

# **VILLAGE OF GOLD RIVER**

**Official Community Plan Bylaw No. 705, 2018**

# VILLAGE OF GOLD RIVER

## BYLAW NO. 705, 2018

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### A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE VILLAGE OF GOLD RIVER

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**WHEREAS** the Council of the Village of Gold River, in open meeting assembled, enacts as follows:

#### **Application**

1. This Official Community Plan Bylaw shall be applicable to all land within the boundaries of the Municipality of the Village of Gold River.

#### **Official Community Plan**

2. Schedule ‘A’, attached hereto and forming part of this Bylaw, is hereby adopted as the Official Community Plan for the area to which this bylaw applies.

#### **Repeal**

3. Upon adoption of this Bylaw, the Village of Gold River Official Community Plan Bylaw No. 636, 2003, and all amendments thereto, are hereby repealed in its entirety.

#### **Citation**

4. This bylaw may be cited for all purposes as Bylaw No. 705, being the “Village of Gold River Official Community Plan Bylaw No. 705, 2018”.

READ the first time this 19<sup>th</sup> day of February 2018

PUBLIC HEARING held and adjourned this 12<sup>th</sup> day of June 2018

READ the second time this 12<sup>th</sup> day of June 2018

READ the third time this 12<sup>th</sup> day of June 2018

ADOPTED this 18<sup>th</sup> day of June 2018

“B. Unger, Mayor”

\_\_\_\_\_  
B. Unger

MAYOR

“L. Plourde, Corporate Administrator”

\_\_\_\_\_  
L. Plourde

CORPORATE ADMINISTRATOR

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## FOREWORD

Gold River was built as a self-sustaining, modern and compact community in 1965 to provide “the community” for the Tahsis Company Pulp Mill being constructed on Muchalaht Inlet at the mouth of the Gold River, approximately 11 km from the Village townsite. Gold River was incorporated as a District Municipality in 1965 and reincorporated as a Village municipality in 1972. Gold River reaped the benefits and borne the difficulties of being a single industry town with a large industrial tax base. Gold River had one of the highest per capita income rates in the province, low unemployment, servicing to all residents and many modern amenities. In October 1998, the Bowater Pulp and Paper Mill announced its closure, terminating a thirty-three year relationship that had both created and guided the Village of Gold River. When the pulp mill closed in 1999, the Village faced an uncertain future, a loss of population, and an erosion of tax base. This trend continues to be the new reality of the Village of Gold River as it continues to seek sustainability.

The Village is in a continuous process of re-inventing itself. Blessed with forest lands, mineral resources, marine and aquatic resources and an industrial infrastructure, Gold River has the potential to be a diversification success story as it makes a transition from single employer-single industry community to a broader economic entity.

The Official Community Plan (OCP) for Gold River must reflect the realities that the community faces. The 1993 Official Community Plan contains the basis for the 2003 document but the emphasis has changed. As a guiding document for Gold River the 2003 OCP encouraged economic diversification and allowed new investment into the community to flourish while maintaining and enhancing the Village’s character. The 2003 OCP intended to be a concise action oriented document that provided simple direction for the community as it transformed itself.

The updated 2018 OCP builds on the strengths of the previous 2003 version, and continuous to support diversifying the local economy. The Village has initiated an Asset Management Plan to assess its Infrastructure and plan for its renewal and a Financial Sustainability Study to review Village revenues, expenditures, services and reserves to assess the Village’s financial sustainability ongoing into the future given the lost tax base from the Pulpmill closure. In late 2017 the Village appointed a Project Team and hired a Consultant to lead a Village Economic Development Strategic Planning Process to develop an Economic Development Strategy. Given the longer than expected economic recovery and impacts from the Pulpmill closure it is felt these three Reports will be key documents in resetting and sustaining Gold River’s future consistent with Council’s goals of

- Fiscal Sustainability;
- Excellence in Management’s Governance;

- Enhanced Community Livability;
- Economic Prosperity and
- Community Planning.

Gold River has been the beneficiary of significant community research including the Nootka Sound Forest Recreation and Tourism Opportunities Study (1998), the Nootka Sound Forest Sector Strategic Plan (1998) and the Economic Development Strategy Update for the Village of Gold River by George Penfold (1999). The Penfold Study was the basis for the Futures Forum of June 1999. There is no mystery as to what Gold River faces in its future or what has to be done to survive. The economic base must become deeper and more diversified, including a strategic forest industry, resource sector development, the recently developed Nootka Sound mariculture, a greatly enhanced tourism industry, and includes a greater emphasis upon the unique historical context of Nootka Sound, as well as the positioning of Gold River as a key economic centre on the West Coast of Vancouver Island. Partnerships will also be a priority for the future: with the Mowachaht/Muchalaht First Nations whose traditional territory the Village is located within, adjacent municipalities who share our experience, business groups and other levels of government. Gold River continues to build on these relationships.

An Official Community Plan cannot create a job or create community character. It can however, through guidelines and policies, allow for conditions that enhance the community, promote job creation and contribute to a sense of home.. The Official Community Plan of 2018 seeks to continue playing an integral role as Gold River faces its most significant challenge as a community.

# **1.0 INTRODUCTION**

## **1.1 PURPOSE OF THE OFFICIAL COMMUNITY PLAN**

This Official Community Plan (OCP) provides the Village of Gold River with a guide for future land use and community development decisions. The OCP is a reflection of community values and a statement of community goals over a five to ten-year timeframe. The policy portion of the OCP provides the basis for regulatory documents such as the zoning bylaw. The policies of the OCP are intended to provide direction for residential, commercial and industrial growth, including special needs and rental housing. The Plan also provides for environmental protection, parks and open space, heritage preservation and the preservation of natural features. It is intended that the 2018 OCP be an action oriented document that provides direction for the development of Gold River but remains streamlined and effective. If it achieves its goal the OCP will provide residents some certainty as to future developments, guide the appropriateness and scale of development, and assist business and investment as it operates within the community.

## **1.2 LEGISLATIVE AUTHORITY**

Authority for the Council of a Municipality to prepare or revise a Plan is set out in Part 14: Division 4, Section 472 of the *Local Government Act*. The Official Community Plan is adopted once a public hearing has been held and the Plan has been endorsed by a majority vote of Council. An OCP does not commit the Council or any other administrative body to undertake any of the projects suggested or outlined in the Plan. However, Council shall only enact bylaws or undertake works which are consistent with the Plan.

## **1.3 PLANNING AREA**

The Village of Gold River is located on the west coast of Vancouver Island within the traditional territory of the Mowachaht Muchalaht First Nation on Highway 28 approximately 90 kilometers southwest of Campbell River. The Village lies on a valley floor that extends some 14 kilometers south to the head of Muchalat Inlet in Nootka Sound. The community surrounds the confluence of the Gold and Heber Rivers and is characterized by mountainous topography with spectacular peaks and glaciers. Natural resources have traditionally formed the basis of employment for this area of the west coast. Gold River is uniquely positioned to take advantage of tourism opportunities on the West Coast being adjacent to Strathcona Park to the East and historic Nootka Sound to the West.



## 2.0 COMMUNITY VALUES AND GOALS

Over time, Gold River's economic circumstances have altered but its values have not. While the nature of employment and stability has changed, the material conditions for a stable future are in abundance. Gold River is a good place to live with ample natural resources, significant recreational opportunities, modern amenities, and proximity to historic Nootka Sound and Strathcona Park. The period covered by this OCP has the potential to be marked by economic diversification, the further development of the character of Gold River, diversification of employment opportunities and consideration to the control of costs associated with services and amenities given the current economic reality.

### 2.1 VALUES

Values reflect the character of a community. The values that have been expressed by Village residents are:

- A safe, sustainable community within which to live;
- A diversified, resilient local economy that will provide stability and security to residents, potential investors and visitors;
- Recognition of the unique position of Gold River and Nootka Sound in the history of the Pacific Northwest;
- A healthy and sustainable natural environment; and
- Simple, effective regulations that enhance community character and allow for individual and entrepreneurial development.

## **2.2 GOALS**

Goals are the initial steps in realizing community values. The following represent general statements of community goals and objectives derived from public input, various socio-economic studies and public meetings. Goals are further refined through the development of objectives and the creation of specific policies expressed in the OCP.

### **Settlement**

- To encourage small scale development and in so doing preserve the community's character;
- To increase the population of Gold River;
- The use of higher densities to allow for infilling of serviced lands;
- To encourage and promote affordable, rental and special needs housing suitable to Gold River residents;
- To develop a home occupation sector, in the belief that successful small-scale businesses develop into viable commercial operations; and
- To encourage and promote for seniors housing to allow for 'aging in place.'

### **Community and Culture**

- To seek a greater level of involvement and cooperation with the Nuu-chah-Nulth-Tribal Council;
- To seek increased partnerships with the Mowachaht/Muchalaht First Nations;
- To ensure fair, ethical treatment of all peoples; and
- To support a diversity in ages, occupations, and beliefs.

### **Public Use**

- To recognize the changing needs of the community for community facilities, parks, walkways and access to water where appropriate;
- To emphasize parks and greenways as amenities for the visiting public.
- To ensure public access to the marine environment including Nootka Sound, the Gold and Heber Rivers.

### **Economic Development**

- To promote a diversified local economy;
- To encourage the redevelopment of the original Pulp Mill site into a diverse multi-industrial-commercial site and other uses that may be appropriate;
- To keep natural resource industries, and the development of both secondary and value-added sectors of the local forest industry as an integral part to Gold Rivers' future;
- To support the development of the port and access to Muchalat Inlet and access to tourist, recreation and appropriate economic activities in Nootka Sound;
- To support aquaculture and mariculture industries within Nootka Sound and the West Coast of Vancouver Island;
- To emphasize tourism as integral to the diversification of Gold River and a high priority for the Village;
- To allow for the development of a mixed-use industrial site to allow for a variety of types of industry and industrial services;



- Protection and preservation of accessible and affordable mineral aggregate resources for the Village and surrounding communities; and
- Take advantage of tourism/recreational opportunities that would be appropriate on the Gold and Heber Rivers.

### **Environment**

- To achieve a balance between human, economic and natural resources that meets the needs of the present generation without compromising the needs of future generations; and
- To protect and enhance the Gold and the Heber Rivers, the harbor, and the Inlet, public access to rivers and shorelines, hazard lands and the protection of steep slopes, view planes and air and water quality of the Village.

### **Infrastructure Values and Goals**

- The provision and upgrading of an efficient municipal road system;
- The provision of safe vehicular and pedestrian travel;
- To upgrade the harbor and promote the development of a marina;
- The provision of linkages through cycle and pedestrian routes within the Village and between the Village and the natural amenities that are adjacent to the Village;
- To efficiently provide water and sewer services to the Village;
- To support enhanced recycling opportunities; and
- Gold River wishes to accommodate a rate of growth in keeping with its ability to service permitted uses.

Where the development of Federal or Provincial facilities occurs in Gold River, the Village shall endeavor to obtain the greatest benefit from these agencies for the community while at the same time offering support for the objectives of these governments.



### 3.0 SETTLEMENT

Gold River is a planned community and is characterised by a compact layout and a variety of housing types. While located in a natural setting, Gold River itself is not rural by nature with a tendency towards higher density land uses and community wide servicing. The Village is situated at the confluence of the Gold and Heber Rivers and is surrounded by steep slopes and uneven terrain. These characteristics provide uniqueness and significant recreational opportunities but also represent impediments to development. The Village's population has been in decline since 1991. From a population of 2165 in 1991, and 2041 in 1996, the current Census Canada data indicates 1359 in 2001, 1362 in 2006, 1267 in 2011. According to the 2016 Statistics Canada census, the population decreased slightly to 1212 people.

Gold River has a total area of 1275 ha of which 895 ha is undeveloped. There is a considerable amount of land available for development in and around Gold River. However, topography, the predominance of the forestry industry, and ownership patterns limit development and expansion of the community.

Over the life of the previous OCP the economic and employment climate on northern Vancouver Island and within the Village did not require residential lands for development. Should settlement pressures increase, infilling within the Scout Lake subdivision as well as the development of Ucona Flats would provide future housing opportunities. In the long term, the potential may exist for Council to consider rural acreage developments. Where appropriate, lands adjacent to the community may be considered for future boundary extensions that may be in the interest or of benefit to the community.

In considering potential development, Village Council will have to evaluate the community's requirements in terms of water supply and sewage treatment. Capacity may be limited in the service infrastructure to accommodate growth without new infrastructure investment. The sewage treatment plant has capacity to accommodate increased flows, however, capacity in the system may be limited based on the ability to pump sewage. On the southern side of the community (Ucona Flats,) a subdivision has been planned and surveyed but not serviced. While further growth could take place above the Scout Lake subdivision, it may be problematic to provide water and sewer services to this area. As the community changes in relation to the new economic realities, emphasis will be placed upon development within serviced areas, and secondly, the development of areas that has the potential to be serviced.

Single detached homes account for the majority of housing types, followed by duplexes, row houses and apartments. There has been an integration of manufactured homes and a mobile home park in the community. This mixed-form residential development has worked well for the community and will continue in the future with emphasis upon infilling and increased densities. The aging of the existing apartment housing could be an impediment to rental opportunities and consideration will be given as to how to update the rental housing stock.

Gold River has historically had a population skewed to younger residents, a condition of the employment opportunities and relative young age of the community. Due to the Mill closure and its subsequent impacts with many of the older workers retiring in the community and younger workers relocating and pursuing employment elsewhere, there has been a

shift towards an older population in the demographics of the community. An increased senior's population will not only provide for a more complete and healthy community, it may also provide a much-needed economic boom in the form of services required to support Seniors. Seniors housing and senior's friendly infrastructure would benefit the community and the OCP seeks to include the integration of elder inhabitants to the Village.

## RESIDENTIAL

### 3.1. OBJECTIVES

- a) To provide for residential development which is a logical extension of the existing community, maintains the character of the Village and provides an alternative mix of residential forms and tenures.
- b) To provide for infilling and the development of a central Village core through the provision of a variety of housing forms, mixed commercial/residential uses, and the ability to density bonus and density average.
- c) To support affordable lots and housing within the municipality to allow young families the opportunity to settle in Gold River.
- d) To mitigate negative impacts between varying densities of residential development while providing for an appropriate mix of residential forms where possible within neighborhoods.
- e) To allow for the development of home occupations and live/work opportunities.
- f) To support housing for seniors and special needs housing.
- g) To support bed and breakfast accommodation in suitable residential zones.

### 3.2. POLICIES

- a) Residential development shall be permitted in the Residential and Central Commercial designations as indicated on OCP *Map 1 - Land Use Designations*.
- b) Residential development shall be discouraged adjacent to hazard lands and environmentally sensitive areas.
- c) Apartment type residential development shall be permitted above commercial uses in the Central Commercial Area.
- d) Medium and higher density residential development shall be permitted on existing vacant lots zoned to permit the proposed uses.
- e) Future residential development shall proceed as a logical extension to existing neighborhoods and services.
- f) Infilling shall be encouraged in existing residential areas to ensure efficient utilization of vacant residential lands, and municipal services, where it is provided.
- g) Residential densities in Gold River shall generally not exceed the following maximums, except where affordable or special needs housing is being provided:

Designation	Units/ha	Units/Acre
Urban Residential	17	7
Multi-Family Residential	37	15
Rural Residential		
Fully serviced lot	3	1.2
Water only	1	0.4
Unserviced lot	1 unit per 2 ha	1 unit per 5 ac

Central Commercial	37	15
Mobile Home Park	32	14
Mobile Home Subdivision	17	7

- h) The following residential uses shall be permitted in corresponding designations.

Designation	Permitted Uses
<b>Residential</b>	Single detached residences, duplexes, group homes, child care facilities and <i>secondary suites</i> and manufactured homes.
<b>Multi-Family Residential</b>	Apartments, row, or attached housing including senior citizens housing, special needs housing and group homes, but excluding nursing homes, hotels, motels and apartment hotels.
<b>Rural Residential</b>	Single detached residences, manufactured homes, group homes, child care facilities and secondary suites.
<b>Mobile Home Park and Mobile Home Subdivision</b>	Mobile Homes
<b>Central Commercial</b>	Apartments above main floor.

- i) Mobile Home Park shall have a minimum lot size of 2.0 ha (5 acres).
- j) Apartment uses locating in the Central Commercial designation shall be subject to the policies of Section 11.2 -Development Permit Area I Commercial Area of this Plan and the provisions of the Village's Zoning By-law.
- k) Density averaging can be utilized in the subdivision process where more efficient use of a site would occur as a result. The following policies shall apply regarding density averaging:
- i) a restrictive covenant shall be registered in the name of the Village of Gold River against the title of the land at the time of registration of subdivision, prohibiting any lot created from the original parcel from being subdivided where the aggregate average of all lot sizes does not permit further subdivision of the original parcel; and
  - ii) all residual lands shall be dedicated to the Village of Gold River for park and open space purposes.
- l) When subdivisions are proposed where the parcels to be subdivided are in excess of 1 hectare, Council may through appropriate zoning allow the permitted residential density on the lands to be increased based on the following guidelines:
- i) Dedication of a minimum of 15% of the developable portion of the site which has vegetation, slopes or scenic attributes which enhance its use as open space;
  - ii) Where such a dedication is accepted by Council, a density bonus of up to 25% may be granted for the lot;
  - iii) All provisions otherwise applicable to the lot would continue to apply when bonussing is permitted;

- iv) Corridors established under the bonussing provisions above shall have a minimum width of 5 metres except where they abut a river or other water body where the corridor shall be 10 metres;
- v) With larger areas eg., tree stands, view corridors, play areas and similar elements, the minimum width shall be approximately, 30 metres.
- m) Home occupations, including Bed and Breakfast operations may be permitted in some residential zones. Specific home occupation regulations for Bed and Breakfasts and other home occupations are provided in the Business Licensing Bylaw and the Village Zoning Bylaw.
- n) Home occupations may be permitted in higher density residential zones subject to having minimum negative impacts on the local neighbourhood in terms of traffic, noise and visual impact and the applicant obtaining a business license in accordance with the Business Licensing Bylaw.
- o) Bed and Breakfast operations shall only be permitted in residentially designated areas.
- p) Multi-family residential developments are encouraged to provide affordable housing through:
  - i) The creation of small building envelopes;
  - ii) The creation of small units; and
  - iii) The utilization of variable designs.
- q) Council endeavors to encourage the location and development of special needs housing in the Village.
- r) Rural residential type development shall only be permitted in the Rural Residential designations subject to the requirements of the Ministry of Health being met for water supply and sewage disposal.
- s) Where rural residential development is permitted, residences shall be placed on the lot in such a manner so as to permit future subdivisions should services be extended to the subject land.

## COMMUNITY AND CULTURE

Gold River is rich in First Nations culture given its location within the Mowachaht Muchalaht traditional territory and its proximity to Yuquot (Friendly Cove), a National Historic Site of special meaning to the Mowachaht Muchalaht people. Council recognizes that the residents of Gold River live in partnership with the Mowachaht Muchalaht First Nation and wishes to enhance that relationship to benefit both communities' social, cultural and economic interests. In 2016 the Mowachaht Muchalaht First Nation, Tahsis and Gold River signed a shared Vision Statement expressing their desire to move forward together for the betterment of their residents, members and businesses. Council wishes to build on this relationship.

Demographic trends throughout the province indicate the proportion of older to younger persons is increasing. Similarly, all individuals are being increasingly recognized for their contribution to the community in terms of its quality of life, character, and diversity. Thus, the Village is adopting policies which recognize the status and needs of all its residents as having a place within the community in order to make Gold River a healthier and better place to live. Accordingly the needs of all age groups and residents of differing abilities will be a consideration in facility upgrades, community services and recreation programs.

### 3.3 OBJECTIVES

- a) To build and foster a long-term, ongoing, open and respectful relationship with the Mowachaht Muchalaht First Nation. Council understands all persons enhance a community as consumers, volunteers, taxpayers and voters.
- b) To encourage partnerships, economic and social, between the Mowachaht/Muchalaht First Nation, and Gold River.

- c) To encourage public input and participation in local government decision-making, Council, shall endeavor to ensure the concerns of all residents are given consideration in public process, issue resolution and decision making wherever practicable.
- d) To create and maintain a diverse, healthy and safe community where residents can ‘age in place’ and young families and individuals can prosper.
- e) To encourage continued reflection of the historic significance of the region in the physical, cultural and community setting of Gold River.

### **3.4 POLICIES**

- a) Meet regularly with the Mowachaht Muchalaht First Nation to ensure open discussions on matter of mutual interest.
- b) Village Council recommends partnering with local First Nations on social and community initiatives.
- c) Council encourages social planning principles that include active public participation, volunteerism, and transparent public processes and in aid of these objectives, will provide timely notice of public meetings, land use proposals and issues effecting the Village.
- d) Village Council supports the location of seniors' residences, including affordable housing, near shops, banks, entertainment centers and other amenities.
- e) Village Council supports, where facilities are required and where funds will allow, the provision of green spaces with areas for enjoyment by older adults.
- f) Council supports providing services for the mobility and physically challenged within the community and promotes the equal and equitable treatment of all individuals.





## 4.0 ECONOMIC DEVELOPMENT

The closing of the pulp and paper mill in 1999 resulted in the loss of the largest employer and municipal tax generator in Gold River. As a consequence, continued improvement and implementation of strategic economic objectives and policies, are required to stabilize the community. Where the demographics of Gold River have been one of a young workforce with high incomes and a full employment, the future will be characterized by a wider base of economic activity, a broader range of age in population and greater emphasis on attracting both visitors and future residents to Gold River.

Gold River will continue to focus its future upon existing advantages, including its resources (forests, minerals, fish and wildlife), tourism and recreation resources, town character and history, and its industrial and commercial infrastructure. Prior to the mill closure, timber harvesting operations were the second largest employer in the Village, accounting for approximately 20% of employment. Although this sector remains an economic engine for the community, it is reduced in scope, as the BC coastal forestry industry has been restructured over the last decade.

Gold River has the potential, infrastructure, and interest to develop secondary forestry industries, including value-added manufacturing and finishing. Adjacent forest lands, availability of timber, access to transportation, and potential sites for industrial development remain essential components of economic growth for the community. Tourism has been an underdeveloped resource, and the Official Community Plan identifies it as a priority economic sector for development. Finally, the harbour industrial site and the deep port represent significant opportunity. The OCP seeks to create diversified industrial opportunities through the creation of mixed-use industrial zones and its support in the redevelopment and utilization of current industrial sites for new industries and economic growth.

Provincial legislation has increased the opportunities for the fin and shellfish farm industries within Nootka Sound and the West Coast of Vancouver Island. Gold River is ideally situated to benefit and take advantage from the expansion of these industries. This expansion of the Mariculture industry has provided significant economic benefits to Gold River since its development. Benefits to Gold River could include increasing direct employment opportunities at the sites as well as support industries located in Gold River such as a processing plant or technical, construction, maintenance and transportation services. Council has identified Cell Services as a new local priority to drive economic activity both from a convenience for business and an attraction for the tourism sector that wish to have communication access while visiting Gold River.

As the Official Community Plan provides direction and opportunity for economic development it also recognizes that new industries and developments should respect the nature of the Village and develop in an environmentally sustainable manner.

#### **4.1 ECONOMIC STRATEGY**

The Official Community Plan seeks to outline an economic development strategy focused upon Gold River's strengths. Village Council and its Economic Development Committee in 2001 established two fundamental goals related to economic development, namely:

- 1) To increase job opportunities; and
- 2) To balance the Village's revenues and expenditures.

These continue to be a priority. A review of the Village's financial situation is being undertaken to ensure the balance of revenues and expenditures and long term financial sustainability. An Economic Development Strategy is currently being undertaken to confirm and prioritize opportunities within the key strategies that the Village can prioritize to ensure an ongoing focus. These two Reports will assist the community in managing these two fundamental goals and help plan and invest in the future.

The following five key strategies will propel the Village towards its economic development goals:

ONE - Diversify the local economic base to reduce the community's dependency on forest resources and on primary forestry industries such as logging, lumber milling, or pulp or paper production.

TWO - Develop a secondary wood manufacturing sector that exploits the community's competitive advantages – the nearby supply of quality raw material, a supply of labour, and sufficient land in the Village suitable for light industrial use.

THREE - Support aquaculture and mariculture industries within Nootka Sound and the West Coast of Vancouver Island consistent with good land use planning, recognizing the importance of integrating this industry into the area in an environmentally responsible way, while preserving the safety of wild stocks and protecting the opportunities for other industries sharing the Nootka Sound, such as sport fishing and tourism.

FOUR - Expand the tourism industry by developing and marketing unique visitor destination experiences that:

- 1) Differentiate the Nootka area from its many competitors, with particular emphasis on the area's scenery and wilderness and its rich and colourful natural history and Nuu-chah-Nulth culture and heritage;
- 2) Promote the development of a working relationship with the Mowachaht/Muchalaht First Nation;
- 3) Integrate visitor facilities and amenities offered across the Nootka area, not just in Gold River;
- 4) Target off-season visitors;
- 5) Take advantage of the provincial government's desire to increase development on Crown land, guided by the recently developed Nootka Coastal Land Use Plan's designation of key areas for commercial recreational development;
- 6) Complement other tourism products on Vancouver Island, so as to attract and leverage marketing support from regional tourism marketing agencies;
- 7) Respond to market demand – i.e. customer-driven product development, with compelling business cases to attract investment in tourism infrastructure; and



- 8) Are guided by a long-term, area-wide vision, supported by a practical but comprehensive **Tourism Development and Marketing Plan**. The following have been identified as key drivers to the development of these plans:
  - A Nootka-wide focus and plan
  - Current market research data (the plan must be customer-driven)
  - Inbound investment
  - Interest and time commitment from local businesses
  - People skills

FIVE - Produce a Gold River Harbourfront Renewal Plan that will ensure an attractive, functional, economically viable set of facilities at the harbourfront to serve industrial, commercial and recreational use.

- 1) Determine the full scope of functional requirements of current and future commercial and recreational users of harbourfront transportation and recreation facilities;
- 2) Identify the new or enhanced facilities that would need to be developed to meet the identified functional requirements;
- 3) Assess the feasibility – financial, operational, and technical – of each component that needs to be developed or enhanced;
- 4) Identify the social, cultural and environmental impacts of each of these new or enhanced facilities;
- 5) Identify potential sources of investment and financing to construct and operate the new or enhanced facilities; and
- 6) Consolidate the above analysis into a documented set of optional levels of development of the harbourfront that will enable Gold River Village Council to decide which level they are able and willing to support.

## 4.2 COMMERCIAL DEVELOPMENT

The central commercial area of Gold River provides the community ‘meeting place’ and reflects the economic health of the community. Gold River has a diversity of commercial uses accommodated primarily in two shopping centres. These centres provide the focus for commercial activity in Gold River. Together they form the Village's business core and provide significant employment opportunities for residents. The uses located here consist of retail, office, institutional and similar commercial uses and consideration will be given to provide for churches, temples or other house of worship or religious institutions. (Amendment Bylaw No. 636.4, 2007.) Although Council recognizes the limited market for higher order goods in the Village, it would encourage the location of retail outlets providing such a service to residents within the Central Commercial Area.

The Central Core must maintain and enhance its role as the ‘place to be.’ As tourism and visitor traffic become more important to Gold River it is important that the Central Core reflect this reality. The streetscaping and beautification, which has been carried out to date, adds to the attractiveness and vitality of the Village and contributes to the Core's stability. This program must be continued with specific objectives identified and achieved based on low maintenance and water conservation concepts. Easy pedestrian access, sufficient parking and a variety of commercial services add to the attractiveness of the Village's commercial core.

### 4.2.1 OBJECTIVES

- a) To provide an attractive, diverse and stable economic base for Gold River.
- b) To maintain the stability of the commercial area and to enhance its revitalized streetscape and character.
- c) To permit attractive, small-scale Highway Commercial development to occur in appropriate locations.

- d) To encourage the location of higher order commercial retail outlets in the Village.
- e) To develop standard directional and promotional signage for Gold River.
- f) To promote the development of the downtown beautification/streetscaping of the Commercial Centre including the establishment of form and character details.
- g) To encourage economic development that considers the historical context of Gold River.
- h) To encourage the development of a marine commercial sector located at the foreshore of Muchalat Inlet, that includes mixed commercial uses such as marinas, restaurants, hotels and service establishments.
- i) To secure Cell Phone Coverage in the Gold River area.

#### **4.2.2 POLICIES**

##### **GENERAL**

- a) Commercial development in Gold River shall occur in Central Commercial Area, Service Commercial and Recreational Commercial designations as shown on the *OCP Map 1:Land Use Designations* and in accordance to the OCP policies.
- b) Council may, in a zoning by-law, create different commercial zones for different uses or combinations of uses.
- c) Emphasis should be placed on encouraging commercial activities which would serve the needs of both Gold River area residents and the visiting public.
- d) Council will work with the Mowachaht Muchalaht First Nation to lobby the Cell Phone Industry and Provincial Government to provide Cell Phone Service in the Gold River area.

##### **Central Commercial Designation**

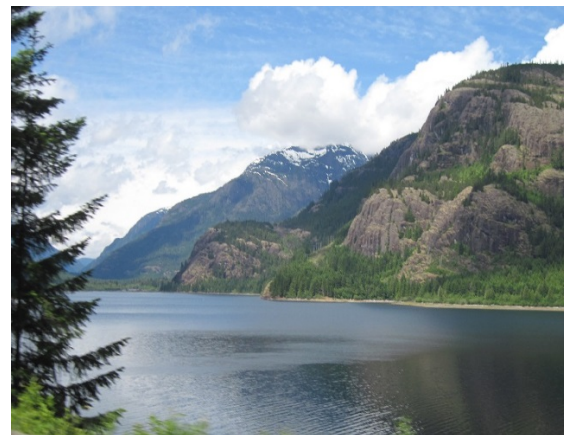
- a) The area designated Central Commercial Area consists of the area bounded by Muchalat Drive on the east, Nimpkish Drive on the south, Trumpeter Drive on the west and the southern boundary of the medium density residential development fronting on Muchalat Place on the north.
- b) In order to maintain the commercial integrity of the Core, focus on general commercial uses such as retail stores, local and service commercial uses, business, professional, medical and dental offices, personal service uses, institutional and public uses.
- c) Commercial uses shall be encouraged to locate on the street-level floor of the building in which they are situated with office; residential and other permitted uses encouraged to locate on upper floors.
- d) Residential uses shall be permitted on the upper floors of commercial uses in the Central Commercial Area.
- e) Where revitalization funding is available, the Village will attempt to obtain funds consistent with plan and budget availability. Council encourages the development of a Downtown Revitalization Plan through private sector initiative.
- f) Development in the Central Commercial Area shall have regard for the needs of pedestrians, vehicles, public safety, aesthetics and visual stimulation.
- g) Council may give consideration to establishing pedestrian routes between the Central Commercial Area, residential neighborhoods and other areas of Village.
- h) The Central Commercial Area is hereby designated as Development Permit Area I (DPA I) to provide for the form and character of commercial development.

### **Service Commercial Designation**

- a) Service commercial uses are intended to provide for a broad range of commercial uses which serve the requirements of a market broader than a merely local area.
- b) Uses in this designation may include local commercial uses, hotels motels and automobile service and repair, gasoline service stations and other commercial uses catering to the motoring public.
- c) Service Commercial areas are hereby designated as Development Permit Area I (DPA I) to provide for the form and character of commercial development.

### **Recreation Commercial**

- a) Recreational commercial uses include recreational uses not traditionally provided for through public facilities such as campgrounds, golf courses, and other similar large-scale facilities.
- b) Recreational Commercial areas are hereby designated as Development Permit Area 1 (DPA 1) to provide for the form and character of commercial development.



## **4.3 TOURISM**

There is ample evidence to indicate the potential for tourist related activities in and around Gold River. The Nootka Sound Forest Sector Strategic Plan, the Penfold Study (1998) and the Nootka Sound Forest Recreation and Tourism

Opportunities Study all indicate a greater potential than is being realized. Gold River recognises that tourism and ecotourism represent ‘soft industries’ that would diversify the economy in a sustainable manner.

#### 4.3.1 OBJECTIVES

- a) To establish tourism and eco-tourism as a primary commercial activity.
- b) To establish the unique historical context of Gold River as the “Gateway to Historical Nootka Sound.”
- c) To establish a **Tourism Working Group** to focus on a variety of tourism initiatives including eco-tourism, elder-hosteling and the development of a heritage strategy.
- d) To develop the foreshore commercial and marine tourism capability of Gold River.
- e) To partner with the Mowachaht/Muchalaht First Nations in delivering historically significant tourist amenities to the visiting public and in developing the marine tourist resource.
- f) To prioritize tourist related amenities within the village and promote such amenities in the areas surrounding Gold River, including trails, walkways, linkages to lands beyond, and cycle routes.
- g) To become a significant destination and service centre for eco-tourism including hiking, caving, mountain biking, scuba diving, kayaking and all-terrain vehicle activities.

#### 4.3.2 POLICIES

- a) Council encourages the development of a marine commercial sector that includes mixed-use commercial activities such as marinas, restaurants, hotels and service establishments and the partnering with First Nations to achieve these goals.
- b) That public access to the foreshore of Muchalat Inlet and the Gold and Heber Rivers is ensured.
- c) Support the development of boat ramp enhancements providing access to Muchalat Inlet.
- d) Council supports Tahsis and Zeballos in efforts for the completion of the Tahsis-Zeballos Connector and the “Circle Route” as it would provide much needed linkage between West Coast communities and represent a significant economic opportunity.
- e) Recognition of Gold River as the ‘Gateway to Historic Nootka Sound’ in the form of tourism strategy, signage, public information and information kiosks.
- f) Council supports the establishment of a central ‘meeting place’ to provide visitors and residents a community focus. Incorporation of historic themes may be appropriate in this location.
- g) Council recognizes the benefit of considering the integration of a local trail system with the Village park system.
- h) Recognizing the suitable terrain that exists in Gold River and surrounding areas, Council recommends the development of biking trails and infrastructure and encourages the promotion of Gold River as a mountain bike and bicycle friendly destination.
- i) Council promotes working with neighbouring communities (Tahsis, Zeballos, and Tsaxana) to promote Nootka Sound as a tourism destination.
- j) Tourist Commercial uses are intended to provide for a broad range of tourist services which serve the requirements of a broad tourist market.
- k) Tourist Commercial uses may include lodges, cabins motels, RV parks, campgrounds and other tourist commercial uses catering to the travelling public.
- l) Support ATV Tourism in the region by working with ATV Groups, neighbouring communities, and Provincial Ministries to provide access to services (fuel, food, accommodation) in Gold River.
- m) Lands designated Tourist Commercial are hereby further designated as **Development Permit Area 1 (DPA 1)** based on the nature of the uses permitted within this designation and the desire to maintain

the character of the area. (Specific policies related to **DPA 1** are found in **Section 7– Development Permit Policies.**)

#### **4.4 INDUSTRIAL DEVELOPMENT**

The Village of Gold River has a primary resource orientation as its economic base and this will remain the case in the foreseeable future. Traditional forestry, however, is not the only option for the community. In 1997, when the Ministry of Forests granted a community forest license to the municipalities of Tahsis, Zeballos and Gold River, the Nootka Sound Economic Development Corporation (NSEDC) was formed to manage the license. This license has since expired and the NSEDC has been dissolved. Gold River intends to pursue a Community Forest Agreement from the Province to replace the forest tenure previously available through the NSEDC. The high-quality timber available through TFL 19, provide an opportunity for a diversified forest sector. The Mill site is a heavy industrial site located at the head of Muchalat Inlet within the Village boundary. There is a light industrial area located south of the town site; however, it is a priority for the Village to identify additional lands with light industrial potential to take advantage of the service industrial and manufacturing potential for Gold River.

The Nootka Coastal Land Use Plan, adopted on May 31, 2001, has identified areas suitable for shellfish and salmon aquaculture in the Nootka Sound area. Gold River has the potential to be the West Coast centre of aquaculture related industries and services. The mill site represents a significant resource for the industrial community, being accessible by highway and through the port. In the absence of a single large tenant at the mill site, the most effective use of this property would allow for a variety of industrial uses or other non-industrial uses that may be appropriate. This location is ideal for forest related activities such as a log sort, lumber mill, secondary forestry industries, mineral quarry processing and value-added forestry industries. The site also can be utilized by the aquaculture and mariculture industries for hatcheries, as a commercial fishing base and for processing facilities.

Council will also consider allowing Industrial Zones to be used for marihuana production, licensed pursuant to the marihuana regulation, subject to the proponent's ability to comply with all provisions and security measures in accordance with federal and provincial government requirements, while respecting integration of the proposed siting, adjacent properties and nearby community.

The lands to the south of the developed portion of the Village are recognized as having significant mineral aggregate resources potential.

##### **4.4.1 OBJECTIVES**

- a) To provide support for the appropriate development of local heavy and light industrial uses in suitable locations in Gold River.
- b) To promote the development of appropriately-scaled secondary industry within the Village.
- c) To broaden the economic base of the community and increase employment opportunities for Village residents.
- d) To allow for the development of the industrial site at the head of Muchalat Inlet.
- e) To promote environmentally responsible industrial development.
- f) Council supports the development of aggregate resources.
- g) To identify potential sites for further light and heavy industrial use.
- h) To be a service centre for the development of mining and other resource based industries operating on Western Vancouver Island.

##### **4.4.2 POLICIES**

- a) Village Council recognizes the importance to the future of the community of the former pulp mill heavy

industrial site, and would consider a designation that allowed for mixed industrial, commercial and other appropriate uses in order to allow the site to develop its potential.

- b) Council will consider boundary expansions to increase available industrial lands.
- c) Council shall give consideration to the development of the offshore oil and gas industries provided such activities meet environmental standards and are environmentally and socially sustainable.
- d) No industrial uses shall be permitted in residential areas.
- e) Consideration shall be given to locating heavier industrial uses in the area south of the Village in proximity to the existing heavy industrial use area, as well the possibility of a boundary expansion for industrial purposes at the entrance of the community.
- f) Due to limited available industrial sites in the Village consideration may be given to locating industrial development on vacant lands located in the vicinity of the sewage treatment plant (east and south of the existing Gold River Mobile Home Park). This consideration shall be subject to:
  - i) Mitigation of noise, dust, traffic and other negative impacts on adjacent neighbouring residential uses;
  - ii) A licenced hydrological engineer's report indicating no impact on the Village's water supply;
  - iii) Mitigation of other potential environmental impacts; and
  - iv) A successful rezoning process.
- g) The corridor between the developed portion of Gold River and the Mill site, which lies within the Village boundaries, is designated industrial. In order to prevent indiscriminate industrial development from occurring, no development of land for industrial purposes should occur within the corridor at those points where it intersects the road to the mill until the corridor is surveyed and other industrial areas are in-filled.
- h) When considering new industrial development, Village Council encourages light industrial, non-polluting industries to locate in the industrial park.
- i) Council will consider proposals for development within the corridor on a site-specific basis and only in cases where the proposed development could not otherwise be accommodated within existing zones of the community.
- j) Recognized mineral aggregate resource management practices are required of all mining operation located within the Village of Gold River.
- k) Lands from which mineral aggregates have been extracted, quarried or mined shall be reclaimed in accordance with current accepted best professional conservation and reclamation practices.
- l) No mineral aggregate resources are to be removed prior to the feasibility of the removal being proven.
- m) All mineral and aggregate operations shall be required to be developed in a manner that respects the adjacent properties with regard to noise, visual impacts, the environment and vehicular interference.
- n) Prior to development of a mine, pit, quarry or extractive operation, a detailed social and environmental impact statement shall be filed with Ministry of Energy, Mines, and Petroleum Resources, addressing the potential impacts of removing materials from the site on the community, how effects will be minimized, and the proposed reclamation schedule.
- o) The Ministry of Energy, Mines, and Petroleum Resources, is encouraged to require that a performance bond or other surety be posted by the applicant for a permit to mine, quarry or extract mineral aggregates from sites within the Village of Gold River, to ensure the appropriate reclamation of the damaged landscape as required by *Sections 10 and 11 of the Mines Act*.
- p) Council shall request the Ministry of Energy, Mines, and Petroleum Resources, to notify the Village and adjoining land owners of applications for mining, quarrying, excavating or other form of removal of

mineral aggregate resources from the lands within the Village and shall encourage the Ministry to conduct public meetings regarding these matters where residential, commercial and public uses would be affected.

#### **4.5 TEMPORARY COMMERCIAL/INDUSTRIAL USE PERMITS**

Part 14: Division 8 – Temporary Use Permits, Section 492 of the *Local Government Act* allows for the identification of Temporary Use Permits (TUP) within Official Community Plans. Temporary Industrial Use Permits or Temporary Commercial Use Permits can be utilized for a two-year period with the potential to be renewed once for an additional two-year period for short term commercial and industrial use in any zone unless specifically excluded. Due public process is required for the granting of either type of permit. The following plan policies outline areas that are eligible for consideration for the issuance of permits as well as identifying permit application requirements that must be met by the applicant.

##### **4.5.1 Policies**

- a) All lands, excluding lakes, those areas identified as environmentally sensitive, and those designated as Park, shall be designated as being eligible for consideration for the issuance of Temporary Use Permits (TUPs). Applications for TUPs shall be conditional upon the applicant providing:
  - i) A detailed description of the proposed use and the duration of the proposed activity,
  - ii) Plans for mitigation of potentially harmful impacts on the environment, adjacent land, and the local community;
  - iii) Applicable provincial and federal government approvals or permits;
  - iv) A security to guarantee performance of the terms of the permit;
  - v) A plan for rehabilitation of the site following the discontinuance of the proposed temporary use; and
  - vi) Other information required to fully evaluate the application.





## **5.0 INFRASTRUCTURE**

### **5.1 TRANSPORTATION OBJECTIVES AND POLICIES**

The compact nature of the Village, its geographical limitations and its position as a community located between Strathcona Park and Nootka Sound, provide challenges for community transportation networks. Within a small geographic area there must be provision for provincial highway traffic, industrial traffic, commercial traffic, residential traffic and pedestrian and cycle uses.

Gold River has two significant thoroughfares, Highway 28 and Muchalat Drive. Highway 28 is a designated provincial highway linking the Village with the southern portion of the Island through Campbell River. Pedestrian access poses somewhat more of a challenge due primarily to the width of the road and the truck traffic. Muchalat Drive provides north-south access through town down to the mill site. Parts of Muchalat Drive are a provincially designated arterial road as well as designated joint-use industrial road.

The Village roads in the original townsite established in the late 1960's early 1970's are showing aging and the condition of these roads have deteriorated. The Village undertook an Asset Management Study in 2017 which assessed the road conditions. The Report indicated 32% of the roads were in poor condition (significant renewal/rehabilitation required) and 13% were in very poor condition (in need of urgent attention). The Village recognizes the importance of its roads and intends to utilize Asset Management Planning to plan for necessary repairs or renewal and ensure the ongoing integrity of the Village road system.



Three classes of public roads have been established in Gold River based on traffic use:

- Arterial: Highway 28, Muchalat Drive
- Collector: Trumpeter Drive, Nimpkish Drive, Nootka Drive, Matchlee Drive, Scout Lake Road, Muchalat Place
- Local: all other roads not included in the above designated listing.

These designations based on traffic flow will guide the Village in prioritizing its operating and maintenance policies for such things as repairs and snow plowing.

Many municipalities in the province are assessing the potential for providing cycling routes within their boundaries. Although there has been no specific request for the inclusion of such routes within Gold River, the municipality is compact enough to have the shared-use of roads within its boundaries serve as a transportation network for all modes of transportation. Gold River has narrow streets which would limit the provision of cycle routes throughout the community. Muchalat Drive is wide enough to have a marked bicycle route, while local streets could accommodate bicycles in a similar fashion as it does other vehicles.

Whereas pedestrian safety is a concern for the Village, it would require considerable capital expenditure for sidewalks to be included in existing subdivisions. The low volume of traffic mitigates this concerns in most existing areas of the community. In the future, the Village will consider the provision of sidewalks as a requirement of subdivision. The installation of sidewalks on at least one side of the street would improve pedestrian safety and provide for better vehicular movement on local streets.

Muchalat Inlet, is a major deep-sea port on the west coast serving as the home port for the *Uchuck III* - a coastal freighter, servicing communities in Nootka Sound. The port also has the potential to serve additional regional and local requirements including recreational and tourism sectors. The forest industry is a principal employer in the Nootka Sound region utilizing the Port area as its main base for Dryland Sort operations, log shipments and access point to Nootka Sound. Forestry workers, their equipment and provisions find their way to logging camps through the facilities in Muchalat Inlet. The port provides considerable opportunity for transportation and industrial activities. The tourism and recreational opportunities in the region are continuing to expand and the Port area will be a key access point to Nootka Sound.

There has been a desire by Tahsis and Zeballos to extend the Head Bay Forest Service Road with a connector road between Tahsis/Zeballos through to the North Island Highway. A connecting highway route would complement the ocean going and air routes currently available and allow for a much-needed movement of people, products and services. The connector would assist Gold River in the development of its tourist sector.

### **5.1.2 OBJECTIVES**

- a) To provide an efficient ground transportation network incorporating vehicular, cycling and pedestrian movements and safety within Gold River.
- b) To encourage the development of pedestrian linkages between future residential areas and the central core of the Village and to enhance existing linkages between developed portions of the Village and the Core.
- c) To expand the use of the municipal wharf on Muchalat Inlet (transferred to the Village from Transport Canada in 2004) as a multiple use facility serving local, regional and other needs for industry, commerce and recreation.
- d) To improve the trail system within the Village, to extend Peppercorn Trail wherever feasible, enhance the trail system to Antler Lake, and in the long term promote a trail from the Village along the Gold River to Big Bend and to the head of Muchalat Inlet.
- e) To allow for the efficient use of air travel through the use of an airfield, heli-port or float plane marina.

- f) To pursue Federal Funding to upgrade and expand the Municipal Wharf considering its importance to commerce within the Nootka Sound and West Coast regions.
- g) To maintain the Village Road System in a high level of repair on a cost effective basis.

### **5.1.3 POLICIES**

- a. To utilize the 2017 Asset Management Study to prioritize immediate road maintenance requirements.
- b. To utilize the 2017 Asset Management Study to develop a 10 year Road Maintenance Plan.
- c. Existing pedestrian access to the Central Core from developed areas of the Village shall be enhanced wherever possible. Improvements can include such elements as stairways, cut-away sidewalks, crosswalks and the like.
- d. The installation of sidewalks in new subdivisions shall be required if appropriate.
- e. Access by the mobility challenged shall be considered for public facilities and municipally developed transportation facilities.
- f. The provincial Ministry of Transportation and Infrastructure shall be encouraged to replace the existing bridge over the Gold River.
- g. Village Council encourages the use of the port at the head of Muchalat Inlet as an industrial and public recreational transportation facility and supports the creation of a service commercial sector in the Port area where services can be developed and space is appropriate.
- h. Recreation uses of lands located near the port shall be encouraged and may include recreation uses such as marinas, public walkways, better public access to the water and the like.
- i. Village Council encourages the cooperation of landowners abutting the port, the provincial government and port users to improve parking in the area generally.
- j. Council may consider the location of a bicycle lane on Muchalat Drive and other village streets.
- k. Council may investigate methods of providing improved vehicular circulation and improved parking on Village cul-de-sacs and local streets, and determine where additional parking could be provided on boulevards of arterial and collector roads.
- l. Helicopters are recognized as a convenient mode of transportation to and from Gold River. In order to control the number of helicopter landing pads located in the Village and their potential impacts, Village Council designates the areas shown on OCP *Map 1 - Land Use Designations* as Helicopter Landing Pad.
- m. Council will lobby the Ministry of Transportation and Highways to ensure infrastructure improvements to the Highway and Bridges and a high standard of road maintenance.

## **5.2 SERVICING OBJECTIVES AND POLICIES**

The Village understands the importance of its Services to ensure the health and safety of its Residents and has been proactive regarding its servicing requirements and system maintenance. With the Village in existence for over 50 years the Utility Infrastructure is showing signs of aging and Council is moving towards Asset Management Planning. In 2017 an Asset Management Report on the Sewer, Water and Storm System was undertaken. This Report will be utilized to prioritize and guide the Village in maintaining its Utility Services. The Village intends to apply for infrastructure grants to upgrade the water, wastewater and storm water systems and utilize Federal Gas Tax Funds and Municipal Reserves as required.

### **Sewer System**

The Village's wastewater system consists of preliminary treatment screening, an activated sludge secondary treatment process with sludge dewatering, ultra violet effluent disinfection and effluent discharge to an infiltration basin from May to September and to the Gold River from October to April. The infiltration basin enhances phosphorous reduction in the effluent treatment process. The treatment process continues to evolve as upgrades are made to the system. The facility has been assessed as being in good mechanical operation but due to its age will require additional and ongoing maintenance. The system has been effective but with aging there are concerns with infiltration from storm drainage and ground water.

The Village has an inflow and infiltration plan in place and improvements continue to be made to the wastewater collection system through the measuring of flows in the different capture zones and utilization of point repairs to reline sewer pipe cracking prone to ground water inflows.

## **Bio-Solids**

The Village has initiated a new sludge dewatering project where it will replace the existing Drimad Sludge Dewatering System with a new centrifuge sludge dewatering system. Once the centrifuge system is installed, dewatering sludge will be more efficient and the volume of dewatered biosolids will be considerably reduced. Gold River is investigating ways to utilize the dewatered biosolids in a beneficial way such as landfill cover, forest refertilization, and exhausted quarry reclamation.

## **Water System**

Gold River is served by three wells located on an aquifer adjacent to the confluence of the Gold and Heber Rivers. Although the Village has an excellent supply of water, in the area of Scout Lake, development has reached its maximum due to the height of the existing reservoir. Further development would require an in-line pump system and a reservoir at a greater height. The Heber Heights subdivision has an adequate water supply. Further development in Ucona Flats may require an additional reservoir. The village completed a review of its water supply and distribution system in 2002. The review provided recommendations for upgrades to the existing system; much of which has been completed but continues to be referenced in future planning. Maintenance on the water distribution system continues through implementation of the infrastructure study information.

In November 2017 VIHA provided notification to the Village of new proposed Terms and Conditions for the Village water system. These conditions include guidance for the protection of the Village well fields and water system. Staff are reviewing the revised conditions to update and implement in the time frame outlined. The Village has already commissioned several studies on water quality and source protection and is in discussion with engineering consultants to update those studies to embrace today's water quality standards. Council wishes to ensure we continue to maintain supplying the high quality water to our residents in compliance with VIHA requirements and Industry Best Practices.

### **5.2.1 OBJECTIVES**

- a) To ensure development in the Village occurs in an orderly and logical pattern based on adequate servicing.
- b) To ensure that the residents of Gold River have access to safe drinking water.
- c) To provide for efficient supply of water and sewer services in the Village as resources allow and to improve delivery of services where these are deficient.
- d) To upgrade the provision of sewer services as a long-term objective.
- e) To improve the waste recycling program already in place in the Village and reduce the overall waste stream.
- f) To improve the management of stormwater discharge and run-off in order to protect fish habitat.

- g) To promote infilling and development in existing areas.
- h) To address changes to the management of solid waste resulting from the anticipated future closure of the Gold River Landfill, and the implementation of the Comox Strathcona Waste Management (CSWM) [Regional Solid Waste Management Plan \(RSWMP\)](#) that was updated in 2012 and, which received approval from the Ministry of Environment in 2013.
- i) To identify opportunities to utilize sludge from the Gold River Sewer Treatment Plant in a beneficial process.
- j) Develop a Strategic Plan for the ongoing maintenance and upgrade of the Village utilities infrastructure.

## 5.2.2 POLICIES

- a) Development in Gold River shall be encouraged to locate where logical and efficient extensions to existing servicing can occur.
- b) In order to provide for sufficient water supply the Village may investigate alternatives to existing sources of supply.
- c) Village Council continues to review pressure and water flows to the Scout Lake and Heber Heights subdivisions.
- d) Methods to reduce inflow and infiltration into the Village's sanitary sewers shall be investigated and implemented as funding is made available.
- e) Methods to improve the existing recycling and waste reduction programs will continue to be supported by Council.
- f) Where rural residential subdivision occurs, houses shall be located on the lots in a manner which permits future subdivision.
- g) Village Council will consider the implementation of development cost charges to pay for the installation of new services or for improvements to existing services required as a result of new development.
- h) Where rural residential development is permitted, on-site private wells and septic fields shall meet the requirements established by the provincial Ministry of Health.
- i) Servicing of land with municipal water and/or sewer to rural residential subdivisions with private wells and septic fields is discouraged through this plan.
- j) Sewage treatment and water supply outside the Village proper is a concern to Council. Where development is proposed for areas outside the developed portion of the Village the properties proposed for development shall be of sufficient area to accommodate on-site sewage treatment and water supply. Alternatively, private servicing systems approved by the appropriate authority may be considered.
- k) Sewer and water system extensions may be considered where the developer bears the cost of installing the service. Future connections may be controlled and costs recovered through a latecomer agreement.
- l) Council may consider working with the Ministry of Health and the Ministry of Environment to require advanced treatment systems to be installed where municipal services are unavailable.
- m) Council will review the local solid waste program in conjunction with the aging Garbage Truck to determine a cost-effective service to the residents and businesses of Gold River for the safe disposal of solid waste.
- n) To undertake and implement the new Terms and Conditions outlined in the 2017 VIHA notification.
- o) Council will implement an Asset Management Policy and develop an Asset Management Strategy.

### 5.3 PUBLIC USE AND INSTITUTIONAL SERVICES

Gold River's 9.5 ha of parks is well dispersed throughout the community. The range of tot lots, playing fields, trails and community parks results in a park area per thousand ratio of 4.4 hectares. This compares well with the accepted urban standard of 0.75 ha. While the land adjacent to the Gold and Heber Rivers are not included in this calculation, it adds substantially to the Village's open space, public lands and quality of life. In addition, buffer strips exist between major roads and adjacent residential areas. The existing parks and open space in the Village serve the community well.

There are a few undeveloped parcels in the Village which are generally small in area and have the potential to serve a local park function. Traditionally parks in Gold River have been improved as required and it is likely this will continue in the future as resources allow.

There are four parks classifications in Gold River. *Community parks* are intended to serve the community on the whole and include the Community Centre, Nimpkish Park and Heber Field. *Neighbourhood parks* include Berry Park and the Dogwood Drive tot lot, among others, while *local parks* include the small parks in the Village with limited play equipment; picnic areas, etc., which serve a minor recreational function in the Village but function as the local play area for children in abutting subdivisions. *Special parks* include facilities such as the Peppercorn Trail, the pathways and stairs within the Village limits which provide access to various areas of the community and the open space along the Gold and Heber Rivers throughout the Village.

Institutional and Public uses are dispersed throughout Gold River. Churches, schools, halls and clubs can have a significant impact on adjacent residential neighbourhoods. Traffic, noise, parking and similar elements can cause concern to area residents. The location of new facilities such as these should be assessed from a community impact perspective. A number of benefits occur to the community from institutional uses; these benefits should not be reduced by negative impacts resulting from poor location.

Gold River has benefited from its past industrial employment history and can boast significant Recreation facilities and amenities for its size. It is important for the community to strive to maintain adequate levels of recreation/public services. The balance between utilization of these facilities, impact on budget and taxation, and social benefits must be a consideration of Council annually in setting the service levels for these Facilities.

#### 5.3.1 OBJECTIVES

- a) To have regard for and provide active and passive recreational opportunities for residents and visitors to Gold River.
- b) To provide an aesthetically pleasing and interesting environment for Village residents and visitors.
- c) To provide views of and preserve the surrounding natural environment for parks and recreational uses where appropriate.
- d) To provide programs and facilities appropriate with the fiscal realities of the community.
- e) To provide public access to the Gold and Heber Rivers and Muchalat Inlet within the Village's corporate boundaries.
- f) To maintain the positive influence institutional and public uses such as churches, schools, halls and similar uses have in Gold River.
- g) To ascertain the proper development of institutional and public uses in the Village, criteria shall be used to guide their location and development.
- h) Promote the integration of the Village Parks and trails beyond the Village boundaries.
- i) To preserve and expand the trail system from Gold River to Scout/Antler Lake.
- j) To jointly promote Antler Lake as a key Recreational Site in conjunction with the Mowachaht/Muchalaht First Nation by entering into a co-management agreement.

### 5.3.2 POLICIES

- a) Parks and open space development in Gold River will focus on serving residents at the Community, Neighborhood and Local levels and Special Area parks.
- b) Community parks and open space shall generally include facilities such as walkways, greenbelts, sports fields, community centres and commemorative parks. Neighbourhood parks shall similarly include playgrounds, tennis courts, basketball courts, and Local parks shall include tot lots, trails and paths, and similar facilities. Special Area Parks include unique or ecologically sensitive features, community, historical or specialty areas and can include boat launches, cemeteries, walkways, and similar facilities.
- c) Parkland shall generally be acquired through land dedication, or cash-in-lieu of land payment, to be exercised at the municipality's discretion, at the subdivision approval stage based on the maximum 5% dedication provided for by the *Local Government Act*. The bonusing provisions of the Residential policies above can also be used to acquire additional parkland by Council. The Village also reserves the option to impose a development cost charge for parkland acquisition in-lieu of the 5% dedication.
- d) The Village supports the acquisition of a local park in the Scout Lake Road subdivision as part of any future subdivision.
- e) Village Council endeavors to preserve views of the Gold River Valley from the upland areas of Village, particularly from the Scout Lake Road Area.
- f) Council encourages the continued development of the Peppercorn Trail along the Gold and Heber Rivers as financial resources permit.
- g) The implementation of a Downtown Revitalization Plan shall be coordinated with the development of Village parks wherever possible.
- h) Where possible, the development of major facilities such as baseball or softball diamonds, soccer pitches and the like should be developed in conjunction with Vancouver Island West School District #84 (Gold River) at school sites in the Village.
- i) The Community Centre and Peppercorn Park shall be maintained as a community parks and facilities.
- j) Support for the creation of a Parks Master Plan to integrate park use and make parks accessible to all members of the community shall be encouraged.
- k) Council may give consideration to establishing bicycle routes between the Central Commercial Area, residential neighborhoods and other areas of Village.
- l) Council supports the provision of public access to Scout Lake and the lands surrounding the lake for recreational use by residents of Gold River. The areas surrounding Antler Lake and recreational areas south of the town site are recognized by Council to provide significant recreational opportunities for the residents of Gold River.
- m) The on-site location of Institutional and Public Uses shall generally be guided by the following criteria:
  - i) Where possible uses shall be located on the site in such a manner as to direct patron and vehicular access and egress away from abutting residential areas.
  - ii) Required on-site parking shall be located away from adjacent residential areas.
  - iii) Traffic from on-site parking, should be discouraged from accessing local streets.
  - iv) Loading and delivery areas should be located away from adjacent residential areas.
  - v) Exterior lighting on the site should be directed toward the use and away from adjacent residential areas.
  - vi) Where possible Institutional and Public Uses shall be developed in keeping with the character of the area where they are located.





## **6.0 ENVIRONMENT AND HERITAGE MANAGEMENT**

Gold River is surrounded by natural beauty which contributes to the community's rich character and quality of life. The steep escarpments, mountains, and the Gold and Heber Rivers, are significant environmental features requiring protection and management. In addition to the natural beauty provided by these features they also present impediments to development and restrictions on land use.

The suitability of buildings or developments on escarpments or steep slopes may require geo-technical studies to ascertain appropriate land uses in these areas. Similar technical studies may be required for development and uses adjacent to river boundaries in the absence of provincial floodplain mapping. The Village can thus maintain policies that direct development in what are potential hazard areas.

As Gold River undertakes an economic transformation, it will be presented with a variety of development pressures. The Official Community Plan seeks to provide for development activity that is environmentally sustainable and reflective of community character.

### **6.1 OBJECTIVES**

- a) To protect the significant natural features such as steep slopes, escarpments and watercourses from negative development pressures.
- b) To protect and enhance the quality of the marine environment.

- c) To ensure adequate consideration is given to public safety when developments occur adjacent to steep slopes or watercourses.
- d) To maintain the environmental quality of the Village by preserving local natural resources.
- e) To protect heritage and archaeological sites within the Plan area.
- f) To protect fish and fish habitats consistent with the requirements of the Riparian Area Regulation as established by the Province of B.C.

## 6.2 POLICIES

- a) The Village intends to permit businesses to maximize the potential of their property. Development adjacent to the Gold and Heber Rivers requires a riparian assessment by a Qualified Environmental Professional to determine setback and other requirements. Approval of development shall be received from the Department of Fisheries and Oceans prior to an application being made to the Village.
- b) Where development occurs where the natural boundary has not been determined it shall be the responsibility of the developer to provide this information through a report to the Village prepared by a qualified engineer registered to practice in British Columbia and, a survey plan prepared by a land surveyor registered in British Columbia.
- c) The Village may require a geo-technical study prepared by a qualified engineer registered to practice in British Columbia where development is proposed in proximity to steep slopes or where slope slippage may be a concern.
- d) Village Council supports the preparation of floodplain mapping for the Gold and Heber Rivers as funding from the province becomes available and will investigate partnering with the Strathcona Regional District for project submissions.
- e) Council recognizes the value of healthy marine environment and supports responsible development within Muchalat Inlet and the protection of Nootka Sound.
- f) Village Council endeavors to limit land use in the areas abutting the Gold and Heber Rivers to public open space and recreational uses.
- g) Public access to the Gold and Heber Rivers shall be encouraged where residential development occurs on land abutting the park and open space designations along the two watercourses.
- h) Village Council wishes to consult and cooperate with the provincial government, in conjunction with other municipalities when decisions are being made regarding Tree Farm Licenses, allowable cuts, timber and fibre production and any other resource issue affecting the community.
- i) The attractiveness of the areas scenery and natural resources makes it a popular destination for fishers, hikers, campers, and tourists generally. When decisions are being made at any level on the establishment of recreational facilities, parks, natural reserves and other amenities in the Gold River area, Council will take an active role in the decision-making process which determines the final location of the proposed facility.
- j) Archaeology Branch, Community, Aboriginal and Women's Services, encourages and facilitates the identification, protection and conservation of archaeological sites protected under the *Heritage Conservation Act* within the Plan Area.
- k) Riparian Assessment Areas



The Village of Gold River establishes the following areas around streams as a riparian assessment area as defined in the Province of British Columbia Riparian Areas Regulation's assessment method:

- i) thirty (30) metres from the natural boundary of all streams and ravines less than sixty (60) metres in width, and
- ii) ten (10) metres from top of the ravine bank for ravines greater than sixty (60) metres in width.

Any development, as defined in the riparian areas regulation proposed in these areas, will require the applicant to have an assessment report prepared and the streamside protection and enhancement area defined by a qualified environmental professional according to the assessment methods outlined in the province of British Columbia riparian areas regulation. All development will also require the approval of the Department of Fisheries and Oceans. All definitions in the riparian areas regulation apply and the streamside and protection and enhancement area apply to all streams as determined by the Village of Gold River.

## 7.0 DEVELOPMENT PERMIT AREAS

### 7.1 DEVELOPMENT PERMIT AREA 1 – COMMERCIAL DEVELOPMENT

**Category:** The areas shown on OCP *Map 2* Development Permit Areas as DPA 1 are designated as Development Permit Area 1 in accordance with Part 14: Division 7 – Development Permits, Section 488 (f) of the *Local Government Act*, to provide guidelines for the form and character of commercial, industrial, and multi-family development within the Village.

**Justification:** Gold River's Central Commercial, Recreational Commercial areas and Service Commercial areas are adjacent to residential, institutional, public and parks and open space uses. The density of development is scaled in proportion to the community. The objectives of the designation are: to ensure that commercial, industrial and high-density multi-family developments that occurs in Commercial Designations are compatible with the form, scale and character of existing development, to strengthen Central Commercial Area as the primary commercial focus of the Village, and to realise the economic, cultural, historical and architectural potential of the Village.

**Guidelines:**

- a) Effort shall be made to incorporate innovative themes, roof structures and canopies designed to afford protection to pedestrians in cases of inclement weather.
- b) Effort shall be made to incorporate varied rooflines, eg. pitch, height, facade, etc.
- c) Signage shall be in accordance with the Village Sign Bylaw.
- d) A landscape plan may be required. If required, the plan will include landscape specifications, vegetation, siting of decorative street furniture (i.e. lighting, benches, refuse containers) and appropriate landscaping.
- e) Exterior storage, service and refuse areas shall be landscaped, fenced and buffered to minimize intrusions on adjacent uses. Exterior storage, service, refuse and parking areas include: paved, brick, or stone finished pedestrian areas, and paved parking.
- f) Parking and other works and service requirements may be reduced or altered in special circumstances through the Development Permit process where strict compliance with the bylaws would unduly restrict appropriate development or would undermine the character of the area.
- g) Barrier free design principles shall be used, for buildings, structures and uses in the Downtown.

### 7.2 DEVELOPMENT PERMIT AREA 2 - GOLD AND HEBER RIVERS

**Category:** The areas shown on OCP *Map 2* Development Permit Areas as DPA 2 are designated as Development Permit Area 2 in accordance with Part 14: Division 7 – Development Permits, Section 488 (a) and (b) of the *Local Government Act*, to provide guidelines for the purpose of protecting the natural environment, its ecosystems and biological diversity, and protection of development from hazardous conditions.

**Justification:** Both the Gold and Heber Rivers flow through the Village. They both have varying characteristics including fast flowing flats as well as stream-beds cutting into deep ravines

along lengthy sections of their course. The confluence of the Gold and Heber Rivers is located adjacent to Heber Field along Matchlee Drive. The objectives of the designation are to: protect and enhance the environmental quality, ecosystems and biological diversity, of these watercourses and their adjacent uplands; to retain the amenity values of the Rivers and adjacent uplands for the community; to protect development from hazardous conditions; and, to permit improved public access, where practicable.

#### **Guidelines**

- a) Where river banks are proposed for development abutting either the Gold or Heber Rivers, they shall be retained in their natural state preserving indigenous vegetation and trees wherever possible in order to maintain their stability.
- b) Buildings, structures and related uses shall be set back 30 metres from the natural boundary of streams or as approved by the Department of Fisheries and Oceans.
- c) Where steep slopes may be affected by development a report signed and sealed by a qualified professional engineer licenced to practice in British Columbia establishing criteria for development shall be required.
- d) Because both rivers are spawning waters for protected species identified by federal and/or provincial authorities, their regulations and guidelines shall apply to the creeks on an as required basis.
- e) In order to prohibit erosion of siltation, or recreate instability of the banks, drainage from development on lands within these areas shall be accommodated on-site and directed away from the slopes of the riverbanks toward municipal storm sewers or servicing.
- f) When development occurs adjacent to the rivers, the Village shall endeavor to obtain the dedication of public access to the watercourses if appropriate.

### **7.3 DEVELOPMENT PERMIT AREA 3 - MULTI-FAMILY RESIDENTIAL**

**Category:** The areas shown on OCP *Map 2 Development Permit Areas* as DPA 3 are designated as Development Permit Area 3 in accordance with Part 14: Division 7 – Development Permits, Section 488 (f) of the *Local Government Act*, to provide guidelines for the form and character of low-density and high-density multi-family development within the Village.

**Justification:** Gold River has identified within its community goals and values the benefit to allow for multi-family residential development to provide for infilling of serviced lands, increasing population and small-scale development to help preserve the community's character. Low-density multi-family housing is consistent with the Village's residential objectives and policies identified in Section 3 of this document. It is the desire to introduce this type of development into appropriate residential areas in a manner that is scaled in proportion to the community. The objectives of the designation are: to ensure that these multi-family developments are compatible with the form, scale and character of existing development and promotes the concept of healthy and livable communities.

- Guidelines:**
- a) Developments adjacent to single detached uses should be designed to maximize privacy and minimize views onto adjoining sites, particularly for portions of the development abutting the side yards of adjacent single detached residential uses.
  - b) Units should be designed in a manner that promotes a sense of community.
  - c) Roof forms should include design elements that impart a form, rhythm and scale sympathetic to surrounding single detached residential neighbourhoods.
  - d) Exposed undersides of balconies and porches that are visible from a street or public walkway should be covered with exterior finishes to provide a finished appearance to public view.
  - e) Individual unit designs are encouraged be varied to avoid significant repetition.
  - f) Where garage doors are front facing, the impact of garage doors on the public realm should be mitigated by; recessing of doors, limiting widths, including attractive entrances and windows between garages, providing interior spaces that overlook the street, include design details such as transom windows or glazing in garage doors, landscaping to mitigate the visual impact of garage doors.
  - g) Buildings should be staggered, spaced and located on a site to:
    - i) Allow primary views past adjacent units;
    - ii) Preserve and incorporate natural features or views;
    - iii) Ensure proper orientation and relationship to adjoining residential uses;
    - iv) Minimize impacts on natural features; and
    - v) Accommodate natural grades to ensure minimal grading is required.
  - h) Developments adjacent to treed slopes, ravines and watercourses must respect natural vegetation, use natural landscaping to retain soils on the site and may require additional setbacks as established by agencies having jurisdiction.
  - i) Buildings adjacent to existing residential buildings should be designed to respond to the scale and massing on adjacent properties, architectural character, protection of privacy and livability.
  - j) Landscape buffers from adjoining property lines must be provided.
  - k) Sufficient access for emergency response vehicles must be provided to all buildings on a site.
  - l) Lanes and driveways should conform to the existing grades as closely as possible to ensure minimal disruption of slopes and vegetation.
  - m) Well defined and safe pedestrian access must be provided from parking areas and the public sidewalk.
  - n) All areas not covered by buildings, structures or driveways shall be fully landscaped and integrated with existing landscape in the area.

#### **7.4 DEVELOPMENT PERMIT AREA 4 – UNDEVELOPED LANDS**

**Category:** The areas shown on OCP Map 3 Development Permit Areas as DPA 4 are designated as Development Permit Area 4 in accordance with Part 14, Division 7, Development Permits, Section 488 (1) (a) of the *Local Government Act* to provide guidelines for the protection of the natural environment, its ecosystems and biological diversity within the Village.

**Justification:** Gold River undeveloped lands are adjacent to developed residential, commercial and industrial land uses. The objectives of this designation are:

- i) To protect the environment and ensure that any development on these lands complies with current Village Bylaws, Policies and Procedures.
- ii) Council wishes to ensure that they have the ability to secure necessary information for considering development applications in order that:
  - a) Traffic and storm water runoff resulting from development are well managed;
  - b) Rare, endangered species, or sensitive ecosystems, plants, trees and animals are identified and protected and development impacts mitigated;
  - c) Development is protected from hazardous conditions;
  - d) The density, public realm and form and character of new development are of high quality and best suited to both the surrounding properties and the vision of the community established in the OCP.

## **7.5 DEVELOPMENT PERMIT AREA APPLICATION REQUIREMENTS**

An application for a Development Permit shall conform to the following requirements prior to being considered by Council. The applicant shall, at no expense to the Village, provide:

- a) A legal survey plan with an accompanying legal description of the property;
- b) A map indicating the location of the project;
- c) A topographical plan, drawn to scale, of the site prior to development;
- d) A scaled plan of the final grade of the site;
- e) A scaled site plan of the property providing details of the project including:
  - i) Location of access points;
  - ii) Parking areas, lanes and widths of lands;
  - iii) Pedestrian accesses;
  - iv) Landscaping and screening treatment, including buffering and screening of service areas, garbage receptacles and adjacent uses;
  - v) Building location including footprints in square metres;
  - vi) Lighting and
  - vii) Location of catch basins and drainage works, including oil/water separators.
- f) Subject to the slope of the natural grade of the site proposed for development being in excess of 12%, Council may require the preparation of a geotechnical/soil stability report, at no expense to the Village, outlining:
  - i) The suitability and stability of the soil for the proposed use;
  - ii) The potential impact of the project on groundwater flows on and adjacent to the site;
  - iii) A map illustrating topographical features of the site;
  - iv) Location of slopes in excess of 25%, and
  - v) A report with an opinion from a qualified, registered professional engineer licensed to practice in British Columbia, outlining the geotechnical suitability of the site for the proposed development.

- g) A Development Permit issued or received under the above does not exempt any person from securing a building permit, electrical permit, road access permit or any requirement of a bylaw, statute or regulation.

## **7.6 DEVELOPMENT PERMIT AREA EXEMPTIONS**

1. Development permits are not required if the proposed development is consistent with the form and character of the original development and:
  - a) Is an interior renovation; or
  - b) Is minor and cosmetic in nature such as the replacement of a door or window, replacement of roofing, repairs to exterior finishes and does not involve altering the structure of the building; or
  - c) Is an addition or alteration to an existing building which does not exceed 40 square metres; or
  - d) Includes changes to the text on an existing sign that was permitted under an existing development permit; or
  - e) There are hazardous conditions requiring development precautions which a geo-technical study indicates can otherwise be regulated by any zoning, servicing and floodplain management bylaws.
2. Development permits are not required when a development involves emergency repairs to buildings and structures where there is a demonstrable and immediate risk to public safety or property.
3. Development permits are not required for areas where tree cutting or soil removal and deposit permit bylaws exist at the time the application is made.

## **8.0 ENERGY AND CLIMATE CHANGE**

### **8.1 ENERGY AND CLIMATE CHANGE**

The Village of Gold River acknowledges the climate change threat and is a signatory of the British Columbia Climate Action Charter. The Village has already established significant practices and policies consistent with Green House Gas (GHG) reduction strategies and intends to expand on these through new initiatives as they are identified and determined appropriate for the community of Gold River to address the Village's goals established to meet the Climate Action Charter requirements and Green House Gas Reduction targets.

#### **Climate Action Charter**

The Village has signed on to the BC Provincial Climate Action Charter which required the municipality to become carbon neutral in their operations by 2012. This represented a significant yet challenging first step towards reducing province wide greenhouse gas emissions. The 2012 carbon neutral target was not met but the Village established a Carbon Reserve to annually transfer funds equivalent to purchasing Carbon offsets to be utilized for local carbon reduction strategies. The Village continues to work towards the Carbon Neutrality goal and will continue to fund the Carbon Reserve Fund with the intent to fund local options to achieve Carbon Neutrality when identified.

Meeting this requirement will require action on several fronts and development of a detailed gas emissions strategy. The Village will need to commit resources to:

- Re-examine its vehicle fleet and take steps to replace older vehicles with more fuel-efficient options when the fleet is updated;
- Undertake internal energy audits for municipally owned facilities to look for opportunities to reduce energy consumption;
- Review options to transition the Anne Fiddick Aquatic Centre from propane (highest Village GHG emitter) to alternative fuels that have less GHG impact;
- Examine additional options to reduce vehicle transportation;
- Develop, update and implement new policies, such as green purchasing and other emissions reduction policies.

#### **Greenhouse Gas Reduction**

In addition to the requirements mandated as a part of the Climate Action Charter, the Village is required to establish greenhouse gas emissions reduction targets for community-wide emissions. The Province has legislated the requirement to reduce greenhouse gas emissions by 33% below 2007 levels by the year 2020, and by 80% by the year 2050. The Village intends to pursue these objectives and will expand on our energy conservation efforts and sustainable development practices already implemented to aid in meeting this objective.

This ambitious target will require a multifaceted approach to emissions reduction. This important strategy will include an estimated inventory of Village emissions (Community Energy & Greenhouse Gas Emissions Inventory) from which to develop our strategies and monitor our accomplishments.

Strategies may include relatively straight-forward efforts such as opportunities for local purchasing policies, energy efficient retrofits to existing buildings, local energy audits to more sophisticated strategies such as land use decisions to assist in the reduction of future emissions.

These strategies will build on the existing objectives and policies already included in our Official Community Plan such as pedestrian/cycling networks, best practices utilized by the Village such as conversion to energy efficient motors and lighting and an expansion of energy related policies and education efforts to mitigate the impacts of Greenhouse Gases and Climate change.

The means to meet reduction targets for community-wide emissions may be beyond the Village's direct control but the Village will continue to monitor Provincial data on Community Energy & Greenhouse Gas Emissions, review technological advances in these areas for consideration, and promote ongoing efforts towards the 2020 and 2050 Targets.

### **8.1.2 GOALS**

- Set aside equivalent purchase credits for Carbon offsets in a Village Carbon Reserve.
- Take responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection while decreasing energy consumption, improving energy efficiency and promoting renewable energy production.
- Achieve Carbon Neutrality on Corporate emissions through local or regional options as opportunities are identified.

### **8.1.3 OBJECTIVES**

- a) In cooperation with applicable stakeholders, strive to reduce GHG emissions.
- b) Encourage collaboration with other levels of government (e.g. regional, provincial, federal) and with utility agencies to address energy and emissions management.
- c) Work with all stakeholders to better understand the local effects of climate change, and identify both the benefits and impacts on the environment, society and the economy.
- d) Continue to pursue carbon neutrality in all municipal operations by setting equivalent funds in a Village Carbon reserve for local/regional projects as would be necessary to purchase carbon offsets.
- e) Reduce community wide greenhouse gas emissions by 33% below 2007 levels by 2020 and by 80% by 2050.
- f) Ensure new developments have minimal environmental impact and promote sustainability.
- g) Investigate local or regional options to purchase or generate Carbon offsets in pursuit of achieving Carbon Neutrality.

### **8.1.4 POLICIES**

- a) Investigate alternative, renewable energy systems for Village owned municipal facilities when replacement is necessary or major building refits are undertaken.
- b) Participate in the Provincial Community Action on Energy and Emission program.
- c) Work to explore options to diversify the Village's energy supply via renewable energy options such as solar photovoltaic, solar hot water, bio-fuel from waste and heat pumps to reduce GHG emissions.
- d) Utilize only energy efficient motors in any sewer/water building upgrades.



- e) Utilize fuel efficient vehicles where suitable for the work required as the Village upgrades its vehicle fleet.
- f) Explore the possibility of creating and diversifying community energy and heating system(s) (heat recovery, wind, tidal, solar power, etc.).
- g) Implement the use of solar power wherever possible for municipal infrastructure (crosswalks, lighting, pump stations, boardwalk etc.).
- h) Implement adaptive lighting technology and consider retrofitting to LED lights where appropriate.
- i) Inventory operational greenhouse gas emissions.
- j) Develop and implement a municipal greenhouse gas emissions strategy to reduce community wide emissions.
- k) Promote the reduction of water consumption through education and a review of the effectiveness to expand the criteria for residential water meters.
- l) Encourage the community to increase recycling by making facilities available.
- m) Develop a baseline of community and Gold River (operational) energy GHG emissions to create a CO2 inventory using provincial, community and municipal inventory ratios.
- n) Develop a policy to promote green procurement to include other aspects of Village business, such as no bottled water, 100% post-consumer recycled paper and toilet paper, green cleaning supplies, local purchasing of supplies and food where possible.
- o) Review initiatives as they develop provincially to consider their appropriateness to implement in Gold River, in an effort to further reduce GHG emissions and promote energy conservation.
- p) Reduce energy consumption through active utility service programs to reduce infiltration into sewer lines and leak losses from water distribution lines.
- q) Monitor propane consumption at the Anne Fiddick Aquatic Centre to identify reduction strategies or non GHG emitting alternative fuel options.



## 9.0 IMPLEMENTATION

Notwithstanding the goal to produce a comprehensive Plan, it is the ease of its implementation, which determines the Plan's effectiveness. This section outlines how the Official Community Plan objectives and policies are translated into the reality of a growing community. The Village has a number of resources to ensure implementation of the Official Community Plan. The symbols used on OCP *Map 1* and OCP *Map 2* indicate only approximate locations. The exact location of permitted development or alignment will be determined at the time of application for development or in the zoning by-law.

The General Policies, Objectives and Policies and Implementation sections comprise the Official Community Plan. The Introduction and Community Goals and Objectives are provided for information purposes only.

The Village of Gold River Official Community Plan shall be adopted by the Village by-law and shall be applied to the areas outlined on OCP *Map 1* and OCP *Map 2*.

### 9.1 LAND USE BYLAWS

Land use policy is implemented by means of the provisions of the Village's fundamental instruments for land use control: the Zoning, Subdivision and other bylaws.

#### ***Zoning Bylaw***

Village Council will strive to keep all land use related bylaws consisted and will amend its Zoning Bylaw, whenever necessary, to conform with this Official Community Plan .

#### ***Subdivision Bylaw***

Village Council will strive to keep all land use related bylaws consisted and will amend its Subdivision Bylaw, whenever necessary, to conform to this Official Community Plan.

#### ***Procedures Bylaw***

Village Council will strive to keep all land use related bylaws consisted and will amend its Development

Procedures Bylaw, whenever necessary, to conform to this Official Community Plan.

### ***Development Permit Areas***

Village Council will require Development Permits for all developments along the Gold River and Heber River, the Central Commercial Area, Service Commercial, Recreation Commercial designations, according to the justification and guidelines developed in Section 7 Development Permit Policies, and as shown on OCP Map 2, *Development Permit Areas* of the Plan.

### ***Financial Program***

Village Council has recognized the inseparability of the Official Community Plan and financial planning, and is committed to the utilization of its financial planning tools to implement the Plan.

### ***Annual Budget***

The Village's annual budget will be prepared, to the maximum extent possible, to be consistent with the Official Community Plan.

## **9.2 OTHER RESOURCES FOR IMPLEMENTING THE OFFICIAL COMMUNITY PLAN**

Numerous additional resources are available to the Village to facilitate the implementation of the Official Community Plan and ensure that the contents of the Plan are current and compatible with Provincial policy.

### ***Periodic Review of the Official Community Plan***

It is recognized that circumstances change over time and, as such, the Official Community Plan cannot remain static or unchanged over the long-term. It is recommended that Council continuously monitor the Plan and undertake a thorough review every five to ten years.

### ***Board of Variance***

Village Council may appoint a Board of Variance to deal with minor variances in accordance with the provisions of Part 14: Division 15 – Board of Variance, of the *Local Government Act*.

### ***Development Variance Permits***

Village Council may issue Development Variance Permits in accordance with the policies of this Plan and Part 14: Division 9 – Development Variance Permits, Sections 498 and 499 of the *Local Government Act*.

### ***Works and Services***

Village Council shall provide works and services consistent with the policies of this Plan.

### ***Development Cost Charge Bylaw***

Council may consider the adoption of a Development Cost Charges Bylaw for areas affected by this Plan, in accordance with Part 14: Division 19 – Development Cost Recovery. Development Cost Charge By-laws may be adopted on an area, service or area and service basis.

### ***Other Plans***

Council may consider the development and adoption of a Parks Master Plan, a Downtown Revitalization Plan, and a Multiple-Use Pathway/Walkway Master Plan.

### ***Amendments to this Plan***

Amendments to this Plan may be considered by Council in accordance with the provisions of Part 14:

***Communication with Strathcona Regional District***

Council will maintain ongoing communication with the Strathcona Regional District to ensure up-to-date information on planning and development is provided to Village of Gold River. As one of two signatories, Council will endeavour to maintain the Municipal Services Agreement with Strathcona Regional District (executed on December 7, 2017), that provides the opportunity to draw from resources available at the Regional District.

***Communication with Provincial and Federal Agencies***

Village Council will maintain ongoing communication with key agencies in order to ensure up-to-date interpretation of provincial and federal interests and policies and to utilize grant opportunities as it becomes available.

***Planning and Other Studies***

Village Council will continue to utilize the resources of provincial ministries and through the Municipal Services Agreement with Strathcona Regional District (executed on December 7, 2017), the GIS and planning resources available at the regional district, to supplement the land use planning function in Village:

- a) To ensure provision is made for unfettered public access to the waterfront and the shoreline.
- b) To ensure Gold River Harbour's marine habitat is protected and enhanced.
- c) To ensure Gold River Harbour continues to function as a working harbour.
- d) To ensure the continued diversity and stability of the Village.