development within, and adjacent to, the Town Centre.
4. Encourage the development of mixed-use buildings with commercial use on the ground floor and residential above the commercial use, in the Town Centre.
5. Encourage a mix of commercial, residential, office and institutional uses in the Town Centre, and continue to direct commercial lodging, restaurants and similar uses to the Town Centre.
6. Encourage the development of high quality, flexible office space in the Town Centre that could include shared office space between businesses.
7. Encourage pedestrian-oriented development and maintain the walkability and accessibility of the Town Centre.
8. Encourage a pedestrian friendly streetscape through street furniture, low level planting, and urban design elements.
9. Continue the development and implementation of sidewalk replacements and revitalization plan for the Town Centre.
10. Continue to support Geopark with respect to the Geo-Interpretive Centre project.
11. Work with the business community and Geopark to provide public gathering space through the construction of Geo-Interpretive Centre and improve the connection between the new Interpretive Centre to the rest buildings in the Town Centre.
12. Encourage the development of mixed use residential and commercial uses, such as developing multiple family residential units above commercial uses in the Town Centre.
13. Properties adjacent to conflicting land uses shall include appropriate buffers and setbacks to reduce negative impacts.
14. Encourage universal design and construction for new structures, or building retrofits, so that everyone can reasonably approach, enter and exit the structure.



## General Commercial

15. Direct light industrial, highway commercial, and automobile-oriented commercial uses to the General Commercial areas shown in Appendix B.
16. Encourage industrial uses to be located primarily indoors and have limited outdoor storage, where possible.
17. Industrial and commercial uses shall be separated from residential uses through buffering and screening to reduce negative impacts.
18. Ensure that General Commercial development are adequately screened from residential areas and the Town Centre.
19. Improve visibility of the General Commercial areas to highways by providing visually appealing means. For example, creating gateway signage or directional signage close to the entrance of General Commercial areas on Highways.

# 5.3 Industrial

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## Objective

Strategically designate adequate amounts of the industrial lands for industrial development to provide local employment opportunities.

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## Policies

1. Direct heavy industrial uses, such as manufacturing, to the areas identified as “Heavy Industrial” in Appendix B.
2. Ensure land development supports the objectives of economic development in Tumbler Ridge.
3. Ensure heavy industrial development uses do not negatively impact the natural environment, including the District’s aquifer.
4. Investigate the feasibility of developing an industrial park near Highway 29 in the western portion of Tumbler Ridge.





## 5.4 Civic/Institutional

Key Institutional and Civic land uses in Tumbler Ridge include parks and recreation, municipal, provincial and federal institutions, medical offices, municipal infrastructure, and a variety of community uses such as churches and service clubs. Providing land for these activities and encouraging complementary uses is vital to maintaining and enhancing quality of life in Tumbler Ridge.

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### Objective

Ensure there are adequate institutional designated lands to serve Tumbler Ridge residents.

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### Policies

#### Parks and Recreation

1. Develop and maintain a system of parks, greenways and related facilities to serve the needs of Tumbler Ridge residents and visitors.
2. Set aside land as open space areas to promote public safety, provide recreational opportunities and conserve habitat that contributes to biodiversity.
3. Continue to acquire land when opportunities arise for civic pursuits and to further to implement Section 3 of Parks and Recreation Master Plan for parkland supply.
4. Continue to support and provide high quality civic and institutional facilities and services in Tumbler Ridge, such as the Community Centre, in order to enhance the quality-of-life experienced in the community.
5. Continue to develop and maintain the existing trail system to promote recreation and good connectivity to neighbourhoods, parks and schools.

#### Institutional

6. Direct new institutional developments which service all the residents toward the vicinity of the Town Centre, where appropriate.
7. Work with the School District No. 59 to identify future space



requirements for schools in Tumbler Ridge as population increases.

8. The District may Partner with School District No. 59 and various institutional and non-profit agencies to deliver services in Tumbler Ridge and to share facilities, when possible.
9. Ensure adequate land is available for the expansion of community services such as schools.

### Infrastructure

10. Direct land for infrastructure such as water treatment plants, solid waste, water storage, and sewage lagoons to those areas designated as "Infrastructure" in Appendix B and illustrated in Appendix H.
11. Ensure there is adequate Institutional land set aside to fulfill land needs for infrastructure, such as the water treatment plant, to support the future growth of the District.

## 5.5 Open Spaces and Rural Resources

Tumbler Ridge has substantial open space and rural resource areas, in part due to its location and large municipal boundary. The District's rural areas provide essential commercial, recreational, and environmental values to the region. Tumbler Ridge has a spectacular backcountry including mountains, rivers, creeks, plateaus, vegetation, and wildlife that contribute to the community's uniqueness. The District prides itself on being able to support resource industries while also encouraging the stewardship of these resources in an environmentally responsible way. The District reinforces this effort by encouraging resource industries and provincial agencies to consider recreation and environmental interests as industrial activity occurs. In being able to balance these values, Tumbler Ridge has been able to maintain an important piece of what makes the District so unique.

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### Objective

Ensure there are adequate institutional designated lands to serve Tumbler Ridge residents.

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## Policies

1. Direct resource-based uses such as mining, forestry, wind power, agriculture and oil and gas activities as well as recreation and conservation uses to the areas designated Open Space and Rural Resource in Appendices B and C.
2. Recognize the Community Forest as an integral part of the community within the Open Space and Rural Resource lands.
3. Encourage resource-based industries to exercise good environmental stewardship as part of their resource management practices.
4. Develop, enhance, promote and provide opportunities for partnership to give residents and tourist four season recreational pursuits.
5. Encourage the establishment of agricultural lands and operations in the Open Space and Rural Resource area.
6. When opportunities arise, work with all stakeholders to improve access to all recreational opportunities.
7. Include Crime Prevention Through Environmental Design (CPTED) principles for parks and trails design and planning.
8. Include Active Transportation principles to parks and trails planning.

## 5.6 Sand and Gravel

The Local Government Act requires that an OCP identify areas of sand and gravel resource extraction in the community. The adequate sand and gravel storage and resources are important to the daily operation of the District.

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### Objective

Promote the development of sand and gravel resources in Tumbler Ridge, where appropriate.

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### Policies

1. Direct the sand and gravel resources use to the areas designated “Sand and Gravel” in Appendix B.





2. Monitor the District's needs on sand and gravel in the daily operations and ensure the needs are met.
3. Work with local stakeholders, such as the Ministry of Transportation and Infrastructure and private developers to ensure that sand and gravel needs are met over the long-term.

## 5.7 Development Permit Areas

Pursuant to the Local Government Act, Council may designate Development Permit Areas. These may be established under the following conditions:

- Protection of the natural environment, its ecosystems and biological diversity.
- Protection of development from hazardous conditions.
- Protection of farming.
- Revitalization of an area in which a commercial use is permitted.
- Establishment of objectives for the form and character of intensive residential development.
- Establishment of objectives for the form and character of commercial, industrial or multi-family residential development.
- In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region.
- Establishment of objectives to promote energy conservation.
- Establishment of objectives to promote water conservation.
- Establishment of objectives to promote the reduction of greenhouse gas emissions.



## This Plan contains six separate Development Permit Areas:

### 5.7.1 DPA # 1 - Aquifer Protection

Areas that are located above the District's main aquifer and identifies what actions must be undertaken to mitigate development impacts.

### 5.7.2 DPA # 2 – Hazardous Lands

Areas considered hazardous because of steeply sloping terrain, as well as the presence of unstable soils.

### 5.7.3 DPA # 3 – Town Centre

Areas subject to guidelines for the form and character of development in the District's Town Centre area, including façade treatments.

### 5.7.4 DPA # 4 – Multi-Family Residential

Areas subject to guidelines for the form and character of multi-family residential development.

### 5.7.5 DPA # 5 – Highway Commercial

Areas subject to guidelines for the form and character of highway commercial development.

### 5.7.6 DPA # 6 – Industrial

Areas subject to guidelines for the form and character of industrial development.



## 5.7.1 Development Permit Area #1 - Aquifer Protection

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### Objective

The objective of the Aquifer Protection Development Permit Area designation is to protect the subsurface aquifer from which the District draws its water from pollution from surface development.

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### Authorization

Development Permit Area No. 1 is designated pursuant to Local Government Act Section 488(1)(a) [protection of the natural environment, its ecosystems and biological diversity].

### Designated Area

Development Permit Area No. 1 is the area shown as “Aquifer Protection Development Permit Area” in Appendix C.

### Justification

Development Permit Area No. 1 seeks to protect the District’s aquifer, which is the source of its drinking water, from deleterious substances that would compromise the quality and safety of the District’s source water. Council seeks to protect this resource from any potentially negative impacts associated with development.

### Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by Section 5.7.1 - Exemptions in this Plan, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 1 in accordance with Section 489 of the Local Government Act:

- subdivision of land;
- construction, addition or alteration of a building or other structure; or,
- alteration of land.





## Exemptions

In 5.7.1 (Development Permit Area No. 1), a development permit is not required for the following:

- the alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- interior alterations to buildings;
- the construction of new buildings or structures less than 10 square metres in area;
- the erection of signs and fencing;
- the placement of temporary construction site offices, structures used for short-term special events, or emergency facilities; and,
- the subdivision of land, the construction of a building or structure, the alteration of land, if the purpose is for a land use that does not include any of the activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 64/2021).

## Policy

1. All development within a Development Permit Area #1 - Aquifer Protection must conform with the Development Permit Area guidelines, as described in Section 5.7.1 of this Plan.

### Aquifer Protection Development Permit Guidelines

2. If the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 64/2021) a permit application must be submitted. Applications should be accompanied by a report certified by a member in good standing with the Association of Professional Engineers and Geoscientists (APEGBC) and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship. The purpose of the report is to assist the District in ensuring that hazardous materials storage and handling procedures, and facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up and disposal.

Specified mitigation measures may include descriptions of physical



structures and/or facility-specific operational plans and guidelines. A Surface and Foundation Drainage Plan that shows stormwater will be appropriately collected and discharged as part of a system designed, certified, and inspected by a member in good standing with APEGBC may be required. The location of fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, wastewater or natural gas shall be identified in the report.

Where feasible, new developments should connect to the District's wastewater systems. In areas where this is not possible, a means of on-site sewage disposal, approved by the Northern Health Authority and designed, inspected, and certified by a member in good standing with APEGBC with due consideration of the effluent absorption capability of the soils and local groundwater conditions. Notwithstanding this engineering design, the District may require the installation of a holding tank instead of an on-site sewerage disposal system where local aquifer conditions warrant.

## 5.7.2 Development Permit Area #2 - Hazardous Lands

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### Objective

The objective of the Development Permit Area No. 2 designation is to protect development from hazardous conditions.

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### Authorization

Development Permit Area No. 2 is designated pursuant to Local Government Act section 488(1)(b) [protection of development from hazardous conditions].

### Designated Area

Development Permit Area No. 2 is the area shown as "Hazardous Lands Development Permit Area", as shown in Appendices D.



## Justification

Development Permit Area No. 2 seeks to protect developments from hazardous conditions such as steeply sloping terrain, sloughing embankments and unstable slopes prone to topsoil movement.

## Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by Section 5.7.2 - Exemptions in this Plan., a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 2, in accordance with Section 489 of the Local Government Act:

- subdivision of land;
- construction, addition or alteration of a building or other structure;  
or,
- alteration of land.

## Exemptions

In Development Permit Area No. 2, a development permit is not required for the following:

- the alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- interior alterations to buildings;
- the construction of new buildings or structures less than 10 square metres in area;
- the erection of a sign or fence;
- the placement of temporary construction site offices, structures used for short-term special events and emergency facilities; and,
- the consolidation of a lot or road widening.

## Policy

1. All development within a Development Permit Area #2 - Hazardous Lands must conform with the Development Permit Area guidelines, as described in Section 5.7.2 of this Plan.





## Hazardous Lands Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

2. Any future development, including but not limited to, the altering of land and soil, the erection and placement of buildings, and the installation of in-ground sanitary or storm sewer systems, shall ensure that erosion mitigation and slope stabilization measures are implemented.
3. All persons desiring to alter or affect lands within the designated area will be required to submit to the District a report certified by a geoscientist registered with APEGBC to assist the District in determining what conditions or requirements it will impose in the permit.

## 5.7.3 Development Permit Area #3 - Town Centre

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### Objective

The objective of the Town Centre Development Permit Area designation is to ensure high quality development of the Town Centre by reinforcing the unique character of Tumbler Ridge, developing a pedestrian-oriented downtown, and encouraging quality building and landscaping.

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### Authorization

Development Permit Area No. 3 is designated pursuant to Local Government Act, section 488(1) (d) [revitalization of an area in which a commercial use is permitted] and [(f) for establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

### Designated Area

Development Permit Area No. 3 is the area shown as “Town Centre Development Permit Area” in Appendix E.

### Justification

Development Permit Area No. 3 recognizes Tumbler Ridge’s Town Centre as the focal point of the community for residents and visitors. The District’s objective is to ensure the form and character of development is of high visual standard, properly integrates residential uses in commercial buildings, considers climate and viewsapes in its designs, and is consistent with existing development.



## Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by Section 5.7.3 - Exemptions in this Plan, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 489 of the Local Government Act:

- subdivision of land;
- construction, addition or alteration of a building or other structure; or,
- alteration of a building or other structure.

## Exemptions

In Development Permit Area No. 3, a development permit is not required for the following:

- interior alterations to buildings;
- the erection of a sign or fence; and,
- the placement of temporary construction site offices, structures used for short-term special events and emergency facilities.

## Policy

1. All development within a Development Permit Area #3 - Town Centre must conform with the Development Permit Area guidelines, as described in Section 5.7.3 of this Plan.

## Town Centre Development Permit Guidelines

Development Permits for Development Permit Area No. 3 shall be issued in accordance with the following:

### Design

2. New developments in the Town Centre should comply with Urban Design Guidelines.
3. Building facades should include natural materials such as rock, wood, or a suitable substitute which should be aesthetically pleasing and cost-effective.
4. Building shape, siting architectural features and exterior finishes



should be sufficiently varied to create interest and avoid a monotonous appearance. Where possible, ground floor walls should include windows.

5. Canopies, awnings and other forms of weather protection are recommended. Canopy systems should be supported on the building façade and should not in any way interfere with the pedestrian right-of-way.
6. Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas.
7. Building design and orientation should consider climatic variables including sun/shade impacts, covered walkways, and wind tunnel effects.
8. In mixed-use commercial and residential developments, pedestrian-level commercial developments should be distinguished from residential developments through the use of horizontal architectural features, building indentations, and varying colours and building materials.
9. Opportunities to use more than one material type are encouraged to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material.
10. To enhance outdoor safety, blind spots should be avoided, in particular near dumpsters, parking areas, and other open spaces.
11. Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged and light-spill onto adjacent properties should be avoided.
12. Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints.
13. For buildings in which both the front and rear sides of the building are directly adjacent to a street, public entrances at both the front and rear of the building should be provided.





### Landscaping

14. Raised planters should be encouraged and construction of planters should reflect similar colours, patterns and should be of a size that complements the adjacent development. Recommended materials include indigenous boulders, split rock facing, and/or pre-cast concrete blocks with a tumbled natural stone look. Wood is discouraged for use in planters.
15. Landscaping should utilize a combination of various plant species for year-round colour and foliage.
16. Landscaping should use plants less than 1.0-meter-high (upon maturity) to ensure no “hiding” places are created.

## 5.7.4 Development Permit Area #4 - Multi-Family Residential

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### Objective

The objective of the Town Centre Development Permit Area designation is to ensure high quality development of the Town Centre by reinforcing the unique character of Tumbler Ridge, developing a pedestrian-oriented downtown, and encouraging quality building and landscaping.

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### Authorization

Development Permit Area No. 4 is designated pursuant to Local Government Act, s. 488(1)(f) [for establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

### Designated Area

Development Permit Area No. 4 requirements apply to the new Multi-Family Residential development, which contains three or more dwelling units on a single parcel.

### Justification

Development Permit Area No. 4 ensures existing community character is not compromised and that any new multi-family residential areas are developed



in such a way that maximizes their visual appeal in the community. Future growth and demographic trends suggest there will be increased interest in multi-family developments.

### Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted by Section 5.7.4 - Exemptions in this Plan, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 489 of the Local Government Act:

- subdivision of land; or,
- construction, addition or alteration of a building or other structure

### Exemptions

In Development Permit Area No. 4, a development permit is not required for the following:

- an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- interior alterations to buildings with no change to the uses; and
- temporary structures limited to construction site offices, short-term special event, and emergency facilities.

## Policy

1. All development within a Development Permit Area #4 - Multi-Family Residential must conform with the Development Permit Area guidelines, as described in Section 5.7.4 of this Plan.
2. Development Permit Area #4 - Multi-Family Residential applies to any multi-family development that contains three or more dwelling unit on a single parcel.

### Multi-family Residential Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

#### Building Form and Character

3. In larger buildings, building mass or bulk should be broken down into a number of volumes to improve the human scale and enhance visual interest. This can be accomplished through the use of horizontal and vertical articulation, varying materials, and different colour treatments.



Repetitious forms without significant articulation will be discouraged and buildings should avoid having large, blank walls, especially when facing the street. If blank walls are unavoidable, they should receive a design treatment to increase visual interest and pedestrian comfort.

4. In mixed-use commercial and residential developments as well as pedestrian-level commercial developments should be distinguished from residential developments through the use of horizontal architectural features, building indentations, and varying colours and building materials.
5. Building height is regulated by the Zoning Bylaw and proposals to exceed the maximum building height will generally be discouraged. Developments that propose to exceed maximum building height may be varied by a development permit upon submission of a visual impact assessment to determine the impact of building height on shadows and important view areas. To mitigate for additional building height, higher levels should be stepped back.
6. Roof design should be similar to that of surrounding residential areas. Sloped and varied roof lines are encouraged, as are secondary roof forms such as dormers and porches. Elements such as these can add visual interest and break up long expanses of roof.
7. Building materials should be durable and contribute to an appearance of quality construction that evokes a sense of permanence. The use of natural products is encouraged.
8. Opportunities to use more than one material type are encouraged as it provides visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material.
9. Building colours should induce a sense of richness and liveliness. To reflect Tumbler Ridge's natural setting, earth tones and warm colours should be considered, while bolder colours may be used as accents or trim.

#### Landscaping, Screening and Signage

9. All areas not covered by buildings, structures, and parking must be fully landscaped. Development permit applications must be accompanied by a detailed landscape plan for the site and boulevard areas. This plan shall be consistent with the requirements of the Zoning Bylaw. If the development is 10 units or greater, a landscape plan shall be provided to the District.
10. In boulevard areas, street trees are encouraged. Boulevard treatment should be consistent with that of adjacent properties.





11. Landscaping is encouraged as a means of defining public and private areas and providing breaks in hard urban surfaces (e.g. parking areas, blank walls, patios).
12. Wherever possible, the retention of existing trees is strongly encouraged.
13. Landscape features should be used to enhance and define gateways and entrances into multiple family developments. Entrance landscaping should be low-level so as not to detract from pedestrian security.
14. All lawns and landscaped areas should contain an underground irrigation system, as required to maintain the integrity of the landscaped features.
15. Major pedestrian walkways should have a hard, slip-resistant surface, and borders should be well- defined through the use of alternate materials, textures, or landscaping.
16. Street-side fencing should not provide a continuous wall or barrier. Rather, it should provide regular access to the property and be low in profile, somewhat transparent, and supplemented by landscaping.
17. Chain-link fences are discouraged adjacent to the street or other residential properties.
18. Signage should reflect the architectural character of the development and not be visually obtrusive or present a cluttered image. Entry signs should be placed at or below eye level and be integrated with landscaping or other features.
19. Street address numbers should be clearly identified on buildings or units.

#### Site Planning

20. Site planning and building design should consider the view and shadow impact onto adjacent developments and, wherever possible, maximize solar exposure and preserve views through creative building placement and modified building forms.
21. Outdoor amenity areas should be usable and located in highly visible areas that are overlooked by the development. They should incorporate seating areas, an entry court to the building, or other features to foster social interaction and a sense of community. Such amenity areas should be oriented to receive the maximum sunlight possible, using trees or overhangs to provide shade from sun or relief from snow as necessary.
22. There should be a clear definition between public, semi-private, and



private spaces. This transition helps users to define what is ‘mine’ versus ‘ours,’ and it can be accomplished through changes in grade, landscaping, or other design features.

23. Where possible, pedestrian routes should be provided to connect to neighbouring commercial properties or open spaces. Direct pedestrian routes to key areas should be provided. In addition, connectivity to the District’s trail network should be achieved. Dead-end pathways within the development should be avoided.
24. To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces.
25. Active recreational areas, such as playgrounds, must be safely accessible without vehicular traffic interference and shall be located in areas that permit visual supervision by residents.
26. Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces, and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged and light-spill onto adjacent properties should be avoided,
27. Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints.

### Streetscape

28. Where possible, buildings should front onto a street or, at minimum, appear to front onto a street. Buildings should be designed to encourage natural surveillance of the street.
29. Apartment buildings should have at least one common entrance that is clearly visible from the street. Emphasis and interest for entrances can be provided by special detailing or architectural features such as ornamental glazing, railings, awnings, canopies, decorative pavement and lighting, seats, planter boxes, or artwork near the doorway.
30. Where possible, first-floor units should provide individual entrances to the street to enhance the level of vitality, activity, and pedestrian comfort on the street.
31. Buildings on corner lots should be oriented both to the corner and to the street fronts and design should add significance or prominence to the corner. This can be accomplished by providing visual and

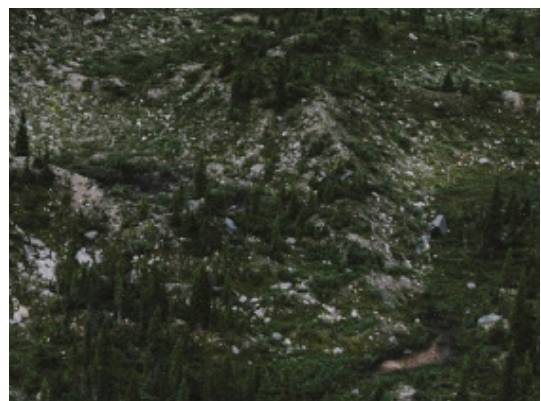
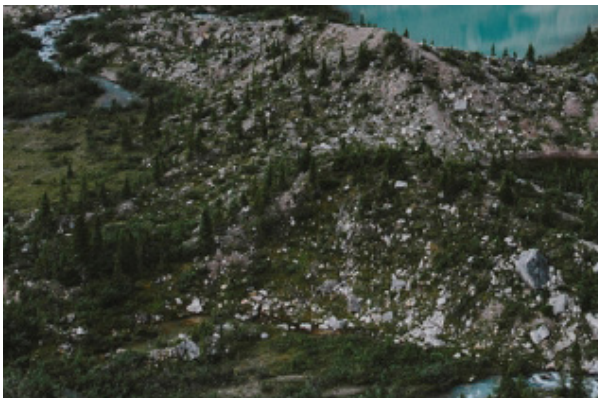


physical access to the building from the corner, expressing height or additional building mass at the corner, or providing other distinctive architectural elements at the corner.

32. Where buildings are set back a significant distance from the street, they should have a sufficient presence to contribute to that street. Such buildings should be appropriately scaled to relate to the street and surrounding building lines, consider opportunities for porches, picture windows, and garden space, and incorporate suitable edge treatments, such as fencing or landscaping that contribute to the enclosure of the street.

#### Integration with Adjacent Development

33. To achieve harmonious integration with surroundings, developments should be sensitive to the scale, mass, and form of adjacent buildings.
34. Continuity of frontage should be provided by ensuring the use of a common building line amongst new and existing developments.
35. Building height should consider proportions and relationships to adjacent buildings and public open spaces. Where proposed building height is lower or higher than that of an adjacent development, consideration should be given to:
  - step up or down to adjacent developments or to similar roof treatments;
  - consider horizontal and vertical building articulation,
  - use varying materials to that of adjacent buildings; and/or,
  - Use different colours to provide visual relief.



This multiple family development respects the adjacent site by matching the form of the adjacent single-family dwelling, using a similar roof treatment and maintaining a relationship to the street.





### Parking

36. Large expanses of parking should be internally located rather than being adjacent to the length of the street front. If parking areas must be sited adjacent to a street, they should be provided in small clusters and be partially screened from view with durable, attractive materials.
37. On corner lots, parking lots should be directed away from the corner, which should be defined instead by a building.
38. Parking spaces should be located such that casual surveillance is possible from a number of locations.
39. Large expanses of contiguous, outdoor parking will be discouraged. Large parking areas should be broken up into clusters or smaller areas using landscaped islands to create a pedestrian-friendly, park-like environment. Within large parking areas, defined movement corridors should be provided for pedestrians.

## 5.7.5 Development Permit Area #5 - Highway Commercial

### Objective

The objective of the Highway Commercial Development Permit Area designation is to ensure highway commercial developments south of Tumbler Ridge Townsite, along Heritage Highway, forms a positive impression for tourists and residents of Tumbler Ridge.

### Authorization

Development Permit Area No. 5 Area is designated pursuant to Local Government Act, section 488(1)(f) [establishment of objectives for the form and character of commercial, industrial or multi-family residential development].

### Designated Area

Development Permit Area No. 5 consists of all the areas designated as "Highway Commercial Permit Area" in Appendix F.



## Justification

Development Permit Area No. 5 is to ensure that form and character of developments within the highway commercial corridor, along Heritage Highway, presents an attractive area for highway commercial development.

## Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted in Section 5.7.5 - Exemptions in this Plan, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 5, in accordance with Section 489 of the Local Government Act:

- subdivision of land;
- construction, addition or alteration of a building or other structure; or,
- alteration of land.

## Exemptions

In Development Permit Area No. 5, a development permit is not required for the following:

- construction and alteration of a single-family residence;
- an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- interior alterations to buildings;
- the construction of new buildings or structures less than 10 square metres in area;
- the erection of a sign or a fence; and,
- temporary structures limited to construction site offices, short-term special event and emergency facilities.

## Policy

1. All development within a Development Permit Area #5 -Highway Commercial must conform with the Development Permit Area guidelines, as described in Section 5.7.5 of this Plan.



## Highway Commercial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

### Design

2. Monolithic structures and long expanses of straight walls should be avoided, wherever possible. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance. Where possible, ground floor walls should include windows.
3. The use of steel and concrete in structures is permitted but large, un-articulated walls of concrete block, corrugated steel, vinyl siding and similar materials are discouraged. Where possible, and cost effective, buildings are encouraged to be surfaced with durable and natural looking materials such as wood, stone or stucco.
4. Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk, pedestrian walkways, and/or parking areas.
5. Building design and orientation should consider climatic variables including sun/shade impacts, covered walkways and wind tunnel effects.
6. Opportunities to use more than one material type is encouraged to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material.
7. To enhance outdoor safety, blind spots should be avoided near dumpsters, parking areas, and other open spaces.
8. The site design should consider incorporating CPTED guidelines and dark sky guidelines, such as
  - Avoid dark or shadowy places.
  - All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level.
  - Light fixtures that complement the character of the development and surrounding area are encouraged, and
  - light-spill onto adjacent properties should be avoided;
9. Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints.





10. For buildings in which both the front and rear sides of the building are directly adjacent to a street, public entrances to both the front and rear should be provided.

### Landscaping

11. The front setback areas should be landscaped to soften the visual image of the development but not in a way which impedes the sightlines on the adjacent streets or highway.
12. Developments should include the planting of trees parallel to the street or highway right-of-way. To help ensure proper growth, the trees should be protected from damage and be of an appropriate species considering relation to power lines.
13. For major highway commercial development with large land area requirements, a landscape plan should be submitted to the District to illustrate how the development will be incorporated into the streetscape.

### Parking

14. Parking should be developed where conveniently located for ease and safety of access.
15. Shared access and egress points should be encouraged, where possible.
16. Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt.

### Signage

17. Signage should be unobtrusive and form an integral part of the landscaped setback areas of individual buildings.
18. Signage should be in a scale in keeping with the size of the building and not dominate the visual plane of the highway corridor.

### Access

19. Access to new developments should address safety and congestion issues.
20. Access should comply with existing access management plans and requirements as outlined by the Ministry of Transportation and Infrastructure.



## 5.7.6 Development Permit Area #6 - Industrial

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### Objective

The objective of the Industrial Permit Area designation is to ensure Industrial developments south of the Tumbler Ridge Townsite, along Highway 52, forms a positive impression for tourists and residents of Tumbler Ridge.

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### Authorization

Development Permit Area No. 6 Area is designated pursuant to Local Government Act, section 488(1)(f) [establishment of objectives for the form and character of commercial, industrial or multi- family residential development].

### Designated Area

Development Permit Area No. 6 consists of all the areas designated as “Industrial Development Permit Area” in Appendix G.

### Justification

Development Permit Area No. 6 is to ensure that form and character of new developments, within the industrial development are along Highway 52, will be integrated with surrounding built environment considering the rural nature of the area and the visibility to the Highway.

### Development Permit Triggers

The Local Government Act imposes development permit requirements in development permit areas. Unless exempted in Section 5.7.6 – Exemptions in this Plan, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 6, in accordance with Section 489 of the Local Government Act:

- subdivision of land;
- construction, addition or alteration of a building or other structure;  
or,
- alteration of land.



## Exemptions

In Development Permit Area No. 6, a development permit is not required for the following:

- construction and alteration of a single-family residence;
- an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- interior alterations to buildings;
- the construction of new buildings or structures less than 10 square metres in area;
- the erection of a sign or a fence; and,
- temporary structures limited to construction site offices, short-term special events and emergency facilities.

## Policy

1. All development within a Development Permit Area #6 - Industrial must conform with the Development Permit Area guidelines, as described in Section 5.7.6 of this Plan.

## Industrial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

### Design

2. Monolithic structures and long expanses of straight walls should be avoided, wherever possible. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
3. Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk, pedestrian walkways, and/or parking areas.
4. Building design and orientation should incorporate Winter City guidelines, including sun/shade impacts, covered walkways and wind tunnel effects.
5. To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces.



6. The site design should consider incorporating CPTED guidelines and dark sky guidelines, such as:
  - avoid dark or shadowy places;
  - all entrances, pedestrian pathways, open spaces, and parking areas should have adequate lighting at a human level;
  - light fixtures that complement the character of the development and surrounding area are encouraged, and,
  - light-spill onto adjacent properties should be avoided.

#### Landscaping

7. Landscaping is required for all properties identified within the Industrial Development Permit Area and should be used as a visual buffer to adjacent properties and public roadways.
8. All outdoor storage and waste disposal areas are to be screened from view through the installation of fencing, landscaping, or a combination of the two.

#### Signage

9. Signage should be unobtrusive and form an integral part of the landscaped setback areas of individual buildings.
10. Signage should be in a scale in keeping with the size of the building and not dominate the visual plane of the highway corridor.

#### Access

11. Access to new developments should address safety and congestion issues.
12. Access should comply with existing access management plans and requirements as outlined by the Ministry of Transportation and Infrastructure.





# 6

## Community Development









## 6.1 Housing

Housing plays a central role in a community's overall health and livability. Location, tenure, affordability, and diversity are all aspects of housing to consider. As the community continues to grow, Tumbler Ridge continues to face a variety of housing challenges. Increased awareness towards affordability of housing, the ability to age in place, and housing diversity have been a key focus for Tumbler Ridge residents. To ensure different housing needs and preferences can be satisfied within the community, a number of efforts must be taken in order to meet the District's objectives.

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### Objective

Satisfy the housing needs of Tumbler Ridge's diverse population.

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### Policies

It is the policy of Council to:

1. Ensure that there is a reasonable stock of attainable and affordable housing in the community. Individuals and families living in Tumbler Ridge should have the ability to meet their housing needs without significant hardship.
2. Develop an Accessibility Guideline which outlines accessibility expectations for new developments and requires developers to incorporate these guidelines into new residential developments.
3. Ensure access for seniors and others with limited mobility to enable this segment of the population to live in the community with greater ease.
4. Encourage the retrofit and renovation of existing homes. Due to the age of the existing housing stock, there is a significant need to invest in retrofits and renovations to ensure older homes are attractive and livable.
5. Work with BC Housing, Canadian Mortgage and Housing Corporation (CMHC), the Northern Development Initiative Trust (NDIT), large



private industries, developers, and community groups on initiatives to provide housing for seniors, special needs, and low-income families in Tumbler Ridge.

6. Continue to promote economic diversification within the District, in order to stabilize the economy and ensure a resilient housing market.
7. Partner with major industries, developers and other agencies or organizations to encourage workers to live in Tumbler Ridge full-time.
8. Encourage home builders to explore different architectural techniques and styles for new and retrofit housing to encourage greater housing diversity.
9. Ensure the Zoning Bylaw be amended to include temporary permit requirements for uses such as worker camps and Nurseries.

## 6.2 Economic Development

A crucial component of any community's growth, development, and assured long-term sustainability is in establishing a diverse and healthy economy. For Tumbler Ridge, building a strong economy means ensuring opportunities, facilities, and services are available to meet the long-term needs of residents and local businesses. This is reinforced through expanding the District's current economic conditions by localizing economies in ways that support the District's outlook as a tourist destination. Economic development initiatives in the community should provide the resources required for long-term prosperity and growth, including diversified employment, and a strong municipal tax base.

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### Objective

Grow and diversify Tumbler Ridge's economy to attract investment and support in a sustainable economic future.

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# Policies

## Economic Diversification

1. Promote the diversification of the local economy away from significant dependence on coal mining by supporting the development of projects pertaining to education, tourism, alternative energy, oil and gas, other types of mining, forestry and other sectors deemed to be appropriate for Tumbler Ridge.
2. Implement the goals of the Tourism Strategy 2020 and update the document every 5-years.
3. Support and promote key tourism assets within the District. These should include, but not be limited, to access to natural areas, paleontology sites/facilities, and arts and cultural resources. This would include working with tourism operators who want to leverage these resources to attract tourists to Tumbler Ridge.
4. Continue to explore ways to leverage the paleontology resources in the area as a keyway to generate various forms of educational tourism in the community.
5. Continue to develop and implement the Community Forest Management Plan and manage the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.
6. Work towards achieving energy self-sufficiency in the community with respect to electricity and heat for residential and commercial areas.
7. Continue to encourage opportunities for alternative forms of energy generation in the community.
8. Continue to evolve the relationship with the Peace River Paleontology Research Centre as a means of enhancing the visitor experience, as well as supporting continued research in the area.

## Town Centre Improvement

9. Maintain a lively, attractive and functional Town Centre area by promoting the Town Centre as a place to live, work, shop and visit. Continue to place emphasis on high quality design of buildings and public spaces.
10. Investigate the Downtown Revitalization Tax Exemption Program and consider revamping the Program, when necessary, as an incentive for development in the Town Centre.



## Business Attraction and Retention

11. Review, update and implement Tumbler Ridge Investment Readiness and Economic Development Plan.
12. Support and pursue public-private partnerships (P3s) with industry, where possible and deemed appropriate.
13. Support and encourage entrepreneurship and small businesses in the community.
14. Explore the opportunity to provide the regional public transit to connect Tumbler Ridge and the other communities.
15. Leverage economic development agencies such as Community Futures and the Northern Development Initiative Trust (NDIT) to support economic development initiatives in the community.
16. Encourage the development of businesses that support recreational activities in Tumbler Ridge (i.e. outdoor sports stores, movie theatre, guiding company).
17. Develop an inventory for the existing signs in the Townsite, identify gaps, and access partnership with user groups regarding maintenance of these signs.
18. Work with local businesses to promote more local spending by residents of Tumbler Ridge.
19. Develop a strategy for leveraging transportation resources including Tumbler Ridge's rail and airport facilities.
20. Continue the effort to improve the local high-speed internet.
21. Encourage the diversification of accommodation to meet the needs of tourists coming to Tumbler Ridge.
22. Encourage home-based occupations to relocate to commercial facilities as appropriate.



## 6.3 Environment

Tumbler Ridge is blessed with a pristine natural setting that contributes to the health, well-being, and unique character of the community. The protection of the surrounding natural environment is of the upmost importance to the District it is preserved and maintained for future generations. While the adoption of green energy and the reduction of Greenhouse Gas emissions is among the top priorities of the District, mitigating human impacts, conserving natural resources, respecting environmental constraints, and protecting sensitive areas continue to assist in preserving the community's environmental health. All these efforts culminate to ensure community safety and longevity, as well as the health and productivity of natural ecosystems.

This OCP also identifies potentially hazardous and environmentally sensitive areas that may be affected by urban encroachment. These include avalanche and geotechnical instability areas as well as the District's main aquifer. Readers are cautioned to conduct their own assessment of potential hazards as this OCP contains only a cursory overview.

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### Objective

Protect and enhance the natural environment within the district through greenhouse gas reduction, education and natural hazard management.

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### Policies

#### Development

1. Provide municipal services in an environmentally sustainable manner.
2. Manage the environmental, recreational, and the aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.
3. Continue to maintain access into natural areas while protecting ecological habitat.
4. Balance the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development.



5. Support community education program and encourage the community to become well-educated with respect to environmental stewardship and sustainability.
6. Encourage developers to be sensitive to key community, environmental, and social values when developing in natural areas.

## Greenhouse Gas Reduction

7. Strive to achieve community-wide greenhouse gas emissions reduction targets of 15% by 2025, 25% by 2030, and by 80% by 2050 from 2007 levels.
8. Pursue the reduction of greenhouse gas emissions in the community by:
  - a. updating and Implementing the recommendations of the District of Tumbler Ridge Community Energy Plan (2010);
  - b. reducing greenhouse gas emissions from solid waste by encouraging composting of food and yard waste;
  - c. promoting energy reduction in the Townsite to lower the area's collective carbon footprint;
  - d. reducing greenhouse gas emissions from buildings by encouraging new buildings to be built to be more energy efficient, and by encouraging the refurbishment of existing buildings; and,
  - e. reducing emissions from transportation by continuing to provide a compact, walkable Townsite and encouraging alternative transportation in the community, such as bussing workers to the site.
9. Work towards energy self-sufficiency in the community with respect to electricity and heat to ensure energy security and to reduce community greenhouse gas emissions.
10. Work with various agencies to maintain good air quality in Tumbler Ridge.
11. Support initiatives to reduce energy consumption and seek energy-savings alternatives for its operations including (as appropriate) building retrofits.
12. Undertake energy audits and energy improvements when new facilities are constructed.





## Green Energy

13. Support educational initiatives to support energy conservation.
14. Encourage the use of biomass for heating on an individual / residential scale.
15. Encourage new and innovative clean fuel alternatives for vehicles and supportive infrastructure such as electric charging stations.
16. Encourage the development of energy efficient and green buildings that enable the use of renewable energy.
17. Continue to support the Wind Farm industry.

## Waste Management

18. Encourage the responsible disposal of solid waste, including recycling, reusing and composting.
19. In coordination with the community, the District should investigate innovative solutions for waste reduction. The Municipality may explore greater composting and recycling opportunities in the community.

## Natural Hazards

20. Encourage respect of natural hazards such as avalanche zones, slide areas, active slumping areas, steep slopes and other geotechnical issues.
21. Support the Provincial Ministry to maintain the natural forest cover on the face and immediate ridge top of Tumbler Ridge in order to minimize avalanche hazards.



## 6.4 Social Needs

Community health and well-being, and the importance social equity plays, emerged as a strong theme in 2021. Identifying and properly addressing social issues has become more and more vital to the maintenance and sustainability of a community.

To support an equitable, vibrant community, it is essential that a range of facilities and services continue to be developed and enhanced to improve key social services. For Tumbler Ridge to thrive and prosper over the long term, demonstrative actions to correct historic inequities will be imperative to measuring the community's growth and success forward. At the same time, it is also important that efforts be focused on enhancing the lives of all residents through the promotion of active, healthy lifestyles, and the expansion of learning opportunities.

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### Objective

Ensure the social needs of the community can be largely met within Tumbler Ridge.

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### Policies

#### Community

1. Work with all stakeholders to create, provide and expand a range of social services offered in Tumbler Ridge.
2. Promote the integration of all new employees into the community's social fabric and various community recreation programs, including those that choose to live in worker camps.
3. Continue to support traditional daycare services in Tumbler Ridge and explore a range of potential opportunities to reduce daycare space shortages and expand daycare facilities. In order to accommodate a range of needs in Tumbler Ridge, an emphasis shall be put on providing flexible (24 hour) daycare service.
4. Ensure new development in Tumbler Ridge incorporate the Crime Prevention Through Environmental Design (CPTED) principles that Tumbler Ridge is premised on.



## Arts & Culture

5. Celebrate the many cultures present within the community and foster community cohesiveness through a mixture of events and celebrations.
6. Support a diverse and active arts community.
7. Continue to promote heritage resources.
8. Work with community groups to identify and preserve important heritage resources and make them accessible to the general public.

## Health

9. Advocate for higher levels of service from BC Ambulance.
10. Advocate for increased service levels at the Tumbler Ridge Medical Centre.
11. Continue to work with the health-related stakeholders to attract health professionals (including doctors and nurses) to the District and to address the current and future community needs.
12. Review opportunities to encourage other health professionals such as physiotherapists, chiropractors and speech therapists to relocate to Tumbler Ridge.
13. Identify space suitable for a permanent certified heli-pad to support the Medical Centre in Tumbler Ridge.
14. Work with Tumbler Ridge Medical Centre and relevant community groups and agencies to build on the expansion of support services for individuals and groups with special needs in Tumbler Ridge.

## Local Food Production

15. Support agricultural uses and community gardens in the Tumbler Ridge Zoning Bylaw.
16. Support local farmers' market.
17. Continue to explore potential initiatives to further encourage the production of food locally including expansion of community gardens, community greenhouses, food production on individual lots, backyard residential egg production, and other agricultural types of initiatives.

## Protective Services

18. Continue to provide a high level of protective services in the community.



19. Continue to support the fire fighter volunteer program.
20. Encourage Crime Prevention through the use of Environmental Design Principles to be applied to street and public space through its development, maintenance, or upkeep.

## 6.5 Parks and Recreation

Parks and recreation facilities are fundamental to a community's well-being and quality of life. Tumbler Ridge takes pride in its ability to offer diverse facilities that make it an enjoyable place to live. As the community grows and the recreational needs of its residents evolve, it will become increasingly important to stay informed on today's recreation trends and demands. Tumbler Ridge aims to maintain and upgrade existing facilities, identify opportunities for new facilities, and bring new and revised programs to its residents

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### Objective

Ensure indoor and outdoor recreation facilities provide robust and affordable recreation opportunities for people of all ages and abilities.

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### Policies

#### Recreational Opportunities

1. Implement the Parks and Recreation Master Plan and ensure the Plan is updated every 5 years.
2. Ensure access to a wide range of programs and recreation types for all residents including children, youth, adults, and seniors.
3. Determine the feasibility of new parks and recreation facilities in the community such as mountain biking trails, a gymnasium, toboggan hill, ski hill, mountain bike park, running track, outdoor hard-surfaced court for basketball/road hockey, disc golf course, and indoor multi-use facility. Determine how these facilities could be provided through a mixture of District-led, private sector led, or partnership-based initiatives.





4. Determine the feasibility of expanding the golf course, including the potential of adding a small Par 3 facility.
5. Develop a plan for future developments at the golf course to enhance the patron experience.
6. Continue to provide affordable and quality space for community sports to thrive and seek partnership with appropriate agencies to ensure the expansion and sustainability of these sports over the long-term.
7. Encourage private commercial recreation services such as a bowling alley and/or paintball facility.

### Facility Maintenance

8. Maintain, renovate and upgrade the current quality recreational resources and programs.
9. Continue to develop sound preventative and regular maintenance procedures to recreation facilities to serve the needs of Tumbler Ridge residents.
10. Ensure that universal access/accessible guidelines are to be applied to recreational facilities in all pursuits. Emphasis should be put on accommodating the elderly and persons with disabilities.

## 6.6 Transportation

The transport of people and goods can have significant impacts on community life and environmental sustainability. Tumbler Ridge is fortunate to have a compact development pattern, which includes an interconnected street layout that allows for ease of movement and short trips between destinations; however, most of these trips are currently made using personal motor vehicles. As the community grows, and efforts to reduce greenhouse gas emissions become increasingly important, it is critical that alternatives to personal vehicles are supported and widely promoted.

At the same time, recognizing the northern climate in Tumbler Ridge and the necessity of vehicular travel, it is important that existing roads and parking infrastructure is utilized in the most efficient manner possible. Tumbler Ridge's efforts to promote and encourage sustainable transportation options, particularly through increased walkability, will play an important role in contributing to its community identity and



growth as a tourist destination. Finding a responsible balance will be imperative to Tumbler Ridge's small but significant impact on today's global environment.

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## Objective

Ensure that a safe and accessible transportation system to meet resident's daily needs.

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## Policies

### Highways and Large Truck Traffic

1. Solicit Provincial funding or connect with the Ministry of Transportation to improve Tumbler Ridge's highway connection to make the District more accessible for tourists.
2. Work with and encourage the Provincial Ministry, responsible for highways, to upgrade Highway 52 East in and out of Tumbler Ridge.
3. Continue to support established locations and travel routes for trucks and buses travelling in town to reduce negative impacts (environmental, noise and safety) associated with that travel.
4. Monitor the impact of mine buses, shuttle, and other large vehicles on the town, and work with industry to establish truck routes and drop off points if necessary.

### Active Transportation

5. Provide safe and accessible opportunities for active transportation as an alternative to the personal motor vehicles.
6. Strive for a high-quality pedestrian environment in Tumbler Ridge.
7. Identify immediate and future needs for the improvement and maintenance of sidewalks, street furniture, and other relevant pedestrian-friendly design elements related to beautification and mobility in capital plans.

### Parking

8. Utilize existing parking resources in a manner consistent with the needs of the community.



9. Explore and implement methods to discourage misuse of existing parking facilities, including new signage and parking enforcement.
10. Ensure priority be given to pedestrian foot traffic and methods for reducing motor vehicle traffic be established in an overall effort to reduce local greenhouse gas emissions.
11. Encourage a secure storage area for large trucks in the Townsite area.

### Design and Linkages

12. Ensure important trail, pedestrian, and vehicular connections are maintained or enhanced as a result of new development.
13. Ensure accessibility and mobility for all abilities within the community. People of all ages and states of health in Tumbler Ridge should be able to access the same facilities.
14. Continue to maintain important transportation linkages in the community, including trails, sidewalks, and roadways.
15. Develop and implement traffic calming strategies to reduce speeding.
16. Explore the development of an inter-community bus service.

### Sustainability

17. Support the use of a wide range of alternative vehicles including electric cars, scooters, and bicycles.
18. Ensure priority be given to pedestrian foot traffic and methods for reducing motor vehicle traffic be established in an overall effort to reduce local greenhouse gas emissions.

## 6.7 Infrastructure

The District of Tumbler Ridge provides basic infrastructure services including water treatment, distribution and storage, sewage collection and transmission, stormwater management, roads and trails, and solid waste disposal. Well maintained infrastructure remains imperative to the function of the community as it heavily influences the quality of life Tumbler Ridge is able to offer its residents.



When the District's infrastructure nears the end of its lifecycle, it is important to ensure that the community's vital infrastructure systems continue to meet the capacity for the needs of today and the demands of the future. While a community's infrastructure improvements will always be ongoing, the burden of its investment must not fall solely on today's generation.

## Policies

### Asset Management

1. Continue to update the Asset Management Plan and implement the Plan in daily operations.
2. Include Climate Change considerations into Asset Management Plan.
3. Ensure infrastructure is maintained and rehabilitated in a timely manner.
4. Ensure that infrastructure rehabilitation is fiscally responsible.
5. Ensure that the full costs for infrastructure renewal are incorporated into taxes and utility rates, and proactively apply for the infrastructure related provincial and federal grants and funding where possible.

### Utilities (Water, Wastewater and Stormwater)

6. Require all developments be provided with a safe and healthy supply of drinking water.
7. Ensure the Water Treatment Plant infrastructure can meet all current and future needs.
8. Encourage the protection and sustainable use of water resources, including the promotion of innovative measures for aquifer protection, water conservation, and wastewater treatment.
9. Implement the recommendation in Water System Annual Report 2019 to develop:
  - a. An Aquifer Protection Plan to identify how or if development can occur on aquifer lands without adversely affecting the community's water supply.
  - b. A Wellhead Protection Strategy to ensure the long-term sustainability of the District's source water.
10. Work with the Provincial Ministry, responsible for highways, to select materials and operations/procedures for winter road maintenance that reduce the risk of contamination to the natural environment, in particular, the community aquifer.





11. When the opportunity arises, the District may explore the opportunity to develop its own Water Conservation Strategy following Water Conservation Guide for BC (2014).
12. Educate and encourage residents to conduct water conservation practice.
13. The District may undertake an assessment of municipal buildings and operations for the purpose of water conservation.
14. Ensure the wastewater infrastructure can meet all current and future needs.
15. Require all developments manages stormwater in a manner which provides adequate disposal, does not negatively impact adjacent properties, and does not negatively impact the natural environment.



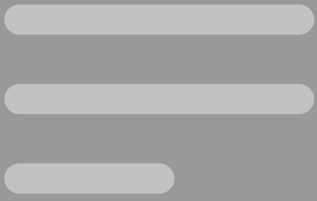
## 6.8 Emergency Preparedness

### Policies

1. Update the Emergency Preparedness Plan to include policies and procedures to deal with emergency issues (e.g. watermain breaks) as it pertains to every component of infrastructure.
2. Review and implement the Evacuation Operational Guide for First Nations and Local Authorities.
3. Develop policies and procedures for all infrastructure issues such as emergency watermain breaks.

### Fire Smart

4. Update and implement the Community Wildfire Protection Plan (2014).
5. Continue to implement wildfire protection initiatives to reduce the potential impact of wildfires on the community. This will include working with provincial ministries responsible for forests, lands and natural resources as well as for administering Crown lands to ensure forest fire fuels are monitored and addressed proactively as well as working with local property owners to reduce forest fire risks.
6. Consider the construction of a buffer that would protect the community forest immediately adjacent to the Townsite.
7. The Municipality and residents should follow the principles in the Fire Smart Begins at Home Manual developed in partnership with Partners in Protection and Fire Smart Canada.
8. Homeowners are encouraged to choose fire-resistant exterior building materials like stucco, metal siding, brick/concrete and fiber cement siding, as well as roofing materials like metal and asphalt.
9. Encourage the use of fire-resistant plants for landscaping, where possible. Deciduous trees are preferred. Avoid the use of highly flammable plants and trees, including coniferous trees with cones or needles. Cedars, junipers, spruce, pine other than Ponderosa, tall grasses, and mulch are prohibited.



# 7

## Implementation











Implementation is the key to moving policies in the Official Community Plan forward. The table below summarizes the implementation items that relate to policies in each section of the OCP. It will be important to recognize the District will not necessarily lead all of these initiatives, but rather, work in partnership with various community groups and other agencies to ensure that these actions are implemented.

## HOUSING

Actions/Documents	Policy #
Introduce Tiny Homes as a new housing type to the Zoning Bylaw to provide more housing options to Tumbler Ridge.	5.1.4
Promote the Winter City principles in the development of new residential, commercial, industrial and institutional land uses for the purpose of improving pedestrian comfort and safety.	5.1.7
Allow residents to extend their lot into District-owned green space, wherever possible and feasible, through minor subdivision and title consolidation.	5.1.11
All areas of a property for residential development in Multiple Family Residential areas should include Crime Prevention Through Environmental Design (CPTED) principles in their design and construction.	5.1.18
Permit home-based industries in large lot Rural Residential area.	5.1.32
Future community development requires comprehensive site area plans be prepared by the development proponent for Future Residential lands.	5.1.35
Develop an Accessibility Guideline which outlines accessibility expectations for new developments and requires developers to incorporate these guidelines into new residential developments.	6.1.2
Work with BC Housing, Canadian Mortgage and Housing Corporation (CMHC), the Northern Development Initiative Trust (NDIT), large private industries, developers, and community groups on initiatives to provide housing for seniors, special needs, and low-income families in Tumbler Ridge.	6.1.5
Partner with major industries, developers and other agencies or organizations to encourage workers to live in Tumbler Ridge full-time.	6.1.7
Ensure the Zoning Bylaw be amended to include temporary permit requirements for uses such as worker camps and Nurseries.	6.1.9



## ECONOMIC DEVELOPMENT, TOWN CENTRE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Actions/Documents	Policy #
Continue the development of Urban Design Guidelines and proactively implement the guidelines to the Town Centre development.	5.2.2
Encourage higher density residential development within, and adjacent to, the Town Centre.	5.2.3
Encourage the development of mixed-use buildings with commercial use on the ground floor and residential above the commercial use, in the Town Centre.	5.2.4
Continue the development and implementation of sidewalk replacements and revitalization plan for the Town Centre.	5.2.10
Continue to support Geopark with respect to the Geo-Interpretive Centre project.	5.2.4
Work with the business community and Geopark to provide public gathering space through the construction of Geo-Interpretive Centre and improve the connection between the new Interpretive Centre to the rest buildings in the Town Centre.	5.2.11
Improve visibility of the General Commercial areas to highways by providing visually appealing means. For example, creating gateway signage or directional signage close to the entrance of General Commercial areas on Highways.	5.2.19
Investigate the feasibility of developing an industrial park near Highway 29 in the western portion of Tumbler Ridge.	5.3.4
Implement the goals of the Tourism Strategy 2020 and update the document every 5-years.	6.2.2
Continue to develop and implement the Community Forest Management Plan and manage the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development. Ensure a balance that promotes the longevity of the forest.	6.2.5
Investigate the Municipal Revitalization Tax Exemption Program and consider revamping the Program, when necessary, as an incentive for development in the Town Centre.	6.2.10



Actions/Documents	Policy #
Review, update and implement Tumbler Ridge Investment Readiness and Economic Development Plan.	6.2.11
Explore the opportunity to provide the regional public transit to connect Tumbler Ridge and the other communities.	6.2.14
Develop an inventory for the existing signs in the Townsite, identify gaps, and access partnership with user groups regarding maintenance of these signs.	6.2.17
Develop a strategy for leveraging transportation resources including Tumbler Ridge's rail and airport facilities.	6.2.19
Continue the effort to improve the local high-speed internet.	6.2.20

## Environment

Actions/Documents	Policy #
Continue to maintain access into natural areas while protecting ecological habitat.	6.3.3
Balance the environmental, recreational, and aesthetic amenity of the community forest with its potential for economic development.	6.3.4
Pursue the reduction of greenhouse gas emissions in the community by: a. updating and Implementing the recommendations of the District of Tumbler Ridge Community Energy Plan (2010); .....	6.3.8
Undertake energy audits and energy improvements when new facilities are constructed	6.3.12
Encourage new and innovative clean fuel alternatives for vehicles and supportive infrastructure such as electric charging stations.	5.2.4



## Social Needs

### Actions/Documents

### Policy #

Continue to support traditional daycare services in Tumbler Ridge and explore a range of potential opportunities to reduce daycare space shortages and expand daycare facilities. In order to accommodate a range of needs in Tumbler Ridge, an emphasis shall be put on providing flexible (24 hour) daycare service.

6.4.3

Celebrate the many cultures present within the community and foster community cohesiveness through a mixture of events and celebrations.

6.4.5

Work with community groups to identify and preserve important heritage resources and make them accessible to the general public.

6.4.8

Continue to work with the health-related stakeholders to attract health professionals (including doctors and nurses) to the District and to address the current and future community needs.

6.4.11

Work with Tumbler Ridge Medical Centre and relevant community groups and agencies to build on the expansion of support services for individuals and groups with special needs in Tumbler Ridge.

6.4.14

Continue to explore potential initiatives to further encourage the production of food locally including expansion of community gardens, community greenhouses, food production on individual lots, backyard residential egg production, and other agricultural types of initiatives.

6.4.17





## Parks and Recreation

Actions/Documents	Policy #
Recognize the Community Forest as an integral part of the community within the Open Space and Rural Resource lands.	6.4.3
Develop, enhance, promote and provide opportunities for partnership to give residents and tourist four season recreational pursuits	6.4.5
Implement the Parks and Recreation Master Plan and ensure the Plan is updated every 5 years.	6.4.8
Continue to acquire land when opportunities arise for civic pursuits and to further to implement Section 3 of Parks and Recreation Master Plan for parkland supply.	6.4.11
Determine the feasibility of new parks and recreation facilities in the community such as mountain biking trails, a gymnasium, toboggan hill, ski hill, mountain bike park, running track, outdoor hard-surfaced court for basketball/road hockey, disc golf course, and indoor multi-use facility. Determine how these facilities could be provided through a mixture of District-led, private sector led, or partnership-based initiatives.	6.4.14
Determine the feasibility of expanding the golf course, including the potential of adding a small Par 3 facility	6.4.17
Ensure that universal access/accessible guidelines are to be applied to recreational facilities in all pursuits. Emphasis should be put on accommodating the elderly and persons with disabilities.	6.5.4
Work with the School District No. 59 to identify future space requirements for schools in Tumbler Ridge as population increases.	6.5.10
The District may Partner with School District No. 59 and various institutional and non-profit agencies to deliver services in Tumbler Ridge and to share facilities, when possible.	5.4.7
The District may Partner with School District No. 59 and various institutional and non-profit agencies to deliver services in Tumbler Ridge and to share facilities, when possible.	5.4.8



## Infrastructure and Roads

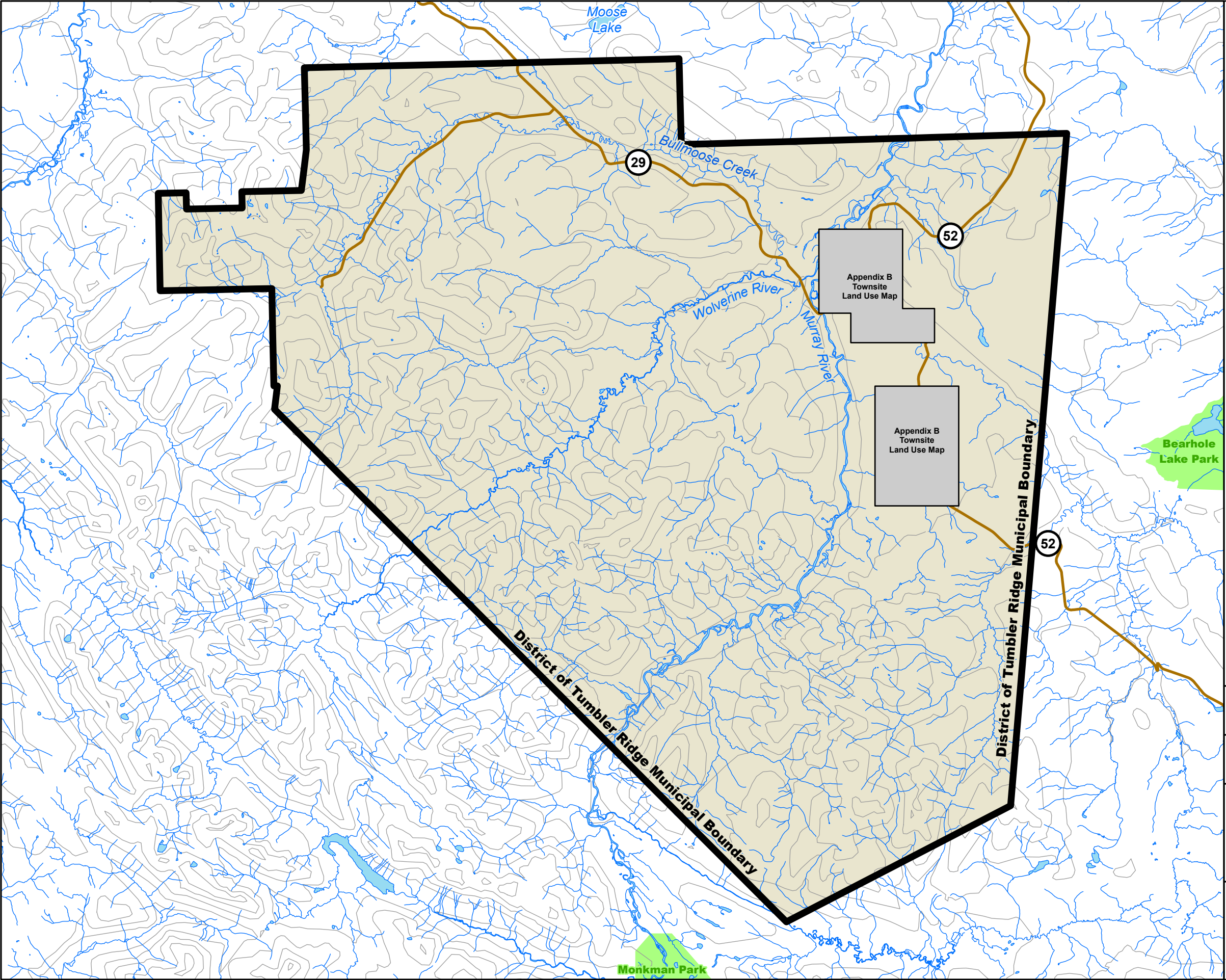
Actions/Documents	Policy #
Ensure there is adequate Institutional land set aside to fulfill land needs for infrastructure, such as the water treatment plant, to support the future growth of the District.	5.4.11
Continue to update the Asset Management Plan and implement the Plan in daily operations.	6.7.1
Ensure that the full costs for infrastructure renewal are incorporated into taxes and utility rates, and proactively apply for the infrastructure related provincial and federal grants and funding where possible.	6.7.5
Implement the recommendation in Water System Annual Report 2019 to develop: <ul style="list-style-type: none"> <li>a. An Aquifer Protection Plan to identify how or if development can occur on aquifer lands without adversely affecting the community's water supply.</li> <li>b. A Wellhead Protection Strategy to ensure the long-term sustainability of the District's source water.</li> </ul>	6.7.9
The District may undertake an assessment of municipal buildings and operations for the purpose of water conservation.	6.7.13

## Emergency Preparedness


Actions/Documents	Policy #
Continue to support the fire fighter volunteer program.	6.4.19
Review and implement the Evacuation Operational Guide for First Nations and Local Authorities.	6.8.2
Develop policies and procedures for all infrastructure issues such as emergency watermain breaks.	6.8.3
Update and implement the Community Wildfire Protection Plan (2014).	6.8.4
The District may undertake an assessment of municipal buildings and operations for the purpose of water conservation.	6.7.13
Consider the construction of a buffer that would protect the community forest immediately adjacent to the Townsite.	6.8.6







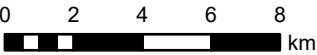
**Legend**

 OS - Open Space and Rural Resource

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

**APPENDIX A - DISTRICT WIDE LAND USE MAP**

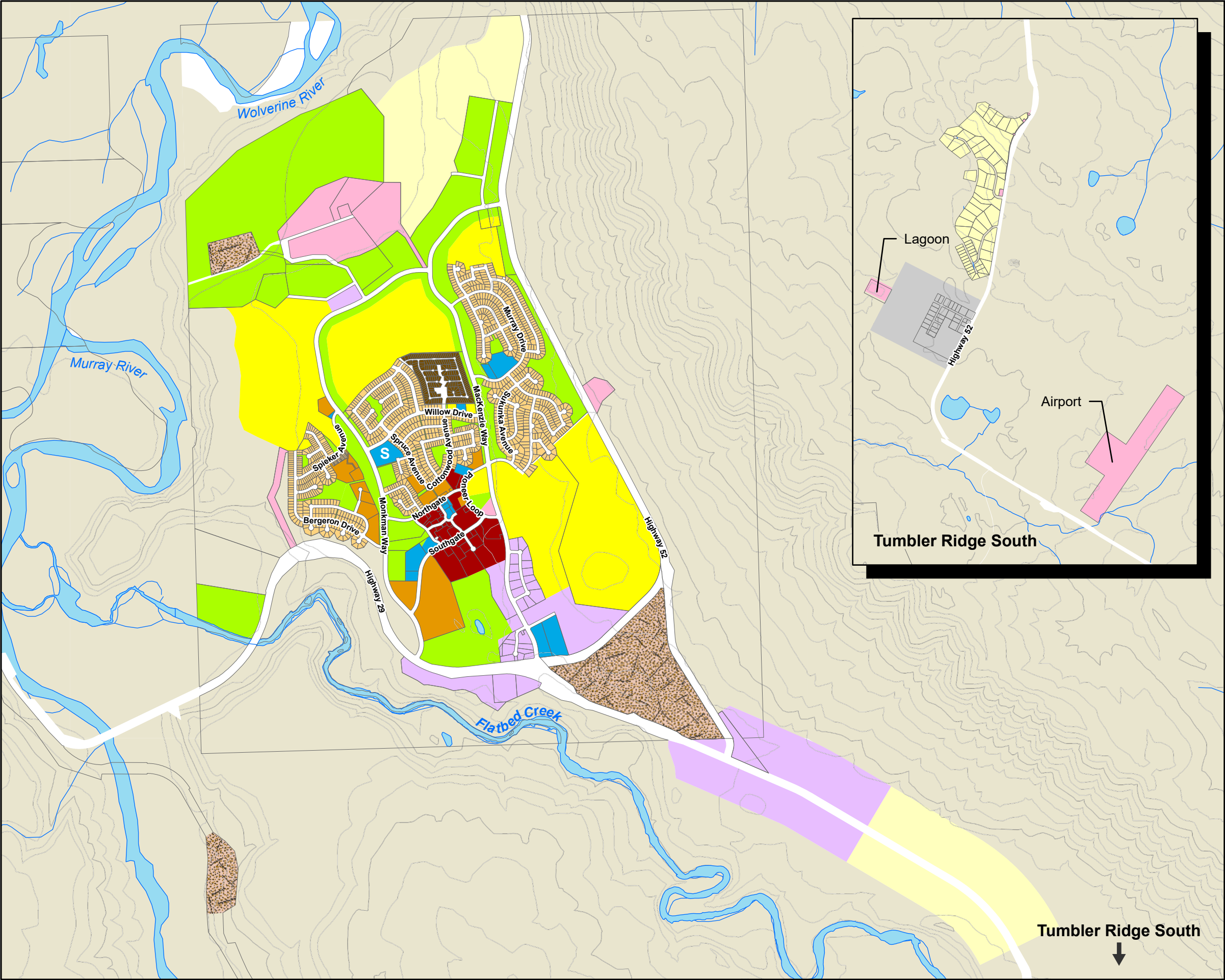
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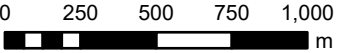


- Legend**
- Residential**
- General Residential
  - Multiple Family Residential
  - Manufactured Home Community
  - Rural Residential
  - Future General Residential
- Commercial**
- Town Centre
  - General Commercial
- Industrial**
- Heavy Industrial
- Civic**
- Parks and Recreation
  - Institutional
  - Infrastructure
- Other**
- Open Space and Rural Resource
  - Sand and Gravel
  - S - School

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

**APPENDIX B - TOWNSITE LAND USE MAP**

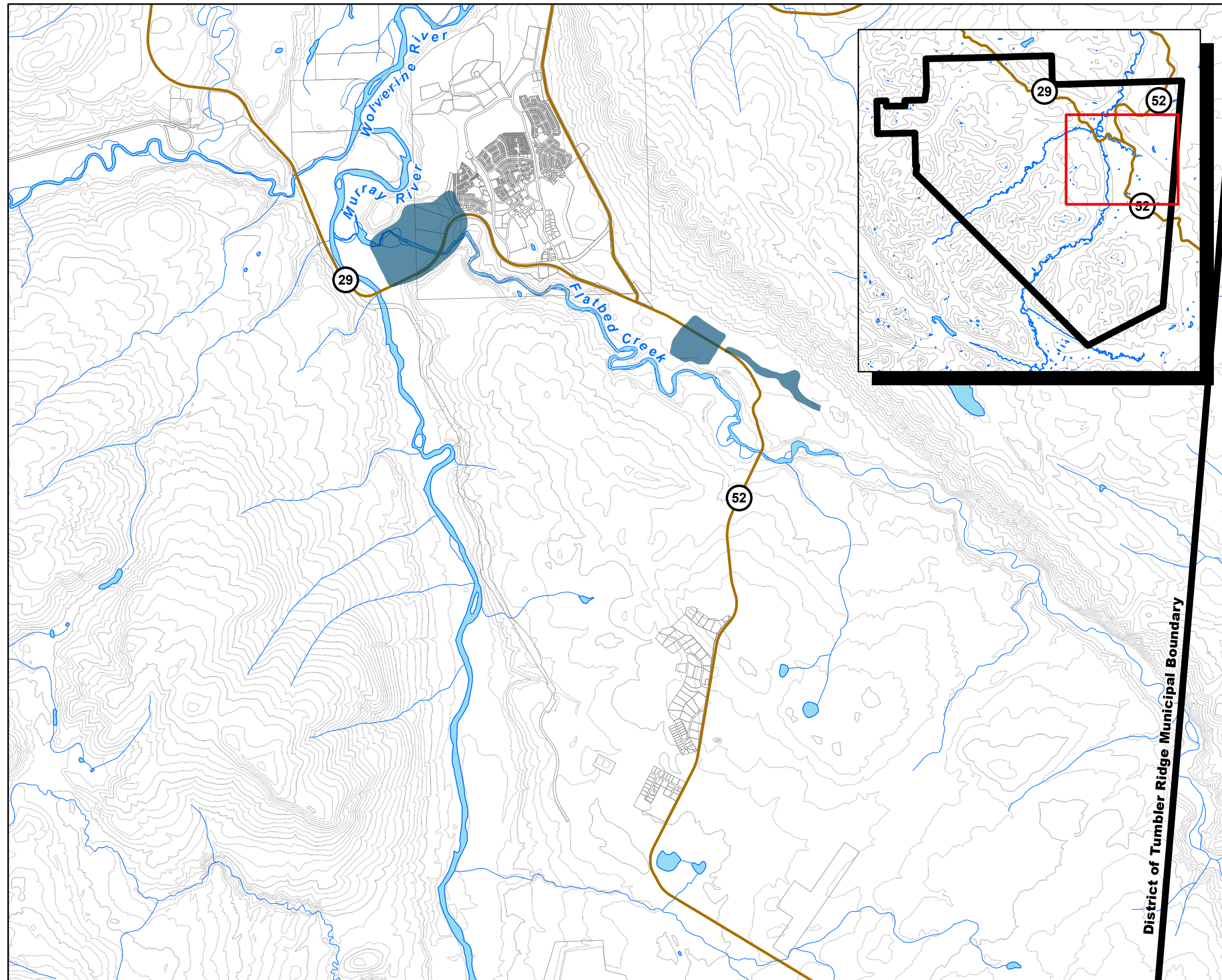
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## Legend

### Development Permit Area (DPA)

 DPA 1 - Aquifer Protection

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

## APPENDIX C - AQUIFER PROTECTION DEVELOPMENT PERMIT AREA

DISTRICT OF TUMBLER RIDGE  
OFFICIAL COMMUNITY PLAN



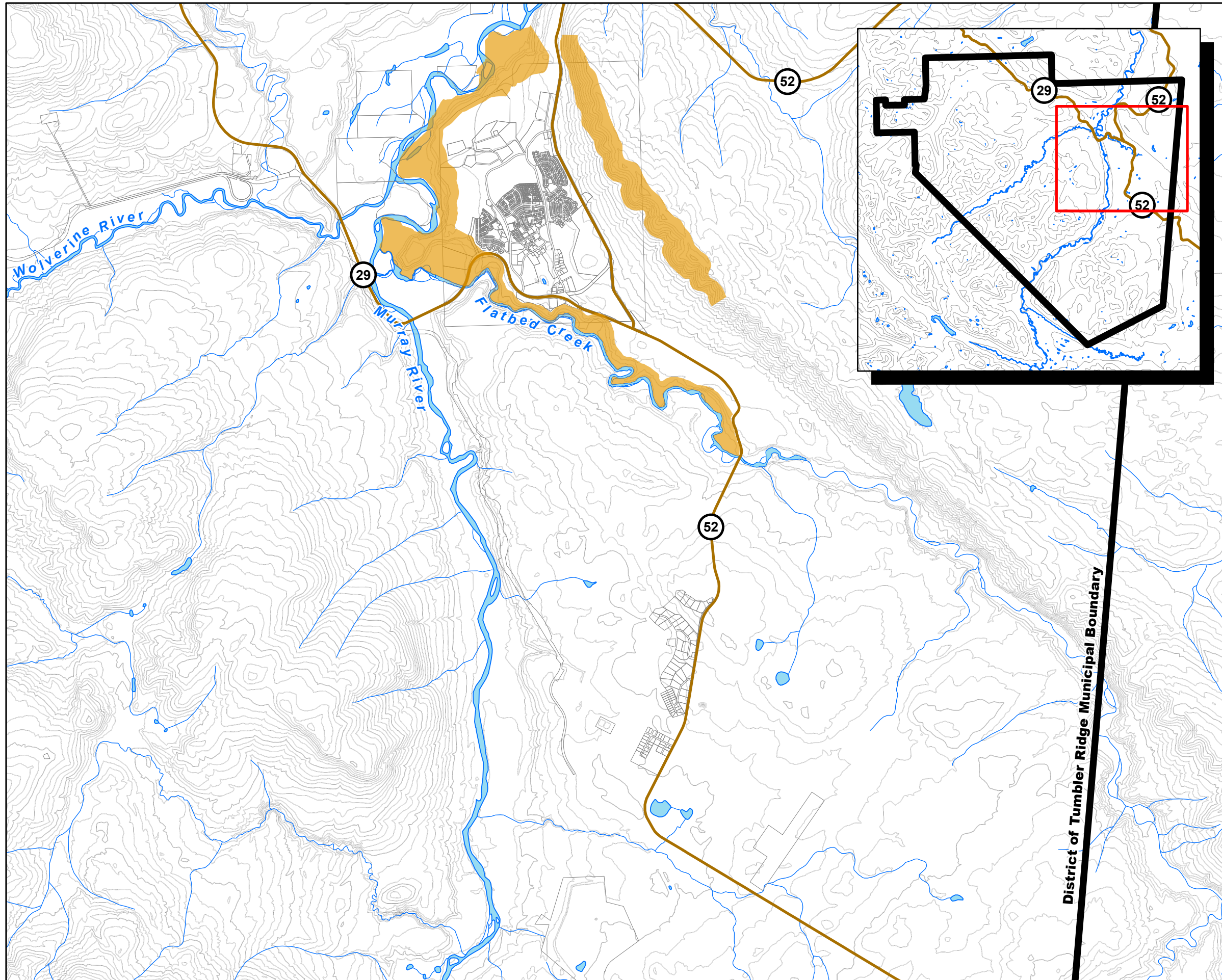
**wsp**

0 600 1,200 1,800 2,400 m

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- Legend**
- Development Permit Area (DPA)**
- DPA 2 - Hazardous Lands

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

**APPENDIX D - HAZARDOUS LANDS  
DEVELOPMENT PERMIT AREA**

DISTRICT OF TUMBLER RIDGE  
OFFICIAL COMMUNITY PLAN

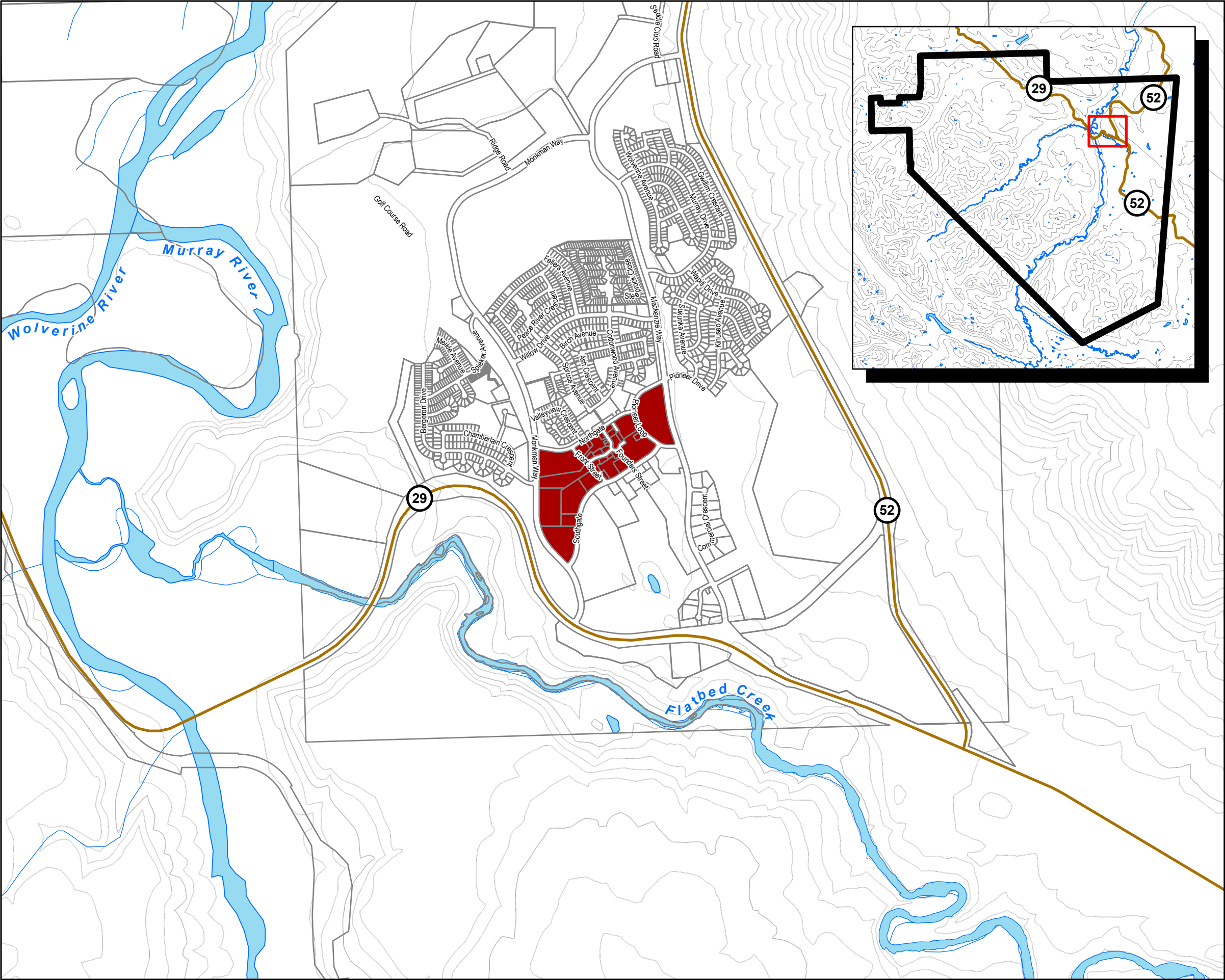


0 600 1,200 1,800 2,400  
m

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**Legend**

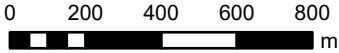
Development Permit Area (DPA)

DPA 3 - Town Centre

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

**APPENDIX E - TOWN CENTRE  
DEVELOPMENT PERMIT AREA**

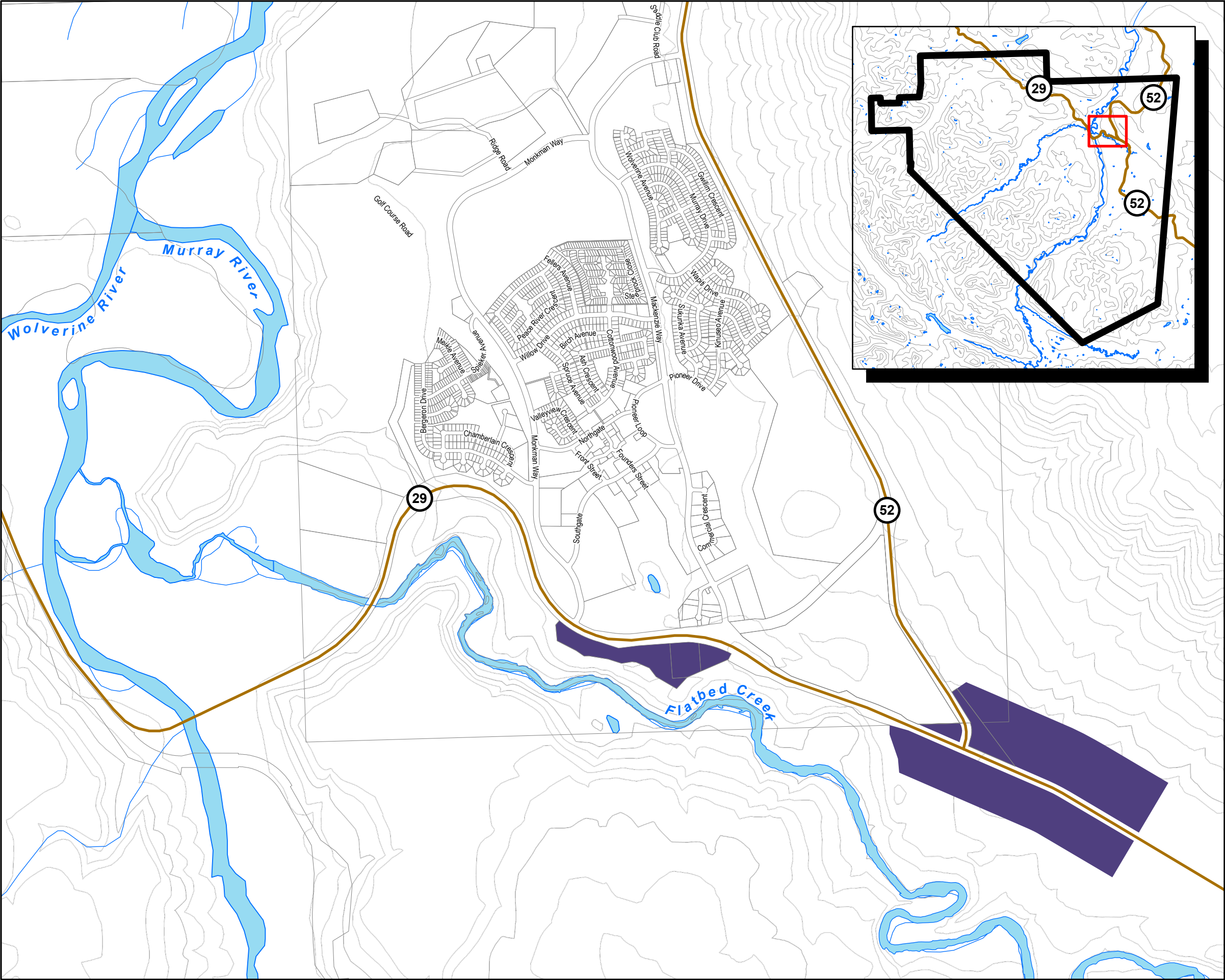
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**Legend**

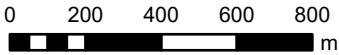
**Development Permit Area (DPA)**

 DPA 5 - Highway Commercial

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

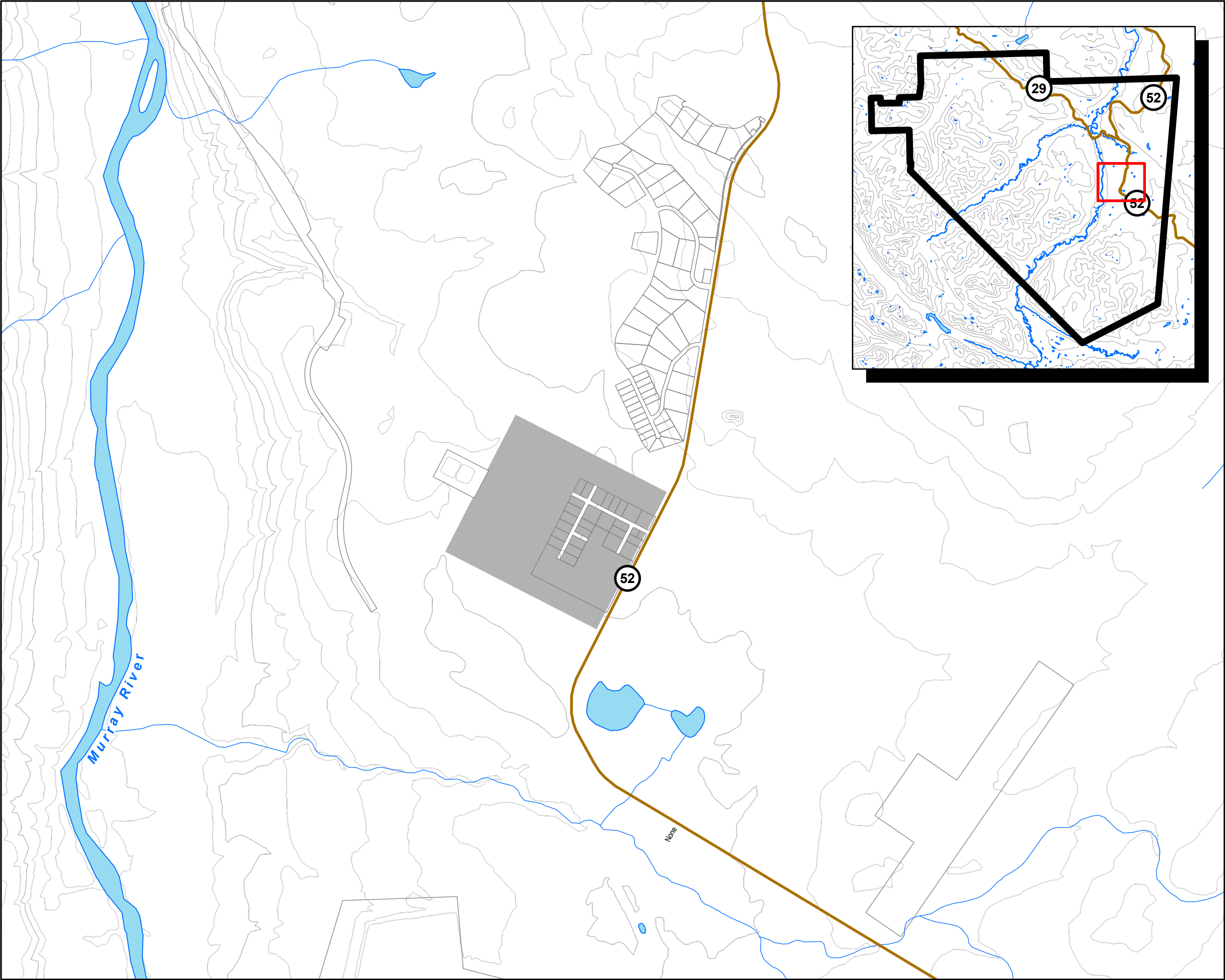
**APPENDIX F - HIGHWAY COMMERCIAL  
DEVELOPMENT PERMIT AREA**

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**Legend**

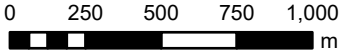
**Development Permit Area (DPA)**

■ DPA 6 - Industrial

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

**APPENDIX G - INDUSTRIAL  
DEVELOPMENT PERMIT AREA**

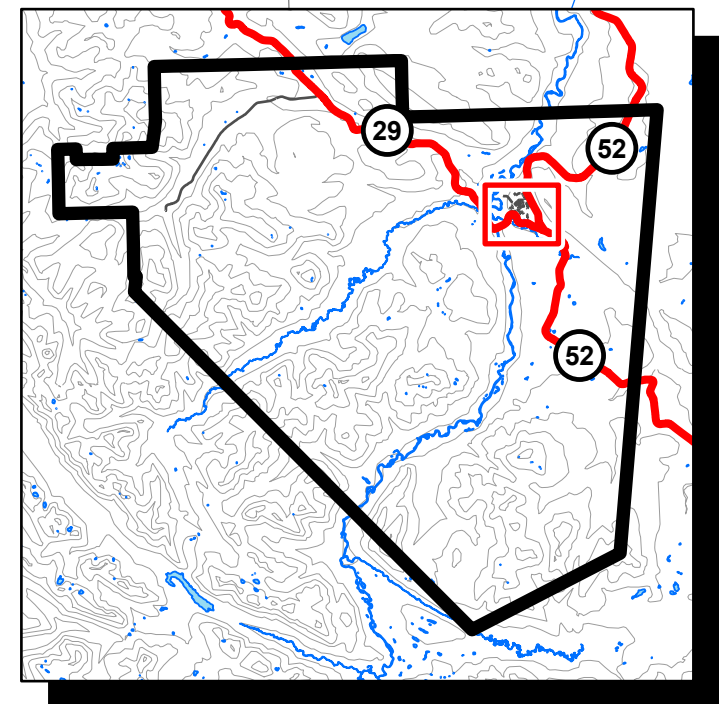
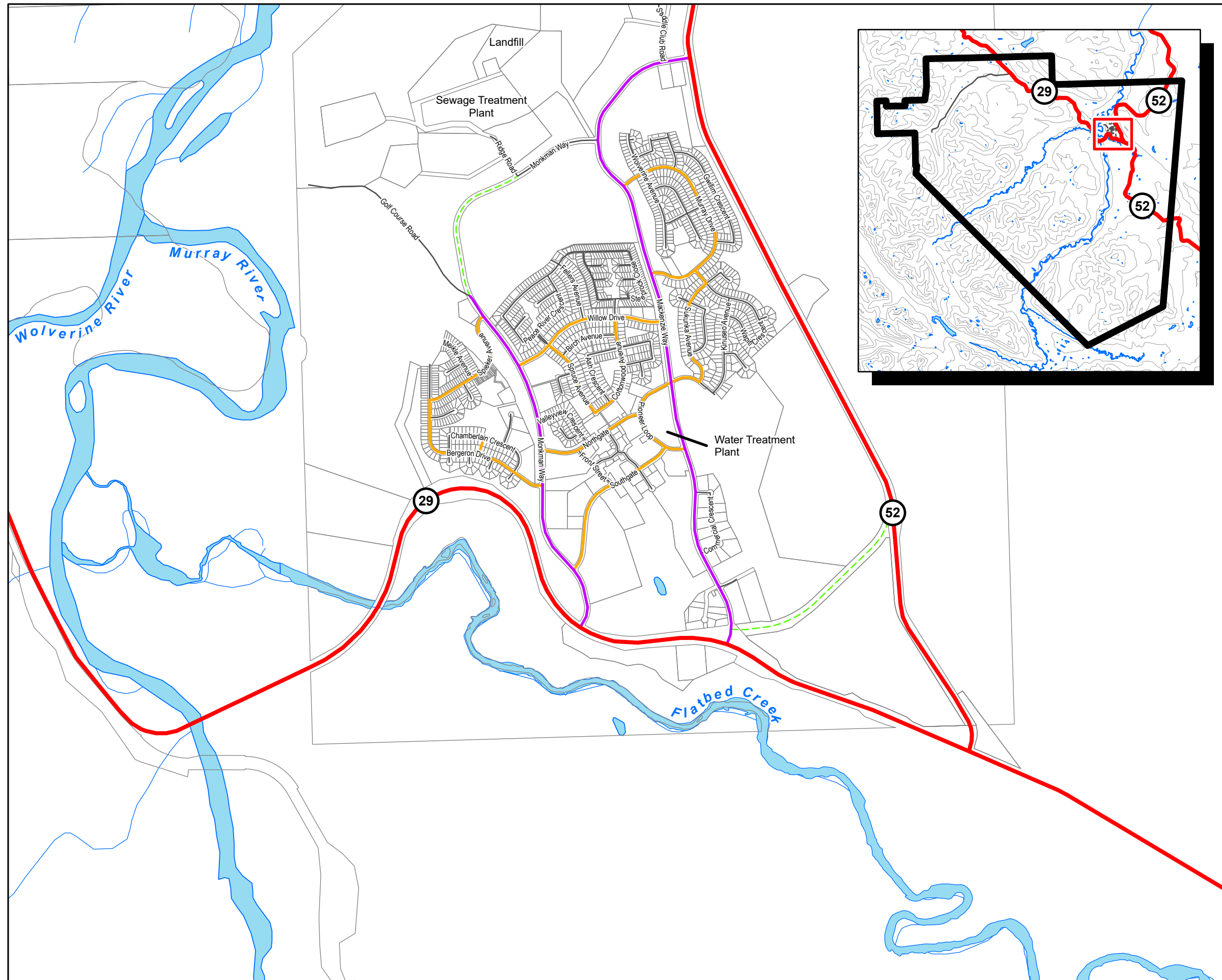
DISTRICT OF TUMBLER RIDGE  
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- Legend**
- Road Class**
- Highway
  - Arterial
  - Collector
  - Local / Street
  - - - Proposed Road

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

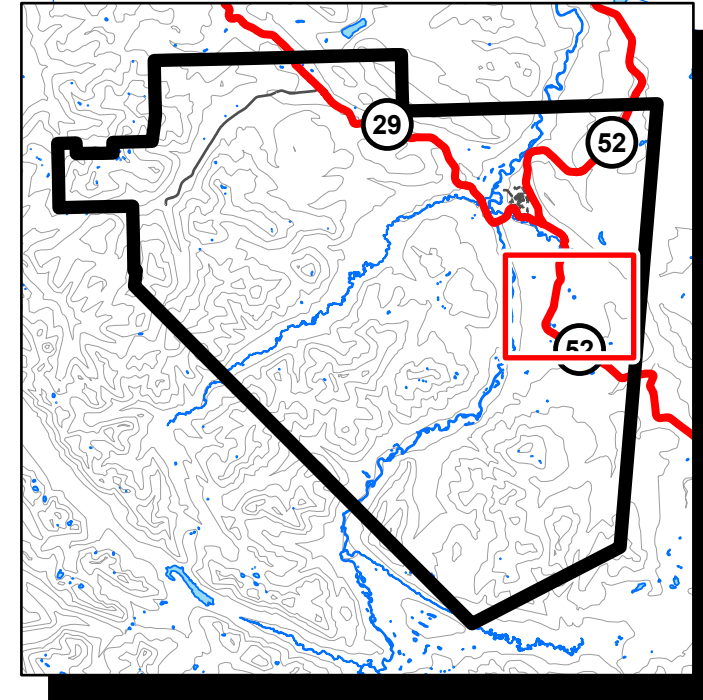
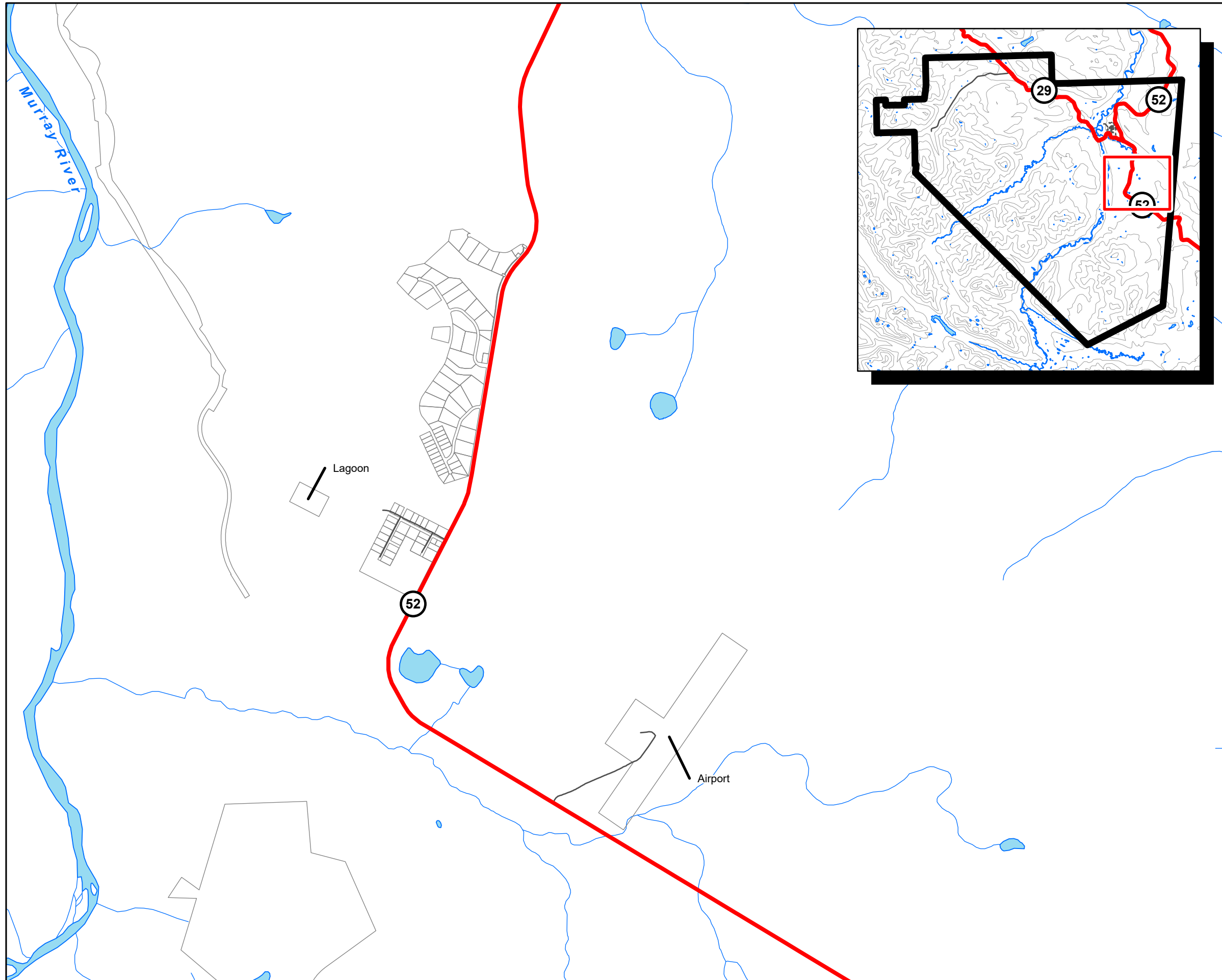
**APPENDIX H - INFRASTRUCTURE AND MAJOR ROAD NETWORK**

DISTRICT OF TUMBLER RIDGE  
OFFICIAL COMMUNITY PLAN



0 200 400 600 800 m

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## Legend

### Road Class

- Highway
- Arterial
- Collector
- Local / Street
- Proposed Road

Source: DataBC - BC Data Catalogue ; District of Tumbler Ridge

## APPENDIX I - INFRASTRUCTURE AND MAJOR ROAD NETWORK FOR TUMBLER RIDGE SOUTH

DISTRICT OF TUMBLER RIDGE  
OFFICIAL COMMUNITY PLAN



wsp

0 300 600 900 1,200 m

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