



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE



Official Community Plan

District of Hudson's Hope

Bylaw No. 822, 2013

WHEREAS Council wishes to repeal “Official Community Plan Bylaw No. 680, 2005” and amendments thereto, and wishes to adopt a new Official Community Plan, pursuant to Section 903 of the *Local Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 890 of the *Local Government Act*.

NOW THEREFORE Council of the District of Hudson’s Hope, in open meeting assembled hereby enacts as follows:

1. This bylaw will be cited as the “District of Hudson’s Hope Official Community Plan Bylaw No. 822, 2013”.
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan Bylaw for the District of Hudson’s Hope:
 - a. Schedule A (Official Community Plan Text)
 - b. Schedule B (Town Centre Plan)
 - c. Schedule C, D, E, F, H, I and J (Official Community Plan Maps)
3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be reversed and the decision that it is invalid shall not affect the validity of the remainder.
4. Official Community Plan Bylaw No. 680, 2005” and amendments thereto is hereby repealed.

Read a first time this	27 th day of May, 2013
Read a second time this	27 th day of May, 2013
Public hearing held on this	10 th day of June, 2013
Read a third time this	10 th day of June, 2013
Adopted this	10 th day of June, 2013

X 

Mayor

X 

CAO

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SCHEDULE A

OFFICAL COMMUNITY PLAN TEXT

PART 1: INTRODUCTION

The District of Hudson's Hope is the third oldest community in British Columbia. Throughout its history, Hudson's Hope has faced significant change. From its roots in trading and prospecting to its current role in energy and resources and beyond, the community of Hudson's Hope has learned to adapt and change to suit its conditions. Its continued presence is a testament to this community's resiliency in the face of a changing world. Currently, Hudson's Hope faces change again, associated with the development of major industrial projects in energy, oil and gas, and the mining sectors.

Hudson's Hope recognizes that regardless of the pressures it may face, sustainability is a key to its long term viability and success. Moving forward, this community understands the need to position and prepare itself for change in a way that meets the needs of the current community and the expectations of future generations.

Hudson's Hope appears poised to experience significant economic development as major utility projects, oil and gas, mining and other industries in the area are expected to expand significantly. In order to maximize the opportunities and minimize negative impacts that growth could present, the District has developed this Official Community Plan to provide needed guidance through this period of potential change.

1.1. What is an Official Community Plan?

An Official Community Plan (OCP) is a policy document used by municipal and regional governments to guide land use decisions and community planning. It identifies the community's goals through the development of associated objectives and policy statements. An OCP must be prepared and adopted within the statutory provisions of the *Local Government Act* (LGA). The required content of an OCP is defined in Section 877 of the Act. Optional content provisions are set out in Section 878, while provisions relating to due process and adoption procedures are listed in Sections 879 and 882 respectively.

An OCP is a long-term visionary document that guides decision-making and sets a course for the future. An OCP should be re-examined and updated every 5 – 10 years to ensure that it continues to reflect the long-range planning objectives of the community. Occasional updates also ensure that an OCP remains consistent with other procedures, bylaws and government implementation tools. An OCP should inform decision making on a wide range of municipal planning and development functions.

Before it can come into effect, an OCP must be adopted by Council as an official Bylaw. Once adopted, any decisions made by Council on land use, the subdivision of land, development and other related matters must be consistent with the goals, objectives and policies included in the Plan.

Figure 1.1 – OCP Diagram



1.2. Purpose of the Official Community Plan

An OCP serves a number of important purposes for a community. The following list identifies the objectives and policies that should be addressed within an OCP Bylaw:

- Direction for the growth and development of the community;
- States in general terms the social, economic, and environmental objectives of a community as they relate to land use planning;
- Provides a tangible policy tool which Council, District staff, and the general public can use to evaluate development proposals;
- Identifies and establishes policy statements (and map designations where appropriate) with respect to the following:
 - Identifies residential development required to meet forecasted housing needs in a community over a period of at least 5 years;
 - Identifies commercial, industrial, institutional, agricultural, recreational and public utility land uses (both present and future);
 - Identifies sand and gravel deposits that are suitable for future extraction;
 - Identifies environmentally sensitive land, or land that is subject to hazardous conditions;
 - Identifies major proposed road, sewer and water systems;

- Identifies existing and proposed public facilities (i.e. schools, parks and waste treatment and disposal sites);
- Provides targets for the reduction of greenhouse gas emissions in a community, and proposed actions for achieving those targets;
- Outlines strategies for affordable housing, rental housing and special needs housing; and
- Provides guidance on any case-specific matters authorized by the Minister.

An OCP can provide a degree of certainty to Council, government staff, local businesses, developers, and residents regarding the future form and character of a community. It provides direction for Council on decision-making and policy development and also limits decisions and actions by Council to ensure they are consistent with the goals, objectives and policies included in the OCP. An OCP can also assist a municipality in acquiring funding from senior levels of government to provide for works and services in a community, as funding is often contingent on a plan being in place for capital-intensive infrastructure investments.

While an OCP does provide a number of benefits, an OCP cannot obligate Council to undertake any projects suggested in the OCP, commit Council to specific expenditures, or force Council or other groups to take any action identified in the OCP.

The District of Hudson’s Hope also has developed an Integrated Community Sustainability Plan (ICSP) to chart the District’s Sustainable future. The ICSP provides guidance to the OCP on long term community vision and guides this OCP and all subsequent regulatory bylaws.

1.3. Organization

This OCP is organized into four main parts with various sub-sections including:

Part 1 – Introduction– this part of the OCP provides an introduction to the plan process and a review of key community characteristics such as population demographics.

Part 2 – Land Use Plan – the land use plan provides objectives and policies for land use planning in the community. This includes development permit area guidelines and a Town Centre Plan (Schedule B).

Part 3 – Community Development Plan – this part of the OCP provides a description of how the community intends to evolve in the future. This includes a description of how the community will address key issues such as economic development, housing, social needs, and infrastructure, and other key areas.

Part 4 –Implementation Plan – this part of the OCP outlines an action and implementation plan for moving forward.

1.4. Local Context

As identified above, it is anticipated that the District of Hudson’s Hope will undergo significant change in future. The following section identifies some of these anticipated changes, and how they are anticipated to impact the community in terms of housing needs. This sets the stage for the objectives and policies needed to address these challenges in future.

1.4.1 Economic Factors

Hudson’s Hope must be prepared for the possible development of several large resource sector projects that are proposed to be developed and come on line over the next 5-10 year periods. The following charts and figures outline some of the ways that impact may be felt in the District.

1.4.1.1 Permanent Resource Sector Jobs (Direct Employment)

Table 1.1 summarizes the permanent jobs that are projected to come directly from coal mines and other key resource sector projects proposed in, and around, Hudson’s Hope by the year 2023.

Table 1.1: Potential Resource Sector Expansion By 2023

Operation/Project	New Jobs (Permanent)
Carbon Creek Coal Project	300 - 500
Gething Coal Project	800 - 1000
Cinnebar Peak Coal Project	600 - 800
BC Hydro - Current Operations	50
Farrell Creek Gas Plant Operations	160
TOTAL	1,910 - 2,510

SOURCE: Ethix Consulting and Discussions with Industry Representatives

1.4.1.2 Permanent “Spin-off” Jobs (Indirect and Induced Employment)

Based on the use of BC Stats Local Area Economic Dependencies data for 2006, the addition of 2,510 permanent mining and resource sector jobs would create nearly 1,800 new jobs in the local economy due to indirect and induced employment. Indirect employment refers to employment created because of other spending associated with the direct employment (i.e. if a coal mine buys equipment from a local dealer) while induced employment is the employment that results due to new workers spending disposable income (i.e. workers at the coal mine spending money at the grocery store). **Table 1.2** summarizes this analysis.

Table 1.2: Potential Number of New “Spin-off” Jobs (Permanent) Using the Maximum Value of 2,510 Jobs from Table 1.1

Type of “Spin-off” Employment	Economic Multiplier*	New Jobs (Permanent)
Indirect Jobs (Permanent)	0.29	728
Induced Jobs (Permanent)	0.42	1,054
TOTAL	0.71	1,782

SOURCE: BC Stats – Local Area Economic Dependencies: 2006

NOTE Uses regional data for the “Fort St. John – Hudson’s Hope” area.*

This analysis suggests that an additional 1,782 spin off jobs could be created if 2,510 new industrial jobs were created, for a total maximum potential of 4,292 if all projects proposed were fully developed.

1.4.1.3 Temporary Jobs (Shadow Population)

The concept of a shadow population refers to non-permanent populations residing within a community on a temporary basis. In Hudson’s Hope, a shadow population is emerging based on increased contract and seasonal work. These temporary residents reside in a combination of formal work camps, hotels, recreational vehicles, campgrounds and/or short term rental units.

Shadow populations are difficult to quantify and predict; however, discussions with industry suggest that temporary employment will likely increase and peak as coal projects enter construction phases and come on line. Over the next ten years, the oil and gas industry expects to sustain approximately several hundred temporary positions in and around Hudson’s Hope through the continued development of unconventional shale gas deposits.

It is important to note that the potential development of wind farms, hydro-electric projects (e.g. the Proposed Site C Dam) and the advancement of liquefied natural gas facilities and pipelines could also result in significant increases to Hudson’s Hope’s shadow population.

1.4.2 Growth Scenarios

The amount of growth that Hudson’s Hope experiences over the next 5 to 10 years depends on the extent to which coal mining and other resource industries increase activity, the proportion of new workers that choose to live in the community permanently, and the extent to which development of resource industries creates spin-off employment in the community.

Three scenarios are identified below that outline how growth might impact Hudson’s Hope in the future. The scenarios identified below assume that major resource sector projects do proceed in the area over the next 5 to 10 years. The growth scenarios considered paint a picture of what Hudson’s Hope could look like if the projects proceed.

High Growth Scenario

In this scenario, the District is able to attract and retain the majority of the permanent jobs associated with resource sector expansion. All resource sector workers live in Hudson's Hope permanently. There is a full range of affordable and appropriate housing options and there is abundant recreation and cultural opportunities within the community. Hudson's Hope is an attractive place for workers to come to, start families and even retire. Some of the more specialized "spin-off" jobs associated with resource sector expansion are located in larger regional centers such as Fort St. John and Grande Prairie; however, the District of Hudson's Hope has made considerable investments in the downtown business area and there is adequate land to accommodate industries that support the resource sector. Hudson's Hope is a vibrant and attractive place to do business.

Moderate Growth Scenario

In this scenario, the District attracts and retains some of the permanent jobs associated with resource sector expansion. A number of resource sector workers choose to commute from other communities in the region such as Fort St. John and Chetwynd, and there are few work camps. The District has made some investments in the downtown business area and there is adequate land to accommodate industries that support the resource sector. However, there is less investment in recreational and cultural opportunities given more limited resources. Some businesses struggle to compete with the larger regional centers, but there is increased investment in local businesses overall.

Low Growth Scenario

In this scenario, the District attracts and retains a relatively small portion of the permanent jobs associated with resource sector expansion. The work force is primarily accommodated through development of work camps. Housing options are limited, both in availability and diversity of units. Most workers spend very little of disposable income in the community. Also, the District has made limited efforts to improve the downtown area and encourage local businesses given limited resources.

An analysis was undertaken to understand the impact that potential ranges of employment growth could have on population growth. **Table 1.3** summarizes the result of this analysis.

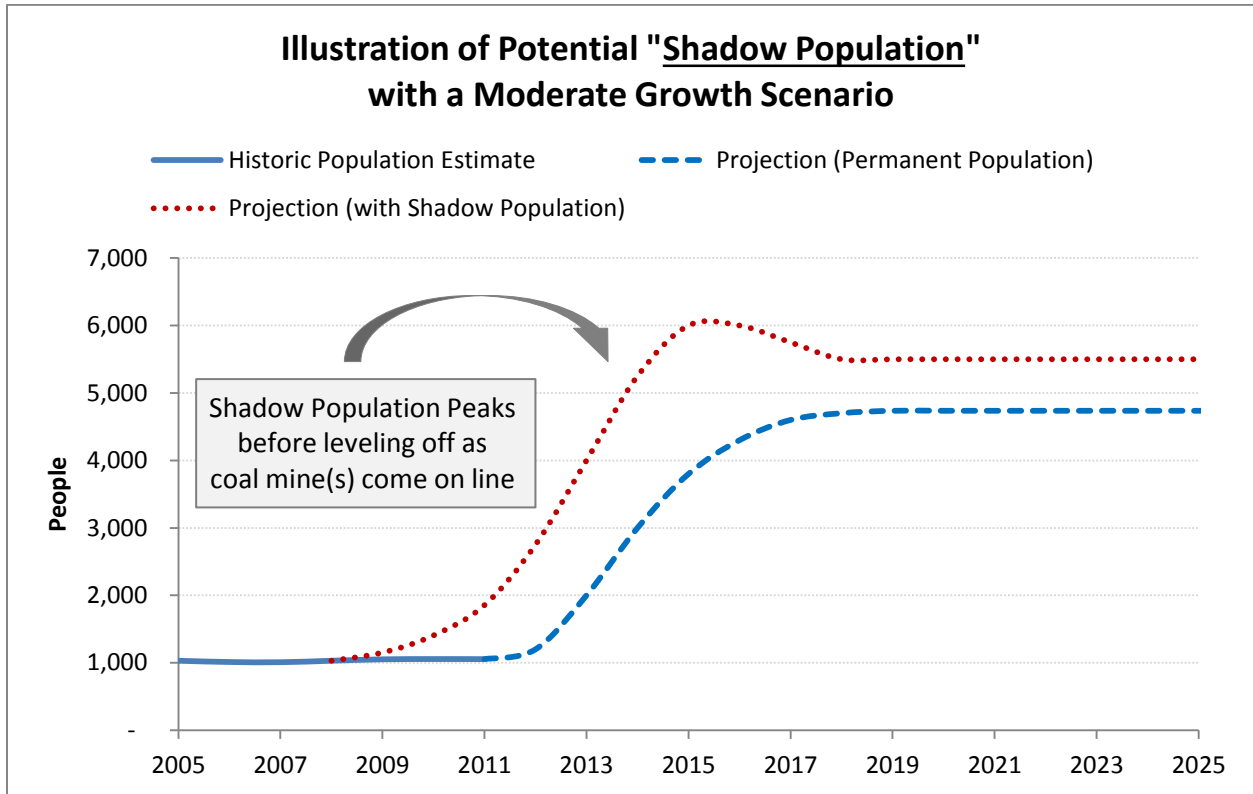
Table 1.3: Potential Growth (Permanent Population)

Growth Scenario	Description	New Resident Workforce			Population Increase
		(a) <i>Direct Jobs</i>	(b) <i>Spin-off Jobs</i>	(a)+(b) <i>Total Jobs</i>	<i>Assumes resident workforce will yield 1.8 people per employee*</i>
High	100% of the new resource sector jobs (permanent) and 50% of the new “spin-off” jobs (induced and indirect) will result in new residents.	2,510	891	3,401	6,123
Moderate	65% of the new resource sector jobs (permanent) and 30% of the new “spin-off” jobs (induced and indirect) will result in new residents.	1,631	535	2,166	3,899
Low	30% of the new resource sector jobs (permanent) and 10% of the new “spin-off” jobs (induced and indirect) will result in new residents.	753	178	931	1,676

NOTE*: The “yield rate” used to determine the number of people per workers is based on industry data and an analysis of demographic information in other mining and resource based communities.

Based on this and assuming all proper developments proceed, the population in Hudson’s Hope could increase between 1,676 and 6,123 people, depending in large part on the resiliency and progress of the mining industry. There could also be 800 temporary workers, as identified in the above section on ‘shadow population’, in addition to the population identified above.

Figure 1.1 – Hypothetical Moderate Growth Scenario



NOTE: The exact timing of industrial developments may vary.

1.5. Housing Needs

The existing housing in Hudson’s Hope consists largely of single-detached dwellings and duplexes located in low density residential subdivisions and in rural areas. The proportion of single family housing in Hudson’s Hope is much higher than most other communities in the region.

Using the high growth scenario as the ‘worst case scenario, over 2,300 additional residential units would be required to accommodate the anticipated new permanent reside and below in **Table 1.4**.

Figure 1.2: Current Housing Mix

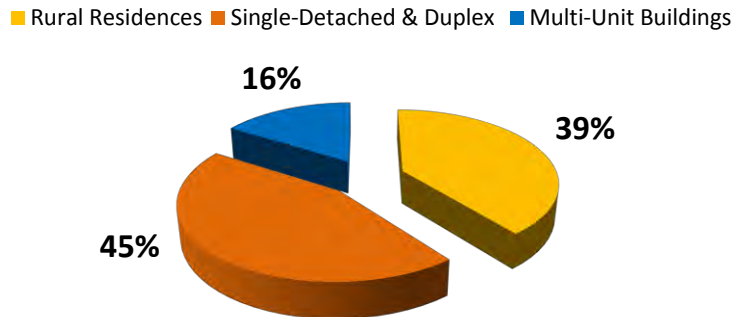


Table 1.4 New Residential Dwelling Units Required

Housing Type	Housing Mix	Share of New Residents	Average Household Size	New Units Required
Rural	5%	306	3.0 people per unit	102
Single Detached & Duplex	65%	3,980	2.8 people per unit	1,421
Multi-Unit	30%	1,837	2.0 people per unit	918
TOTAL	100%	6,123	--	2,441

NOTE: the average household sizes presented in this table are based on based on a thorough analysis of Statistics Canada Census data and discussions with local industry groups.

This number of new dwelling units would require a corresponding increase in the amount of land required for residential development. **Table 1.5** below identifies how this number of dwelling units could be developed assuming a more compact style of development is employed to accommodate future growth, which is more consistent with development patterns in other North Peace communities and would reduce the requirement for servicing extension and associated short and long term maintenance.

Table 1.5 New Residential Land Required

Housing Type	New Units	Density Range (units per hectare)	Portion Accommodated Through Infill and Redevelopment	New Land Required (hectares)
Rural	102	1 to 2	100%	0
Single Detached & Duplex	1, 421	12 to 20	5%	67 to 112
Multi-Unit	918	30 to 50	50%	9 to 15
TOTAL	2,441	--	--	76 to 127

NOTE: the density ranges presented in this table are standard ones that are common in most communities. These densities account for the area of land that is required for roads, off-street parking, green space and other community infrastructure.

As shown, the addition of the required number of dwelling units to house the highest future population scenario would require the addition of between 76 to 127 additional hectares of land. It would also result in a shift in the overall proportion of housing types, which is demonstrated below.

Figure 1.2: Current Housing Mix

■ Rural Residences ■ Single-Detached & Duplex ■ Multi-Unit Buildings

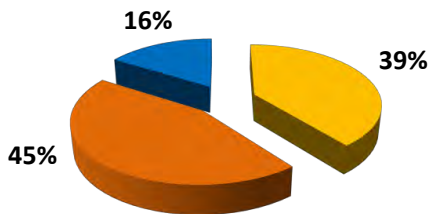
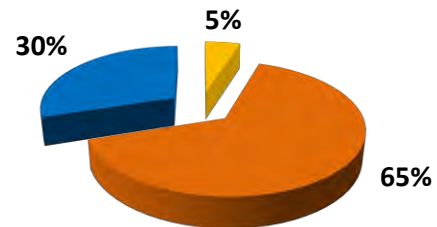


Figure 1.3: New Development

■ Rural Residences ■ Single-Detached & Duplex ■ Multi-Unit Buildings



A portion of the land required for new housing will be accommodated through the infill and redevelopment of existing lots. The District’s ability to accommodate residential growth through infill and redevelopment varies by housing type and is outlined above in **Table 1.5**. The remaining land required – highlighted above in **Table 1.5** – must be accommodated through opening new areas for residential development.

1.6. Consultation

A key step in the development of the OCP was to understand what the people of Hudson’s Hope’s goals and aspirations were for their community. In order to gain this information, a number of consultation activities were undertaken to encourage residents to share their vision for the future. This information was used to shape the principles of the ICSP, which creates the basis for policies and actions in the OCP.

A concentrated public consultation period was conducted over four days to connect with residents and stakeholders. The consultation was conducted using several methods to attempt to engage a wide variety of people. Activities included a community workshop, a Council workshop, direct surveys administered by project staff at public locations throughout the community, facilitated discussions with classes from Grade 5 – 12 at Hudson’s Hope School, a public open house, and a staff workshop. In addition, a project website was developed to include information about the project and provide users an opportunity to provide comments. A colouring contest was also conducted to provide kids a fun way to interact with the project. In total, more than 100 people were engaged in the consultation process.

There were many thoughts and perspectives about Hudson’s Hope that were shared through the consultation activities. The comments provided at all events fit within the general thematic areas listed below:

Community Values

- People like the small town feel of Hudson's Hope
- The community's natural setting is valued by residents
- Community pride is important, and the District needs to promote itself to the region

Community Needs

- People want economic development opportunities for existing and future business
- There are services needed to support the community in future
- People want to see more recreation and education opportunities in future
- There are housing needs in the District
- There are transportation issues in the District
- Engaging the community is important

Recognition of current and future challenges

- Industrial growth in the area has impacts on Hudson's Hope
- Sustainability issues are important and need to be addressed in future planning

1.7. Integrated Community Sustainability Plan Vision

Hudson's Hope recognizes that regardless of the pressures it may face, sustainability is key to its long term viability and success. To that end, Hudson's Hope has developed an Integrated Community Sustainability Plan (ICSP) to chart the District's sustainable future. An ICSP is intended to identify specific community goals to support the long-term sustainable development of the community, and outline the strategies Hudson's Hope will use to achieve these goals. The ICSP identifies the community's core priorities, its broad strategies for achieving those priorities, and defines actions and monitoring to ensure the priorities are achieved.

The ICSP priorities are a fundamental attribute of Hudson's Hope's desired future and were articulated by the community itself during consultation. Each priority has been fundamentally developed using the themes that were created by reviewing the outcomes of community consultation. That means that each priority is founded in the hopes and dreams of its residents for their community. The priorities identified in the ICSP are as follows:

- We value and cultivate our small town feel
- We are a community that is open to accommodate a wide range of people, including families, youth, and seniors
- Our industries are a complement to our community

- We are a community that provides opportunities for citizens and businesses
- We value, protect, and showcase our natural environment
- We will ensure that our community is built to last
- We will ensure we manage our environment wisely
- We strive to achieve open and inclusive communication and decision-making

The ICSP forms the basis of the OCP, as the ICSP holds the fundamental basis of the community's values and how it can achieve them, both now and in future. This OCP seeks to reflect these fundamental priorities in the policies and action statements identified in the following sections.

PART 2: LAND USE PLAN

Responsible management of the District's lands is essential for the long term sustainability of the community. The District of Hudson's Hope's land management priorities are articulated through the priorities identified in the ICSP. These goals can support the community through times of growth, but are equally applicable to the wise and responsible management of land use and resources during times of more stable and measured population change:

- Maintain a small town feel.
- Maintain a compact and efficient town site that is easy to service.
- Create well-designed neighbourhoods that are safe and built to last.
- Create a vibrant town centre.
- Enable a diverse and stable economic base.
- Ensure rural landscapes and lifestyles are protected.
- Minimize and avoid potential land use conflicts.

It is important to ensure that the District of Hudson's Hope works with their First Nations neighbours in a collaborative fashion when considering the impacts of land use change. The District of Hudson's Hope will continue to build an ongoing and collaborative working relationship with neighbouring First Nations to address broader community land use and development topics.

This future use and development of land within the District of Hudson's Hope must be consistent with the official land use designations shown in Schedules C and D and described below. Council recognizes that some existing land uses do not conform to the designations shown in Schedules C and D, but the intent is to illustrate the preferred pattern/vision of land use within the District and guide development and redevelopment that occurs in the future.

The following sections identify policies for each of these designated areas:

- Residential
- Rural
- Town Centre
- Service Commercial
- Industrial
- Civic and Institutional
- Protected Parks and Natural Areas
- Urban Service Boundary
- Hazard Areas
- Agricultural Land Reserve

2.1. Residential

Based on a review of new employment expected in the community and surrounding area (see **Table 1.4**), it is expected that there could be a demand for as many as 2,441 new residential units in Hudson's Hope to accommodate anticipated future growth. This is based on the observation that the existing housing in the community is already occupied and unable to absorb new residents. To accommodate this growth, the District's residential land base requires expansion. The direction of growth is intended to prioritize existing infrastructure and ensure logical development progression, in accordance with the phasing identified in Schedule E.

Quality affordable housing is an essential part of a sustainable future for Hudson's Hope. With a stable place to call home, people can build healthy families and contribute to a vibrant community. Choices in housing are critical, as it provides the opportunity for residents to choose a form of housing that best suits their current needs. In addition to single-family homes, a mix of duplexes, townhouses, apartments, and secondary suites will allow Hudson's Hope to attract, absorb and retain a diverse range of permanent residents. More diversity will also contribute to a compact and efficient community to ensure that the use of existing infrastructure investments is maximized and the development of new infrastructure is minimized.

In addition, it is also important that Hudson's Hope's housing stock is safe and accessible to all residents. Ensuring that new developments and retrofits consider safety in their design will encourage a safer community feel overall. Also, ensuring that new developments and retrofits integrate accessibility into their design, both for the ultimate user and for any visitors, will contribute to a welcoming and inclusive environment for all.

Goals:

- ❖ Plan to accommodate residential growth using a phased approach
- ❖ Ensure diversity in the types of housing available in Hudson's Hope
- ❖ Ensure higher residential density is centrally located and complements a vibrant town centre
- ❖ Ensure high quality residential development
- ❖ Ensure residential developments are safe and accessible

Council Policies:

- .1 Ensure there is an adequate supply of residential land available to meet a diverse range of housing needs.
- .2 Ensure new residential development contributes to a compact, walkable and easy to service community.
- .3 Support and encourage new residential development that follows Council's preferred phasing (See Schedule E).
- .4 Encourage and support a greater diversity of housing tenures and types throughout the District.
- .5 Ensure that all new residential development is visually appealing and built to a high standard.

- .6 Require that all new residential development demonstrates compliance with principles of universal design and crime prevention through environmental design.
- .7 Ensure all new residential development considers, minimizes and mitigates impacts on ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive areas.
- .8 Support clustered housing as an approach for new residential development to protect environmentally sensitive features, steep slopes and hazard lands, and provide for open spaces in neighbourhoods.

The above noted goals and policies apply to all residential development. The following sub-sections identify additional policies applying to specific categories of residential land use.

2.1.1 Core Residential

Areas designated “core residential” are to be centrally located within the urban service boundary (see Section 2.4) and to be used for a broad mix of housing types ranging from single-detached homes to 3+ story townhomes and apartment buildings. The majority of the higher density residential development in Hudson’s Hope is to occur on these lands.

Councils Policies:

- .1 Encourage the infill, redevelopment and intensification of vacant and underutilized residential land designated “core residential” – especially parcels near the town centre.
- .2 Direct multi-unit residential uses within the “core residential” designation to areas near major roads and/or adjacent to the town centre.
- .3 Encourage multi-unit residential developments to contain ground-oriented housing units with 2 or more bedrooms to provide a family housing choice within the multi-units rental and ownership markets.
- .4 Support secondary suites in single-detached homes in all areas designated “core residential”.
- .5 Discourage the use of manufactured homes in any area designated “core residential”.



New 36 unit apartment building under construction on Paquette Ave. (August 2012)

2.1.2 General Residential

All areas designated “general residential” are to be located within the urban service boundary (see section 2.8) and used for compact forms of single-detached and duplex housing. Accessory uses such as bed and breakfasts, home based businesses, and secondary suites may also be permitted in these areas.

Councils Policies:

- .1 Encourage the infill, redevelopment and intensification of existing neighbourhoods designated “general residential”.
- .2 Ensure all duplexes are compatible with the form and character of single-detached homes.
- .3 Support secondary suites in all areas designated “general residential”.
- .4 Ensure all home occupations are clearly secondary and incidental to the principal residential use.
- .5 Discourage the use of manufactured homes in any area designated “general residential”.

2.1.3 Rural Residential

Areas designated “rural residential” are to be located outside the urban service boundary (see section 2.8) and used for low density single-detached housing. These neighbourhoods enable and protect a rural lifestyle on larger un-serviced lots. Accessory uses such as bed and breakfasts, home based businesses, hobby farms and secondary suites may also be permitted in these areas.

Councils Policies:

- .1 Direct rural residential uses to areas designated “rural residential”
- .2 Encourage the infill and development of vacant and underutilized land designated “rural residential”
- .3 Ensure all home occupations are clearly secondary and incidental to the principal residential use
- .4 Permit manufactured homes in areas designated “rural residential”
- .5 Ensure that treatment and disposal of sanitary sewer systems meets requirements of agencies responsible for such issues

2.2. Rural

Rural areas outside the urban service boundary (see section 2.8) are preserved for agricultural and environmental uses. Natural resource extraction activities also occur within the rural area. Intensive agricultural, extensive agricultural, and natural resource extraction uses can sometimes experience land use conflict between their borders, given the differing nature of these operations. It is important to have regard for the differences between adjacent uses of this type to ensure that land uses are compatible and do not detract from their ability to function well. The rural area is identified in Schedules C and D, and areas suitable for gravel extraction are identified in Schedule J.

Goals:

- ❖ Maintain rural lands for rural uses
- ❖ Ensure agricultural lands are protected
- ❖ Ensure that gravel extraction in areas identified in Schedule J is accommodated and mitigates impact to adjacent lands
- ❖ If and when natural resource extraction is accommodated we ensure mitigation of impacts to adjacent lands

Council Policies:

- .1 Direct agricultural uses to rural areas located in the Agriculture Land Reserve
- .2 Support agricultural activities in the ALR and the mandate of the Agricultural Land Commission

- .3 Establish buffer areas between rural resource uses and farming/rural residential uses to reduce the potential for land use conflict
- .4 Consider developing guidelines and/or policy direction to reduce potential conflict between traditional farming operations and other rural land uses
- .5 Encourage farming as a best practice to minimize conflict between agricultural operations and non-agricultural uses through screening and buffers as appropriate
- .6 Ensure intensive agricultural operations are suitably screened and set back from adjacent development
- .7 Natural resource extraction activities may be permitted subject to proper zoning and provided that all environmental and aesthetic impacts, noise, air quality and night time lighting are mitigated to the greatest extent possible and water quality is not negatively affected
- .8 Natural resource extraction activities shall ensure that traffic impacts related to their construction and/or operation are suitably mitigated

2.3. Town Centre

The “Town Centre” is a centrally located area within the urban service boundary (see section 2.8), that is used for a broad mix of commercial, residential, civic and institutional uses. It is intended to be the heart of the community. It is located in the east half of the community and is within easy cycling and reasonable walking distance of most residents. It is in close proximity to the Peace River and contains several important community amenities. A Town Centre Plan has been incorporated into the OCP in Schedule B. Its goal is to provide guidance and direction to future land use decisions in the town centre area.

Goals:

- ❖ Create an inviting and enjoyable town centre that is a destination and a home
- ❖ Make town centre an easy place to get around, in all seasons, for all pedestrians, cyclists, vehicles and seniors
- ❖ Create new and enhance existing formal and informal public gathering places in the town centre area
- ❖ Encourage and support retail and commercial businesses to locate in the town centre area
- ❖ Support and plan community events and programming year-round in the town centre area

Councils Policies:

- .1 Establish the “Town Centre” as the primary hub of commercial activity in the District
- .2 Encourage the infill, redevelopment and intensification of vacant and underutilized properties in the “Town Centre”

- .3 Encourage the development of mixed-use buildings with commercial uses on the ground floor and multi-unit residential uses above in the “Town Centre”
- .4 Direct all large office uses to the “Town Centre”
- .5 Direct prominent public institutions that function as focal points in the community (post office, health centre, Municipal office, museum, library, etc.) toward the vicinity of the town centre
- .6 Encourage senior levels of government to establish offices in Hudson’s Hope and locate in the town centre
- .7 Recognize the value of small home occupations as a starting point for local entrepreneurs, while at the same time encouraging larger home based occupations to relocate in the town centre
- .8 Ensure that all new development in the “Town Centre” is visually appealing and built to a high standard
- .9 Require all new development in the “Town Centre” to demonstrate compliance with principles of universal design and crime prevention through environmental design
- .10 Implement the recommendations and guidelines contained in the Town Centre Plan (see Schedule B)

2.4. Service Commercial

Areas designated “service commercial” are to be highly visible and accessible areas located within the urban service boundary (see section 2.8), and used for a broad range of automobile oriented commercial uses. Commercial operations in these areas are to primarily provide goods and services to local residents and/or the traveling public. Intended uses include, motels, drive through restaurants and small gas stations and carwashes.

Goals:

- ❖ Encourage a range of commercial opportunities
- ❖ Ensure service commercial is attractive and accessible

Council Policies:

- .1 Encourage the infill, redevelopment and intensification of vacant and underused designated “service commercial”.
- .2 Only consider making new “Service Commercial” land available when it can be demonstrated that fewer than 10% of the lots located within the “Town Centre” remain vacant or underused.
- .3 Direct automobile-oriented commercial uses (gas stations, motels, strip malls, etc.) to visible and accessible lands located adjacent to – or near – Highway 29.

- .4 Ensure that highway commercial developments are unique in design and present a positive visual appearance when entering Hudson's Hope.
- .5 Ensure that all automobile-oriented commercial uses are adequately screened from any adjacent residential properties.
- .6 Require all new commercial development to incorporate the principles of universal design and crime prevention through environmental design.
- .7 Ensure all new service commercial development consider, minimize and mitigate impacts on ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive areas.
- .8 Support comprehensive service commercial development where development access and parking can be shared among several commercial businesses.

2.5. Industrial

Industrial activity in and around Hudson's Hope has historically been, and continues to be, a driving force in the community. Much of the current activity is focused on natural resource extraction activity occurring in and around the community. A diversified and stable industrial base that supports and complements this activity will contribute to a more resilient and sustainable community.

Goals:

- ❖ Develop a diversified and stable industrial base
- ❖ Ensure land is designated to accommodate measured industrial growth
- ❖ Ensure suitable land use transitions between industrial uses and other uses

Councils Policies:

- .1 Ensure that there is an adequate supply of serviced and un-serviced land in the District to accommodate local industry and support natural resource extraction operations in the surrounding area.
- .2 Direct all new industrial development to areas that will result in minimum impacts on non-industrial uses.
- .3 Ensure that all new industrial development occurs in a logical and phased order and that it does not lead to urban sprawl.
- .4 Ensure all future, and existing, industrial developments make concerted efforts to provide adequate sensory screening through enhanced landscaping, tree retention, fencing and earthworks such as berming.
- .5 Encourage industrial businesses to use available technology to reduce/eliminate noise, odours, and other emissions.

- .6 Require all new industrial development to demonstrate compliance with the principles crime prevention through environmental design.
- .7 Ensure all new industrial development considers, minimizes and mitigates impacts on ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive areas.
- .8 Evaluate proposals for heavy industrial developments (saw-mills, gas processing plants... etc.) on a case by case basis.

2.5.1 Industrial (Serviced)

Areas designated “Industrial (Serviced)” are to be located within the urban service boundary (see section 2.8), and used for a broad range of light industrial uses. Intended uses include wholesaling, bulk fuel sales, warehousing, manufacturing and processing and service and repair operations. Industrial operations in these areas are primarily to provide support products and services to local businesses, agriculture and natural resource sector operations.

Councils Policies:

- .1 Support the development of an industrial subdivision with appropriate signage and access from Highway 29N.
- .2 Require all light industrial uses to be developed with full urban services (e.g. water and sewer).
- .3 Support businesses in developing an eco-industrial network to build efficiencies in energy, resource use, and waste management.
- .4 Ensure areas designated “Industrial (Serviced)” are not primarily used for outdoor storage.
- .5 Ensure any residential dwelling units in industrial areas are minor and clearly incidental to the primary industrial use.
- .6 Encourage and direct industrial operations to locate associated office space in the town centre.

2.5.2 Industrial (Un-serviced)

Areas designated “Industrial (Un-serviced)” are to be located outside the urban service boundary (see section 2.8), and used for a range of industrial uses that have large space requirements but require minimum on and off-site infrastructure. Intended uses include, oil and gas pipe laydown yards, wrecking yard, outdoor storage facilities and staging areas for nearby mining activity. These areas are not intended for intense industrial uses such as gas processing plants and saw-mills.

Councils Policies:

- .1 Work with natural resource extraction companies to ensure they utilize lands designated “Industrial (Un-serviced)”.
- .2 Direct all outdoor storage uses such as pipe lay down yards, junkyards and heavy equipment storage to areas designated “Industrial (Un-serviced)”.



2.6. Civic and Institutional

Areas designated “Civic and Institutional” are scattered throughout the District where a variety of major civic and institutional uses currently exist. Intended uses generally include things such as community and recreation centres, hospitals, schools, churches and cemeteries. Facilities provided as services to the general public such as solid waste transfer stations, water treatment plants, sewage lagoons and airports are also included.

Goals:

- ❖ Ensure civic and institutional uses are planned to accommodate existing and future needs
- ❖ Ensure civic and institutional uses are located in such a way as to reduce negative impact to surrounding uses

Councils Policies:

- .1 Work with School District 60 to identify:
 - accurate enrollment projections for Hudson’s Hope School;
 - future school and facility needs in the community; and
 - opportunities to establish joint use of facilities.
- .2 Locate new civic and institutional uses within the town centre area to ensure the town centre functions as a hub of civic activity.
- .3 Consider the potential to accommodate community gathering places (community halls, etc) in the existing rural residential neighbourhoods of Lynx Creek and Beryl Prairie.
- .4 Direct large places of worship (over 465 m²) to rural areas outside the main townsite.
- .5 Consider permitting small places of worship (under 465 m²) within residential areas provided they are sensitive to the scale and character of that neighbourhood and there is clear support for the proposal.
- .6 Maintain land for a functioning airstrip between Beryl Prairie and the main townsite.

- .7 Ensure all future, and existing, public utilities make concerted efforts to provide adequate sensory screening through enhanced landscaping, tree retention, fencing and earthworks such as berming.

2.7. Protected Parks and Natural Spaces

Areas designated “Protected Parks and Natural Space”, as shown in Schedules C, D, and I are scattered throughout the District. These are areas that are set aside permanently for public parks, ecological reserves, greenbelts and outdoor recreation uses.

Goals:

- ❖ Ensure that protected parks and natural spaces are maintained for current and future generations
- ❖ Ensure that these areas can be enjoyed by residents and tourists

Councils Policies:

- .1 Work with senior levels of government to permanently protect areas designated “Protected Parks and Natural Space”.
- .2 Ensure the public has easy access to protected parks and natural space.
- .3 Ensure that universal accessibility and crime prevention through environmental design is accommodated in existing and planned municipal parks and campgrounds.
- .4 Explore the potential of developing a campground within the townsite to accommodate tourists.

2.8. Urban Service Boundary

The urban service boundary identified on Schedules C, D and F identifies the maximum extent to which the District will extend municipal water, sewer and storm drainage infrastructure. Lands located within the urban service boundary are the only areas where urban uses and servicing may be supported (see Section 3.3).

Goals:

- ❖ Ensure that development within Hudson’s Hope is compact and efficient
- ❖ Ensure that servicing extensions are effectively managed

Council Policies:

- .1 Limit the extension of municipal water, sewer, and storm drainage infrastructure to the area within the Urban Service Boundary, as identified in Schedules C, D and F.

2.9. Hazardous and Environmentally Sensitive Areas

Significant areas within the District are unsuitable for any form of development due to steep, and often unstable, slopes. These areas are identified in Schedule G. The main townsite itself is located on a bench overlooking the Peace River, but is surrounded by a series of steep slopes that make it challenging to service or build outside existing boundaries. It is therefore important to ensure that these lands are carefully managed and protected.

Goals:

- ❖ Ensure that development proposed in hazardous and/or environmentally sensitive areas are reviewed for appropriateness and safety
- ❖ Ensure interfaces between development and potentially hazardous and/or environmentally sensitive areas are treated with care
- ❖ Reduce risk for wildfire in the community

Council Policies:

- .1 Prohibit development in designated areas on slopes greater than 20% and lands adjacent to these slopes, unless an engineering study, performed by a professional geoscientist in good standing with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC), shows the proposed development to be both safe and feasible.
- .2 Implement wildfire mitigation practices around the townsite and rural residential areas.
- .3 Encourage developers to be sensitive to watercourses and other key environmental features when developing in natural areas.

2.10. Agriculture Land Reserve

The protection of farmland is very important to the District. Agricultural land is the key resource for local agriculture, a source of heritage and a distinct landscape that helps define the community. However, about 40% of all lands within the District are currently protected in the Provinces Agriculture Land Reserve (ALR). This includes most of the developable parcels required to sustainably accommodate growth. Lands protected under the ALR are identified in Schedule F.

The land use plan attempts to strike a balance between the conflicting needs of development and agricultural protection.

Goals:

- ❖ Protect high quality agricultural lands from development that would detract from its ability to be used for agricultural purposes
- ❖ Consider applications for exclusion from the ALR, where the potential development would allow for contiguous growth, and it is located within the Urban Service Boundary
- ❖ Ensure the *Agricultural Land Commission Act* and the *Local Government Act* are applied in regard to any land use or building application submitted in the Agricultural Land Reserve

Council Policies:

- .1 Applications for exclusion of lands from the ALR will only be supported by the District, if:
 - (a) They are located within the Urban Service Boundary,
 - (b) It can be demonstrated that soil of the land in question is not suitable for agriculture, or
 - (c) The parcels clearly have a history of non-agricultural use that pre-dates the ALR.
- .2 Support the Agricultural Land Commission objective of retaining agricultural lands by approving subdivisions that will retain or increase the likelihood of the land being actively farmed.
- .3 For lands situated within the ALR, the provisions of the *Agricultural Land Commission Act* and those of the *Local Government Act* must be taken into account in any land use or building application being reviewed by the District.
- .4 New roads, utility corridors or other public uses shall not be located on agricultural lands unless no suitable alternative exists.

2.11. Development Permit Areas

Pursuant to the *Local Government Act*, Council may designate Development Permit Areas to address areas requiring additional regulation. These may be established under the following conditions:

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

This Plan contains five separate Development Permit Areas:

DPA # 1 – Town Centre	Areas subject to guidelines for the form and character of development in the District’s Town Centre area, including façade treatments.
DPA # 2 – Service Commercial	Areas subject to guidelines for the form and character of service commercial development.
DPA #3 – Industrial	Areas subject to guidelines for the form and character of industrial development.
DPA # 4 – Rural	Areas subject to guidelines for the form and character of industrial and resource extraction uses in rural areas.
DPA #5 – Steep Slopes	Areas considered hazardous to development due to slope and/or unstable soils

The *Local Government Act* imposes development permit requirements in development permit areas. A development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- Subdivision of land;

- Construction, addition or alteration of a building or other structure; or
- Alteration of a building or other structure.

Each Development Permit Area also designates types of development that would be exempt from submitting a development permit, depending on the goals of the DPA in question.

2.11.1 Town Centre Development Permit Area

Development Permit Area #1 is the area shown as land designated Town Centre on Schedule C. Development Permit Area #1 recognizes that Hudson's Hope's Town Centre area is the centre of the community's commercial, civic, and cultural activities. The District's justification for establishing the Town Centre Development Permit Area is to ensure the form and character of development is of high visual standard, properly integrates residential uses in commercial buildings, considers climate and viewscapes in design, and is consistent with existing development.

2.11.1.1 Exemptions

In Development Permit Area #1, a development permit is not required for the following:

- a) Interior alterations to buildings
- b) Erection of a sign or fence
- c) Placement of temporary construction site offices, structures used for short-term special events and emergency facilities

2.11.1.2 Town Centre Development Permit Guidelines

Development Permits for Development Permit Area #1 shall be issued in accordance with the guidelines contained in the Town Centre Plan (Schedule B).

2.11.2 Service Commercial

Development Permit Area #2 consists of all the areas designated as Service Commercial Development on Schedule C and D. The justification for the creation of Service Commercial Development Permit Area #2 is to ensure that form and character of development within the highway commercial corridor along Highway corridors presents an attractive area for highway commercial development.

2.11.2.1 Exemptions

In Development Permit Area #2, a development permit is not required for the following:

- a) Construction and alteration of a single family residence;
- b) An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- c) Interior alterations to buildings;

- d) Construction of new buildings or structures less than 10 square metres in area;
- e) Erection of a sign or a fence; and
- f) Temporary structures limited to construction site offices, short-term special event and emergency facilities.

2.11.2.2 Service Commercial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

Design

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

Landscaping

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

Parking

- m) Parking should be developed where conveniently located for ease and safety of access.
- n) Shared access and egress points should be encouraged where possible.
- o) Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt.

Signage

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

Access

- r) Access to new development should address safety and congestion issues.
- s) Access should comply with existing access management plans and requirements of the Ministry of Transportation and Infrastructure.

2.11.3 Industrial Development Permit Area

Development Permit Area #3 consists of all the areas designated as Industrial on Schedules C and D. The justification for the creation of Development Permit Area #3 is to ensure that form and character of development within industrial areas presents a safe and functional area for investment.

2.11.3.1 Exemptions

In Development Permit Area #3, a development permit is not required for the following:

- a) An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to buildings;

- c) Construction of new buildings or structures less than 10 square metres in area;
- d) Erection of a sign or a fence; and
- e) Temporary structures limited to construction site offices, short-term special event and emergency facilities.

2.11.3.2 Industrial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

Design

- a) Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas;
- b) Building design and orientation should consider climatic variables, including sun/shade impacts, covered walkways and wind tunnel effects;
- c) Opportunities to use more than one material type are encouraged, to provide visual variety in built form. Where possible, changes in material, building articulation, texture, or colour should be used to break up large expanses of smooth material;
- d) To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces;
- e) Dark or shadowy places should be avoided. All entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level. Light fixtures that complement the character of the development and surrounding area are encouraged, and light-spill onto adjacent properties should be avoided;
- f) Garbage bins and outdoor or rooftop equipment including mechanical, electrical, or other service equipment should be appropriately located and screened from the view of building tenants, the street, adjacent properties, and other prominent viewpoints.

Landscaping

- g) The front setback areas should be landscaped to soften the visual image of the development but not in a way which impedes the sightlines on the adjacent streets or highway.
- h) If the development is adjacent to a parcel designated under a residential or agricultural land use, the development shall provide screening from the adjacent land use in the form of a solid screen fence, planting of trees, or alternative screening treatments to limit the visual impact of the development.

Access

- i) Access to new development should address safety and congestion issues.
- j) Access should comply with existing access management plans and requirements of the Ministry of Transportation and Infrastructure.

2.11.4 Rural Development Permit Area

Development Permit Area #4 consists of all the areas designated as Rural Development Permit Area on Schedules C and D. Development Permit Area #4 is to mitigate the potential for land use conflict between intensive industrial and resource extractions activities from other rural uses.

2.11.4.1 Exemptions

In Development Permit Area #4, a development permit is not required for the following:

- a) An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to buildings;
- c) Construction of new buildings or structures less than 10 square metres in area;
- d) Erection of a sign or a fence; and
- e) Temporary structures limited to construction site offices, short-term special event and emergency facilities.

2.11.4.2 Rural Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

- a) Within Development Permit Area #4, natural resource extraction uses shall provide visual and noise mitigation treatments as necessary to reduce any impacts on the ability of adjacent lands to accommodate rural uses
- b) Access to new development should address safety and congestion issues.
- c) Access should comply with existing access management plans and requirements of the Ministry of Transportation and Infrastructure.

2.11.5 Steep Slopes Development Permit Area

Development Permit Area #5 is the area shown as Steep Slopes on Schedule G. Development Permit Area #5 seeks to identify areas hazardous to development, including steep slopes, embankments, and unstable soils, and protect those areas from development.

2.11.5.1 Exemptions

In Development Permit Area #5, a development permit is not required for the following:

- a) Exterior alteration of an existing building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) Interior alterations to existing buildings;
- c) Construction of new buildings or structures less than 10 square metres in area;
- d) Erection of a sign or fence;
- e) Placement of temporary construction site offices, structures used for short-term special events and emergency facilities; and
- f) Consolidation of a lot or road widening.

2.11.5.2 Hazardous Lands Development Permit Guidelines

Development Permits shall be issued in Development Permit Area #5 in accordance with the following:

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

2.12. Temporary Uses

In any area of the municipality, Council may issue temporary use permit, in accordance Section 920.2 of the *Local Government Act*, for commercial and industrial uses (e.g. temporary worker camps).

Councils Policies:

Temporary use permits may be issued for a three year period, and may be renewed once, provided that the temporary commercial or industrial use:

- .1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;
- .2 does not have a negative impact on adjacent lands;
- .3 does not create a significant increase in the level or demand for services;
- .4 does not permanently alter the site upon which it is located;
- .5 complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and
- .6 complies with other provincial and federal enactments.

PART 3: COMMUNITY DEVELOPMENT

3.1. Housing

Hudson's Hope has experienced change in its housing needs over its history, depending on the circumstances it has been facing.

Currently, there are a variety of housing challenges associated with the potential for significant growth in the resource sector, which could bring thousands more people to the region on a temporary and permanent basis. In that circumstance, the District is faced with determining how to approach growth management. There are two fundamental choices from a housing perspective: encourage new workers to settle in Hudson's Hope or address the new workers through allowing temporary worker housing in work camps located in the District. Choosing to encourage long term settlement will mean that new and different housing will need to be provided to accommodate that growth, with an emphasis on family housing. Temporary work camps reduce the pressure on the District to supply new housing, but comes with a different set of social and economic development challenges.

The community's existing housing stock also has challenges. Existing housing is primarily single family housing that was built largely in the 1960s and 1980s. This means there is little diversity in the types of units that exist in the District, and much of what does exist is in need of some repair and renewal. This provides little choice for new workers looking for housing. It also limits the choices existing residents have in housing, providing few options for young people wanting to find their own housing and those who either cannot or do not want to undertake the additional maintenance a single family home requires, particularly some seniors and people with limited mobility. This lack of housing diversity is compounded by a very low vacancy rate, making it a challenge for new and existing residents to find affordable options, and puts additional strain on low or fixed income residents to retain their housing.

While these pressures need to be addressed, it is also important to not lose sight of the community's values and what makes it a place that residents can be proud to live in. In the context of housing, this means ensuring that existing and future housing in Hudson's Hope contributes to the community's small town feel, its history, and its natural context. It is also important that all residents have access to housing by ensuring that it is accessible and visitable for people with limited mobility and/or other physical limitations.

To ensure that different housing needs and preferences can be satisfied within the District, a number of issues with respect to housing availability, diversity, affordability, and accessibility must be addressed to ensure that the community meets its housing needs.

Goals:

- ❖ Establish and maintain an affordable, stable housing market
- ❖ Improve the quality, quantity, diversity and condition of the housing stock
- ❖ Ensure new and retrofitted housing contributes to Hudson's Hope's small town character and sense of history

Council Policies:

General

- .1 Work together with active industries to identify the number of workers they anticipate and determine what type of housing is required to accommodate them on a temporary and permanent basis
- .2 Partner with major industries, developers and other agencies to facilitate the development of new permanent housing to encourage new workers, particularly families, to settle in Hudson's Hope on a permanent basis
- .3 Use District owned lands that are within or contiguous to the townsite to encourage the development of new housing
- .4 Encourage the retrofit and renovation of existing homes in order to ensure that existing homes are attractive and liveable
- .5 Support the initiatives of the 2012 Housing Strategy undertaken by the District of Hudson's Hope

Affordable Housing

- .6 Ensure the need for non-market housing is recognized and encourage the provision of affordable and adequate accommodation for lower income households
- .7 Work with BC Housing, Canadian Mortgage and Housing Corporation (CMHC), the Northern Development Initiative Trust (NDIT), large private industries, developers and community groups on initiatives to encourage the development of attainable housing
- .8 Ensure that any land sold directly to developers by the District requires a proportion of new development to be affordable, depending on the demonstrated need of the community at that time
- .9 Encourage the development of a proportion of new developments for smaller units to improve affordability
- .10 Encourage residents to consider the development of legal secondary suites in existing single family housing to increase unit availability and diversity

Accessible Housing

- .11 Ensure that housing suitable for seniors is available within the community
- .12 Encourage new developments and retrofits to have regard for the visibility and accessibility of new housing

Housing Form and Character

- .13 Ensure that there is more diversity in the housing stock, including single family housing, legal secondary suites, semi-detached, townhouses, and opportunities for apartments

- .14 Promote unique and varied architectural designs for new and retrofitted homes suitable for Hudson's Hope's small town character
- .15 Ensure future developments emphasize quality of life considerations like liveability and neighbourliness
- .16 Encourage new developments to develop a comprehensive community plan for the site's full development to ensure that diversity of housing type is achieved
- .17 Review measures to consolidate and eventually eliminate the small 10 x 40 metre type lots originally designed to accommodate trailers within the townsite by creating larger lots

Housing Location

- .18 Promote higher density housing forms to be concentrated in the townsite, and particularly within the town core, to better use existing infrastructure and services
- .19 Consider options to encourage development of vacant properties within the townsite for residential development, such as providing information on available vacant land, providing incentives to infill developments, and/or considering changes to taxation for vacant lands in priority growth areas
- .20 New residential development is encouraged to be focused primarily within, or contiguous to, the townsite to best take advantage of existing services and infrastructure

3.2. Economic Development

Hudson's Hope is poised for significant economic growth given the potential development of oil and gas, mining, and energy projects. A large portion of this economic development will be outside of the control of the local region and is subject to cyclical market cycles depending on world pricing and demand. Hudson's Hope needs to find a way to benefit from industrial activity when it is occurring, while also ensuring the community is diverse and resilient when industrial activity is lessened. Effectively striking this balance will provide a stable economy for its residents and businesses.

The District and the community have identified that there are commercial needs that are not being currently met in Hudson's Hope. These include such things as basic clothing, coffee shops, work wear, entertainment, and sporting goods. There are also gaps in the services available, including mechanic shops and other maintenance services. Having these services available in the community would localize spending and diversify the commercial base. In order to attract these commercial and service enterprises to Hudson's Hope, it will be important for the District to identify its needs and develop marketing packages to attract entrepreneurs to the community. When the resource extraction industries ramp up, there will be opportunities to attract resource support industries to Hudson's Hope to provide services also.

There is also a need to increase the level of entrepreneurship in the community. The District needs more people to be willing to make investments into new businesses that can serve the needs of the community. The real and perceived risks are many, which makes it important for the District and its partnerships to provide support and guidance to ensure its business community has the tools it needs to thrive.

While the District's growth will be largely led through the resource extraction industries of oil and gas, and mining, along with potential expansion of the energy industry, there are a number of opportunities to diversify the economy. In particular, there are likely opportunities to protect and enhance traditional economic activities in agriculture, tourism, and forestry as well as emerging opportunities with the development of high speed internet to service the community.

Goals:

- ❖ Position the District to best take advantage of resource sector growth to secure a greater variety of commercial services in the community
- ❖ Diversify the local economy to provide residents additional services to reduce the impacts of periodic downturns in the economy
- ❖ Encourage entrepreneurship in the community to support commercial growth

Council Policies:

General

- .1 Continue to implement the Economic Development Strategic Plan 2010
- .2 Recognize that addressing key social issues such as new housing and improved access to healthcare are fundamental to continued economic development in the community
- .3 Develop a 'buy local' campaign to promote people shopping at local stores and to promote people using local agriculture

- .4 Work to create a cohesive town centre area that can be used to attract commercial activity that is complementary and creates a synergy
- .5 Consider the development of tax revitalization zones, where alternative taxation can be employed to incent new commercial growth
- .6 Develop a BRE (Business Retention & Expansion) committee to encourage commercial activity in the District
- .7 Explore the potential of developing a community forest for Hudson's Hope which would enable the municipality to generate revenue from forestry activity
- .8 Work with neighbouring First Nations to identify opportunities to collaborate on economic joint ventures

Industry Coordination

- .9 Lobby for the development of a cumulative socio-economic impact assessment for Hudson's Hope, which will study in greater detail the impacts of expansion in the resource industries
- .10 Work with the provincial and regional government to protect key natural resources that are vital to sustaining and expanding the local tourism industry
- .11 Work with local resource industries to develop an understanding of what their commercial and service needs include, and provide that information to prospective entrepreneurs to help them develop a business case for new opportunities

Collaboration and Partnerships

- .12 Continue to work with other communities such as Chetwynd and Tumbler Ridge, local First Nations, the Northern Development Initiative and the North Peace Economic Development Commission to promote regional economic development
- .13 Work with Northern Lights College, SD # 60, and local industries to develop training programs to ensure that local residents are adequately prepared to take advantage of jobs in the trades and supportive service industries
- .14 Work with local resource industries to develop a Community Amenity Package to encourage their staff and their operations to use existing businesses and community facilities as much as possible
- .15 Encourage the development of a local Business Association, and work with them to establish a business improvement area in the town centre

Tourism

- .16 Develop a Tourism Investment Attraction Strategy which will highlight the community's tourism assets (i.e. forests, rivers, lakes, wildlife, dinosaur fossils, etc.), note gaps, and develop a strategy for attracting investment and tourists to the area

Agriculture and Local Food Production

- .17 Encourage the expansion of the agriculture industry by protecting high quality agricultural land and working with local farmers to better understand how they can promote the development of the agricultural economy
- .18 Support the continued development of local food opportunities by developing community gardens, encouraging backyard gardens, and working with local restaurants to source food locally where possible
- .19 Continue to support the Hudson's Hope Farmers Market
- .20 Develop and implement a Regional Agriculture Plan in partnership with the Peace River Regional District
- .21 Consider developing a local steering committee to lead/enable agriculture development and food security initiatives

Marketing

- .22 Develop a marketing package for Hudson's Hope that will summarize key commercial and industrial gaps/opportunities, land and building availability, and local demographics
- .23 Promote Hudson's Hope as being a key part of the Peace Region's agricultural industry
- .24 Continue to promote local tourism, with an emphasis on encouragement of tourists from the north Peace region

Technology

- .25 Determine whether additional economic development opportunities may be possible with the introduction of enhanced internet service to Hudson's Hope

3.3. Infrastructure

Infrastructure is the backbone of any community. The District of Hudson's Hope has an extensive infrastructure system to maintain, including a water treatment plant, sewage lagoons, stormwater management, roads and trails, and others. As much of Hudson's Hope's infrastructure was developed around the same time, the community is faced with the need to re-invest heavily in its infrastructure system to ensure its long term sustainability. It is also important to ensure that local aquifers, which play a vital role in a rural municipality, are protected to ensure they can continue to provide private water service to rural residents.

It is critical to ensure that the District's infrastructure has the capacity to meet the needs of today and the demands of the future, recognizing the burden of this investment must not fall solely on today's generation.

Goals:

- ❖ Ensure municipal infrastructure is efficient and effective
- ❖ Maintain the community's infrastructure in a fiscally responsible and sustainable manner
- ❖ Ensure that full life cycle costing is evaluated prior to committing to the development of new infrastructure
- ❖ Prioritize those developments that uses existing infrastructure connections over those that require new infrastructure

Council Policies:

General

- .1 Develop an Asset Management Plan for the District's infrastructure to ensure all assets and their condition are known and a plan is in place to fund their operation, maintenance, and replacement
- .2 Ensure that full costs and financial implications for all municipal projects and initiatives are taken into consideration when making decisions
- .3 Recognize the importance the local aquifer(s) in the provision of well water for many rural residents, and develop an Aquifer Protection Plan to ensure their long term sustainability
- .4 Ensure efficient use of existing infrastructure, including municipal buildings

Development of New Infrastructure

- .5 Promote the development of more compact development, which uses infrastructure more efficiently
- .6 Prioritize development on vacant and/or redevelopment lots that already have access to required infrastructure over development that requires infrastructure extensions

- .7 Consider developing tools to ensure that new development contributes to infrastructure needs that it triggers (latecomer agreements, development works agreements, development cost changes, etc)
- .8 Review zoning and development standards to ensure that infrastructure requirements are appropriately sized for development proposed to reduce long term maintenance costs

Maintenance of Existing Infrastructure

- .9 Develop a level of service plan for the City that identifies where water and sewer infrastructure will be allowed, recognizing that a compact urban form is a key policy
- .10 Ensure infrastructure is maintained and rehabilitated in a timely manner
- .11 Ensure that the full costs for infrastructure renewal are incorporated into taxes and utility rates
- .12 Continue to seek financial support from industry and other levels of government through grant programs and legacy funding as a way to address infrastructure funding gaps, recognizing that sustainable and predictable funding is needed long term to ensure a sustainable asset management program
- .13 Work with regional partners to ensure continued Fair Share funding as a way to access funding to address Hudson's Hope's infrastructure deficit
- .14 Develop policies and procedures for emergency infrastructure issues such as watermain breaks

Infrastructure Investment

- .15 Establish and review sustainable water and sewer rates that will pay for current operations and maintenance as well as developing reserves for future infrastructure rehabilitation and expansion
- .16 Work towards enhancing public awareness and understanding of the full costs and financial implications associated with all projects and initiatives in the community, and ensure the public has opportunities to be involved in decision-making

3.4. Transportation

The ways in which people and goods are transported throughout a place can have significant implications for community life and environmental sustainability. In Hudson's Hope, there is an interconnected roadway system within the townsite, an expansive system of rural roads connecting the District, and a highway system that links Hudson's Hope to the region. The system is identified in Schedule H.

While it is relatively easy to get around in Hudson's Hope by vehicle, it can be more difficult to use alternative modes, such as walking and cycling. As the community grows and as greenhouse gas emissions reduction becomes increasingly important, it is critical that alternative transportation options to personal vehicles are provided and promoted. At the same time, recognizing the northern climate in Hudson's Hope, its distance from major centres, and the associated necessity of traveling longer distances in a large District, it is important that existing roads are maintained and used efficiently.

Goals:

- ❖ To provide an efficient, safe, reliable, and connected municipal roadway system for residents, visitors and businesses
- ❖ Integrate Highway 29N with the municipal road network in order to increase the compatibility of adjacent uses, enhance the appearance and gateway experience, particularly through the town centre area
- ❖ Provide safe and accessible alternatives to personal motor vehicles to reduce energy use and contribute to healthy lifestyles

Council Policies:

General

- .1 Develop and maintain a compact and walkable community within the townsite
- .2 Continue to maintain the municipal roadway system
- .3 Restrict direct access to highways from individual sites to maintain highway design speeds and ensure highway safety

Promotion of Alternative Transportation Modes

- .4 Develop a comprehensive Trails Network Plan to ensure that trails, walking and bicycle paths, cross country ski tracks, and bridle paths are logical, connected, have a maintenance plan, and investment is prioritized to the most critical paths
- .5 Provide sidewalks and promote cycling and walking within the community in strategic locations. Emphasis should be placed on access to schools from residential and town centre neighbourhoods
- .6 Partner with the Province or other parties in ensuring area highways suit the needs of the local community, and that provincial roadway improvements are coordinated with any desired local improvements (streetscaping, sidewalk provision, etc)

- .7 Ensure that all existing and proposed institutions that require public access or regular employee access include safe access for pedestrians and cyclists
- .8 Encourage existing attempts to provide small scale transit service to larger centres, and advertise opportunities to use the service to area residents
- .9 Add sidewalks within the townsite on paths of highest priority, including ensuring roadways within the Town Centre have a sidewalk on at least one side, with focus on the most heavily used paths for children and seniors

Accessibility

- .10 Ensure that wheelchair or mobility aid ramping and bicycle storage racks are located at the entrance to all necessary facilities
- .11 Encourage owners of properties whether commercial, industrial or recreational, where the general public has access, to further enhance these facilities by making them universally accessible for seniors or those with disabilities
- .12 Ensure that District facilities recognize and accommodate universal accessibility aspects for both indoor and outdoor facilities
- .13 Consider improving the accessibility and safety of sidewalks in the community for people with limited mobility, including seniors

Safety

- .14 Provide pedestrian scale lighting along trails and paths

3.5. Environment

Hudson's Hope is characterized by its natural surroundings, including the majestic Peace River and its surrounding topography. The natural surroundings are often identified as one of the key reasons people like to live in Hudson's Hope. Access to pristine wilderness areas, the ability to breathe clean air, and the attraction of living in a clean community draw people to live and stay in Hudson's Hope. In this regard, maintaining and enhancing environmental integrity is an important goal for the community.

The following section will identify all areas of environmental management in Hudson's Hope including solid waste management, service provision, and air quality.

Goals:

- ❖ To minimize the negative impacts on the natural environment and use resources wisely
- ❖ Increase environmental awareness in the community
- ❖ To achieve the following community-wide greenhouse gas emissions reduction targets:
 - 15% reduction from 2007 levels by 2020;
 - 25% reduction from 2007 levels by 2030; and
 - 80% reduction from 2007 levels by 2050.

Council Policies:

General

- .1 Work with School District 60, the Peace River Regional District, and the Northern Environmental Action Team (NEAT) to develop an environmental education program for the community that provides learning opportunities regarding key environmental issues
- .2 Incent residents to demonstrate environmental stewardship through contests and awards

Water

- .3 Work to develop partnerships for the stewardship and protection of the Peace River
- .4 Develop a Watershed Protection Plan with an emphasis on protecting surface and groundwater in rural areas
- .5 Monitor water consumption data and report results such as the amount of water consumed per capita and compare to best practices and statistics from other communities in the Peace region
- .6 Develop a Water Conservation Strategy and identify how to reduce consumer demand for water (low flow toilet rebates, continued water metering, appropriate water rates, etc.)
- .7 Maintain appropriate treatment levels for wastewater that will be discharged into the natural environment

- .8 Enact a policy requiring that new development should meet pre-development stormwater flows on-site

Solid Waste

- .9 Review potential of household compost programs
- .10 Continue to simplify recycling programs being offered in Hudson's Hope
- .11 Support the implementation of the Peace River Regional District Solid Waste Management Plan

Energy and Emissions

- .12 Promote energy-efficient and environmentally friendly design and construction for all new development within the District.
- .13 Review the potential of having an energy self-sufficient community by exploring alternative energy technologies such as wind, solar, and biomass
- .14 Continue to review opportunities to reduce energy used in the District's operations. These could include changes to the operation of the arena, community hall, corporate fleet, municipal hall and/or the water treatment and distribution system
- .15 Encourage residents to pursue home energy retrofits in their homes, including considering the provision of information resources, assistance in filling out grant applications, and/or connecting homeowners with energy auditors or other energy tradespeople
- .16 Review opportunities to generate energy from agricultural wastes in the community

Natural Areas

- .17 Prioritize the development of increased viewpoints and access to the Peace River in the townsite
- .18 Continue to preserve natural areas and greenspace in the community
- .19 Continue to maintain access into natural areas while protecting ecological habitat
- .20 Work with the province and industry to ensure that mining and oil and gas activities do not adversely impact key natural areas
- .21 Work to provide a high level of security from wildfires
- .22 Have a strict adherence to on-site tree retention as far as property development is encouraged through manipulation of building orientation, location and size
- .23 Work towards a safe responsible and cost-effective invasive plant management program to minimize the use of pesticides

Air Quality

- .24 Work with regional partners and industry to monitor local air quality
- .25 Report on available information about local air quality to residents on a regular basis

3.6. Social Needs and Culture

The social health of a community is critical to its long term sustainability. Hudson's Hope therefore needs to ensure that an appropriate range of facilities and services are available within the community to provide key social services and to support a vibrant community.

At the same time, it is also important that education opportunities, cultural resources, promotion of healthy lifestyles, and social activities are available to residents to ensure a high quality of life.

Goals:

- Ensure the social needs of the community are addressed
- Promote enhancements to education opportunities available in the community
- Integrate art, culture and special events in parks and recreation settings as a means to create a more liveable community

Council Policies:

General

- .1 Work with community partners and provincial agencies to ensure adequate social services are provided in Hudson's Hope
- .2 Encourage the expansion of daycare resources in the community
- .3 Continue to provide a high level of protective services (fire and police) in the community
- .4 Support the development of services for people with special needs in Hudson's Hope

Health Services

- .5 Support the continued operation and expansion of the Hudson's Hope Health Unit
- .6 Work with Northern Health to attract more doctors and nurses to Hudson's Hope
- .7 Review opportunities to encourage other health professionals such as physiotherapists, chiropractors and speech therapists to either relocate to, or provide regular service in, Hudson's Hope

Recreation and Community Programming

- .8 Develop parks and recreation programs that encourage healthy and active lifestyles for people of all ages
- .9 Work with local industries and worker camp operators to identify measures to positively integrate employees living in worker camps into the community by offering opportunities for participation in various community recreation programs
- .10 Work with local community groups and organizations to address potential space needs

Education

- .11 Diversify educational opportunities for all ages in the community
- .12 Encourage School District # 60 to ensure Hudson's Hope School is appropriately funded and maintained to accommodate existing and future enrolment

Heritage and Culture

- .13 Partner with the Hudson's Hope Museum to promote a public understanding and appreciation of the diversity and nature of heritage resources present and a commitment to their conservation
- .14 Ensure ongoing awareness and application to Federal, Provincial, Regional and other funding sources to partner in the District's goals toward heritage preservation and presentation
- .15 Raise the level of awareness within and outside of the community about agricultural heritage within the District
- .16 Work with local First Nations to highlight their contribution to the history and culture of Hudson's Hope

3.7. Parks and Recreation

Hudson's Hope has many facilities in place that contribute to the quality of life residents currently enjoy. As the community grows, it will become increasingly important to maintain and upgrade existing facilities, identify appropriate locations for new facilities, and develop new and revised programs. The Parks and Recreation system is identified in Schedule I.

Goals

- ❖ Provide safe and accessible parks and open areas for the enjoyment of both residents and visitors
- ❖ Provide high quality recreation opportunities for community members of all ages and abilities

Council Policies:

General

- .1 Develop interpretive District wide signage used at trail heads, points of interest and community facilities
- .2 Develop a Parks and Recreation Master Plan for the District that incorporates a needs assessment and layout plan
- .3 Maintain and operate local campgrounds and ensure that its use is limited to tourism rather than the provision of temporary accommodation

Community Collaboration / Partnerships

- .4 Work with School District 60 to investigate options for improving existing recreation facilities and open space at Hudson's Hope School and making these available for community-wide use
- .5 Continuing to encourage local service clubs, community groups and industry to assist in the development of parks and recreation type facilities

Municipal and Neighbourhood Parks

- .6 Require new residential development to provide neighbourhood park facilities
- .7 Work to ensure existing residential areas are provided with neighbourhood park facilities
- .8 Maintain and expand existing park offerings

Natural Areas Recreation

- .9 Ensure public access to the Peace River, both physical and visual, is achieved through the development of trails, boat launch facilities, lookouts and view corridors
- .10 Establish a network of trails that connects the public parks and natural open space environments (see Schedule I)

- .11 Work with senior levels of governments to ensure that areas of natural, ecological, aesthetic, and recreational significance are protected, including the Boudreau Lake Protected Area.

PART 4: IMPLEMENTATION

4.1. Reviewing the OCP

This OCP will be regularly reviewed on an ongoing basis.

Council Will:

- .1 Review the OCP annually
- .2 Schedule a comprehensive review of the OCP no later than 2018

4.2. Ensuring Consistency

All municipal plans, strategies, policies, bylaws and reports to Council prepared subsequent to the adoption of this plan must include an ICSP and an OCP “Context Statement” that:

- .1 references the objectives and policies of the ICSP and OCP; and
- .2 describes how the document contributes to the achievement of the ICSP and OCP.

All municipal plans, strategies, policies, bylaws and staff recommendations to Council must be consistent with the ICSP and OCP.



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE



Town Centre Plan

District of Hudson's Hope

Schedule B
Official Community Plan

VISION

The Town Centre Plan seeks to reflect these fundamental priorities identified in the ICSP:

- We value and cultivate small town feel
- We are a community that is open to accommodate a wide range of people, including families, youth and seniors
- We are a community that provides opportunities for citizens and businesses
- We will ensure that our community is built to last

PRINCIPLES

Town Centre Identity: Create an inviting and enjoyable town centre that is a destination and a home.

Getting Around: Make Hudson’s Hope’s town centre an easy place to get around, in all seasons, for all pedestrians, cyclists, vehicles and seniors

Places to Be: Create new and enhance existing formal and informal public gathering places in the town centre

Places to Shop: Encourage and support retail and commercial businesses to locate in the town centre

Things to Do: Support and plan community events and programming year-round in the town centre

HUDSON’S HOPE’S TOWN CENTRE

Hudson’s Hope’s town centre is located in the east half of the community and is within easy cycling and reasonable walking distance of most residents. It is in close proximity to the Peace River and contains several important community amenities. There are several vacant and underdeveloped parcels located in the town centre area, creating opportunity for new development. Current development in the town centre is largely vehicle-oriented, with buildings set back far from the street, often with a parking lot or grassed yard in front. Existing land use is primarily commercial and institutional, with low density residential towards the edges.



Figure 1: Town Centre Plan Boundary

STRATEGY

Character Areas

A community's character is developed through the combination of its built form and its people, which together create an overall sense of place. Town centres with a strong sense of place are the focal points of their community and attract people at all times of day with a variety of activities.

Existing Conditions

The town centre can be divided into three areas, each with its own features and potential. The Commercial Area is the largest part of downtown and contains the bulk of the town centre businesses and vacant land, along with a few residential properties. The Institutional Area contains a concentration of public facilities and civic buildings, and the Gateway Area centers around Beattie Drive and the entrances into the town centre. The edges of these areas overlap and all areas generally share these characteristics:

- Development is primarily 1-2 stories, generally single-use institutional or commercial, with low-density residential on the edges of the town centre.
- Buildings are set back from the street with parking or grassed lawn in front.
- There is a low level of pedestrian activity on the streets. The pedestrian environment is not welcoming, there is minimal street furniture and few sidewalks, and there are no identifiable places on the street for people to gather casually and visit.





Figure 2: Town Centre Character – Existing

Potential & Opportunity

Facilitate intensification and development that builds upon and improves the unique character of the town centre to encourage business development, shopping, recreational uses and social gathering by locals and tourists alike.

General Strategies

- Encourage mixed use development that combines commercial and/or service uses on the main floor with up to 3 storeys of residential units above.
- Improve signage, lighting, and street furniture such as benches, trash receptacles, and bike racks.
- Encourage the rehabilitation and retention of historically significant buildings and sites.
- Investigate opportunity to create a position whose responsibility would be to program events in the town centre.



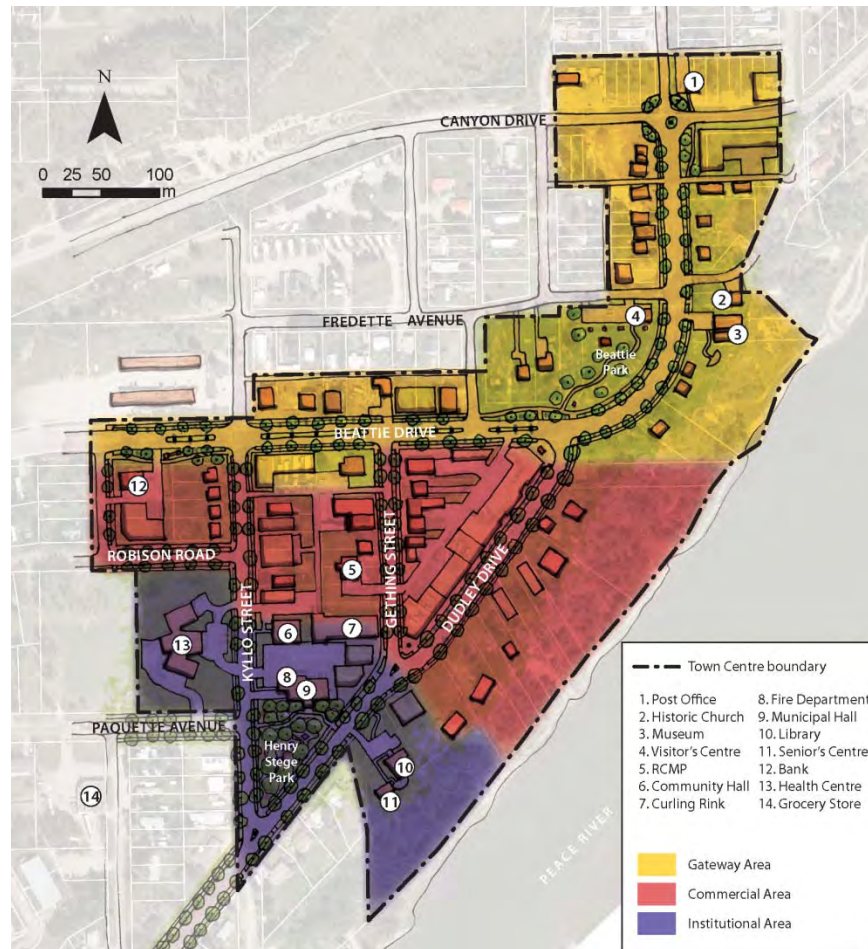


Figure 3: Town Centre Character – Potential & Opportunity

Commercial Area

The Commercial Area is the focus of the town centre, where locals come to shop, meet neighbours, and have a cup of coffee. Visitors recognize the area as the centre of the community. Promote investments in this area that will create a vibrant commercial core.

- Consider incentives for commercial redevelopment and façade improvements.
- Initiate/support the formation of a Town Centre Business Association or a corresponding Business Improvement Area.
- Support and facilitate creative pilot projects such as seasonal patios and temporary road closures as a means of testing ideas for success before committing to them permanently.
- Consider streetscape improvements to Gething Street and Beattie Drive to improve pedestrian access and experience, encouraging more people to visit the area.



Institutional Area

The Institutional Area is characterized by the proximity of several public facilities and civic buildings. Reinforce this area as the civic centre of the community, and explore the opportunity to express what makes Hudson's Hope unique – its people, history, and beautiful natural setting.

- Improve pedestrian accessibility and enhance pedestrian connections and wayfinding by updating signage for look-outs, civic buildings, and nearby destinations and attractions.
- Reinforce and enhance the civic feel of the area by encouraging public amenities/institutions to locate in the area, and by encouraging landscape improvements that integrate with the streetscape and invite the public to inhabit the space.
- Create a community focal point and gathering place by redeveloping the parking lot south of the Municipal Hall. This will help to connect Henry Stege Park to the broader pedestrian network and help establish the area as a destination.



Gateway Area

The Gateway Area will welcome visitors and residents into the town centre and express the sense of pride that the people of Hudson's Hope have for their community. Enhancing this area of the community can encourage passersby to stop and visit the interesting sites Hudson's Hope has to offer.

- Entice visitors to stop at the Visitor's Centre with upgraded signage advertising its amenities (clean washrooms, rv parking, etc.), creating an opportunity to draw them further into the town centre.
- Slow down Beattie Drive using traffic calming measures such as roundabouts and medians, along with a rich streetscape environment including landscaping, trees, and signage to establish a sense of arrival into the town centre and create a sense of place.
- Strengthen visual and pedestrian connections to the Commercial Area through signage and streetscape improvements to encourage visitors to venture further into the community rather than passing straight through.
- Improve pedestrian connections to facilitate easy crossing between Beattie Park/the Visitor's Centre and the Museum.
- Engage local businesses and volunteer groups to promote and plan programming to attract visitors throughout the year.
- Consider rescheduling Farmer's Market to the weekend to accommodate tourists.



- Promote local history and draw visitors into the downtown by developing a Historical Walking Tour. Consider interpretive signage throughout the town centre highlighting historical sites and people, with maps available at the tourist centre, museum, and local retailers.

Circulation and Connections

A community's circulation system is made up of roads, sidewalks and trails which connects its people to services, amenities and each other. It should be easy to navigate on foot, by wheelchair and in a vehicle, in all kinds of weather.

Existing Conditions:

- Sidewalk connections between potential pedestrian destinations are limited, though for the most part the street blocks are short and offer many route options
- Hudson's Hope is compact, and distances between destinations within the townsite are easily walkable and bikeable
- Winter environment can create challenging conditions for pedestrians, particularly seniors and others with reduced mobility
- Highway 29/Beattie Drive has a highway character and is not integrated into the townsite
- Road right-of-ways are generally very wide for the volume of traffic they must accommodate
- There is no differentiation between commercial and residential streets
- There is no sense of arrival when you enter the town centre





Figure 4: Circulation & Connections – Existing

Potential & Opportunity:

Focus improvements on key street sections to help define the town centre, enhance connections between destinations, and improve active transportation opportunities in the area.



Figure 5: Circulation & Connections – Potential & Opportunity

Beattie Drive

Change function from a highway to a complete street to slow traffic, create a sense of place, and increase use as a pedestrian and bike route.

- Employ traffic calming strategies such as the installation of central medians and/or reduce the carriageway to accommodate treed boulevards
- Explore access management techniques to reduce pedestrian-vehicle conflicts, as there are currently many driveways that access directly onto Beattie Drive
- Enhance accessibility for pedestrians by considering smaller corner radii and/or curb flares at intersections to facilitate easier pedestrian crossings
- Improve facilities for cycling by considering options such as dedicated bike lanes, sharrows (bike route signage painted on roadway), or an asphalt multi-use trail on the north side of the street that would connect important destinations such as the school, Beattie Park, and the post office
- Create a sense of arrival into the town centre; explore the opportunity for public art, banners, trees, hanging baskets or other features in a central median and along sidewalks

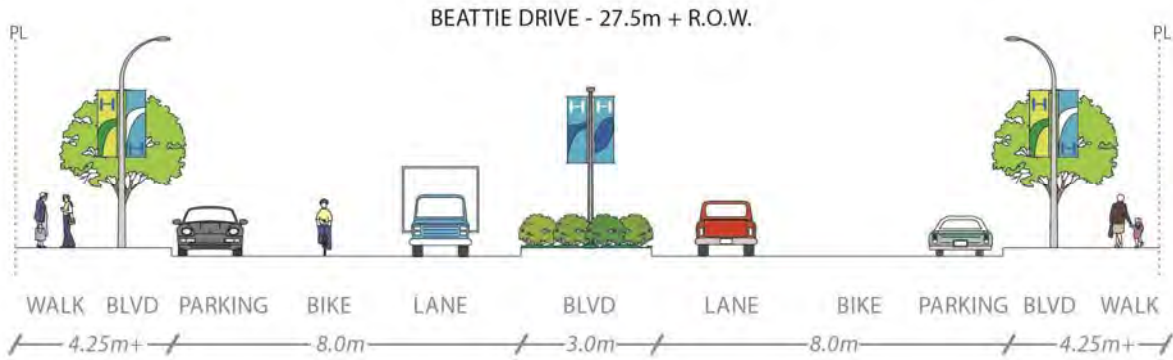


Figure 6: Beattie Drive

Gething Street/Dudley Drive/Kyllo Street

- Create a distinct sense of place and pleasant pedestrian realm by considering the installation of:
 - Treed boulevards where the ROW width allows
 - A wider sidewalk along the north side of Dudley Drive that would accommodate outdoor seating areas on the sunniest side for the street
 - Light standards or decorative poles with banners and hanging flower baskets
 - Central medians with plantings where Dudley Drive intersects Kyllo Street and Gething Street
- Connect focal points and attractions by completing the pedestrian circulation system. Consider installing sidewalks on both sides of the streets, prioritizing the east sides of Kyllo Street and Gething Street.
- Enhance accessibility and safety of pedestrians. Curb extensions and smaller corner radii at intersections can facilitate easier pedestrian crossings, and parallel parking along the sides of the streets helps to buffer pedestrians from traffic.

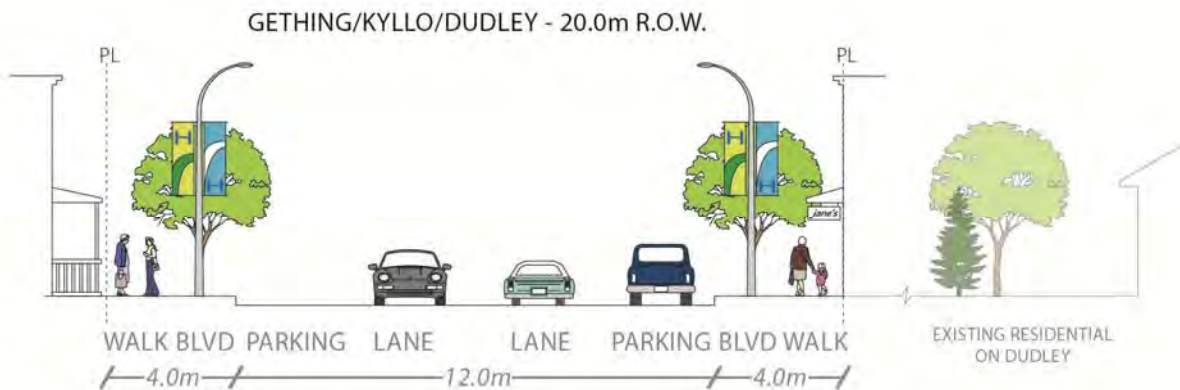


Figure 7: Gething Street/Dudley Drive/Kyllo Street

Focal Points

A community's focal points are the places that make it unique and act as destinations for locals and visiting tourists.

Existing:

- Visual and physical access to the river is limited by steep slopes and existing development along the top-of-bank. Existing viewpoints of the Peace River are spectacular but are not easy to find.
- Community signage is weathered and inconsistent in style and theme.
- There is no sense of arrival or obvious boundary around the downtown area.
- The Visitor's Centre is a gateway to the community for tourists.



Figure 8: Focal Points - Existing

Potential & Opportunity:

Emphasize and improve existing gateways and viewpoints through upgrades to signage, access, amenities, and landscaping.



Figure 9: Focal Points – Potential & Opportunity

Gateway: Beattie Drive/Canyon Drive **photo examples of roundabouts*

This intersection is a significant node in the community. It is part of the primary route for people entering the townsite and the adjacent post office is a daily destination for many. There is opportunity to recreate it as an impactful gateway to the downtown.

- Investigate traffic calming measures such as a roundabout at this major entrance into the community. A roundabout calms traffic and can often move it along more efficiently than a four-way stop or signalized intersection.

- Create a sense of arrival with a central feature such as landscaping, welcome signage, or public art.
- Improve pedestrian connectivity to the post office, a major community destination, by extending the sidewalk up Beattie through the intersection.



Figure 10: Gateway at Beattie Drive and Canyon Drive

Gateway: Beattie Drive from Lemieux Street to Kylo Street

This block marks the west boundary of the town centre and is a significant entrance point into the area. Creating a sense of arrival into the town centre can help establish the area as a destination for locals and visitors.

- Create a sense of arrival with features such as landscaping, welcome signage, or public art. The road right-of-way on the south side of the Beattie Drive carriageway is quite wide, underutilized, and offers an easy location for gateway improvements.

Focal Point: Southwest corner of Beattie Drive/Dudley Drive

The SW corner of Beattie Drive and Dudley Drive is the edge of a significant redevelopment site and could become a focal point for the Commercial Area. The small lot on the corner designated as Park/Open Space is vacant, which creates an opportunity for a small public gathering space to be developed.

- Create a sense of significance by exploring options for public art, a clock tower, etc. to establish the focal point. Other public realm enhancements could include public seating, landscaping, and/or a small plaza.
- Active frontages support a vibrant public realm. Ensure future building on adjacent property fronts the corner as well as Dudley Drive with transparent windows and entrances at street level.

Viewpoints

Views of the Peace River from the townsite are spectacular all year round; though access from the downtown area view is limited to a few areas. The available viewpoints are valuable community amenities to be enhanced and enjoyed.

- **Museum**

- Wayfinding signage at Beattie Drive will help to identify the viewpoint's existence to visitors
- Improve universal access by paving the path from the museum to the viewpoint



- **Library/Senior's Centre (New Horizons)**

- Improve wayfinding by installing identifying signage at the street as the viewpoint is hidden and tucked in behind the Library
- Promote the viewpoint as a destination by considering enhancements to the public realm between Library and Senior's Centre that could include interpretive signage, seating, fencing, etc.

- **Riverside Trail**

- Improve visual and physical access to the Peace River by exploring the opportunity to connect viewpoints and expand the trail network with a trail above the river if Site C is constructed



Redevelopment Opportunities

A community is often judged based on the quality and character of its downtown environment. As it will impact the entire townsite, it is important that redevelopment contributes positively to the function, character, and prosperity of the area.

Existing:

- There are numerous vacant and underutilized parcels of land located throughout the townsite, many in the town centre area
- Expansion of the townsite is constrained by natural features (steep slopes, river) offering opportunity for growth through densification and infill development in the town centre area



Potential & Opportunity:

Redevelop the vacant and underdeveloped land in the town centre in a manner that contributes to the vitality, character and sustainability of the townsite as a whole.



Figure 12: Redevelopment Opportunities – Potential & Opportunity

Vacant land fronting Dudley Drive:

This block of land is the largest vacant parcel in the town centre and its redevelopment has the greatest potential to positively impact the town centre area.

- Promote this land as a priority redevelopment site and explore options to encourage its redevelopment, including such things as:
 - Meeting with landowners to understand their short and long term objectives and to communicate the significance of the site to the town centre
 - Investigating potential impediments and incentives to redevelopment such as site contamination, incentive programs, etc.

- Create a sense of vibrancy in the town centre by encouraging a combination of commercial and multi-family residential developments. Mixed use development brings people to the area during business hours for services, and is occupied by residents in the evenings.
- Encourage active land uses that entice people to visit the town centre such as bakeries, coffee shops, fitness centre, etc.
- Encourage active frontages that engage the street and create a pleasant pedestrian environment by creating a strong street edge with large, transparent windows and public seating/patios that take advantage of the southern exposure.
- Discourage the development of isolated buildings surrounded by surface parking. This weakens the public realm and discourages pedestrian activity.
- Redevelopment on the corner sites at Beattie Drive/Dudley Drive and Gething Street/Dudley Drive should front both streets as well as the corner to create a strong presence and sense of arrival into the town centre.
- Opportunity for public art installation, clock tower, etc. on the corner of Beattie Drive/Dudley Drive as future development on that site will become a focal point and part of the gateway to the town centre for visitors approaching from the north.



Figure 13: Dudley Drive Redevelopment Site

Henry Stege Park/Municipal Hall parking lot:

Enhance and expand Henry Stege Park to create an outdoor public gathering space in the Institutional Area.

- Explore opportunities to improve pedestrian connectivity through the area and to surrounding destinations, considering such options as:
 - Reducing the size of or relocating the parking lot to the rear of the building and redevelop the space in front as an addition to Henry Stege Park with an east-west pedestrian corridor, as pedestrians currently short-cut through the Municipal Hall parking lot
 - Installing a crosswalk or otherwise strengthening the pedestrian crossing with the Library and Senior's Centre
- Engage local stakeholders and volunteer groups to promote and plan programming to attract people throughout the year. Opportunities may include:
 - Relocating the Farmer's Market to this area to draw visitors into the centre of the town centre area
 - Engaging the library and/or senior's centre to develop shared programming to bring kids and seniors into the park
- Consider landscape improvements that emphasize the area's unique sense of place and create a pleasant pedestrian realm all year round

Other vacant/underdeveloped parcels:

- Identify vacant parcels as priority development sites and explore options to encourage and support their redevelopment such as meeting with landowners to understand their short and long term objectives and to communicate the significance of their sites to the town centre.
- Encourage a mix of commercial and denser residential development to bring people into the town centre area throughout the day and evening
- Encourage active land uses that attract people to the area and buildings that create a strong street edge to create a lively and pleasant pedestrian environment
- Discourage the development of isolated buildings surrounded by surface parking. This weakens the public realm and discourages pedestrian activity. Parking should locate behind the buildings and be accessed from the lane where possible.

IMPLEMENTATION

- Maintain project momentum by creating an implementation committee that would be made up of a combination of municipal staff, business owners, etc. and would exist to champion improvements
- Communicate with other potential partners to decide how to advance initiatives. This could include such things as:
 - Meeting with the landowners of vacant or underutilized land to understand their short/long term objectives and communicate the significance of their sites to the town centre area
- Prioritize potential projects
 - Identify “quick wins” - projects that can be accomplished with minimal resources but that have a big impact for the money spent
 - Identify potential pilot projects. For example, try out an idea for a weekend and gauge the public’s response before committing resources to the project
- Explore potential grant programs or incentives to fund initiatives. This could include such things as:
 - Considering a Façade Improvement Program that would include a matching contribution from Hudson’s Hope (up to a certain amount) to fund storefront improvements
 - Exploring incentive programs to encourage land owners to sell or develop the vacant lots and underdeveloped land that have been identified as priority redevelopment sites
 - Develop a corporate donation plan

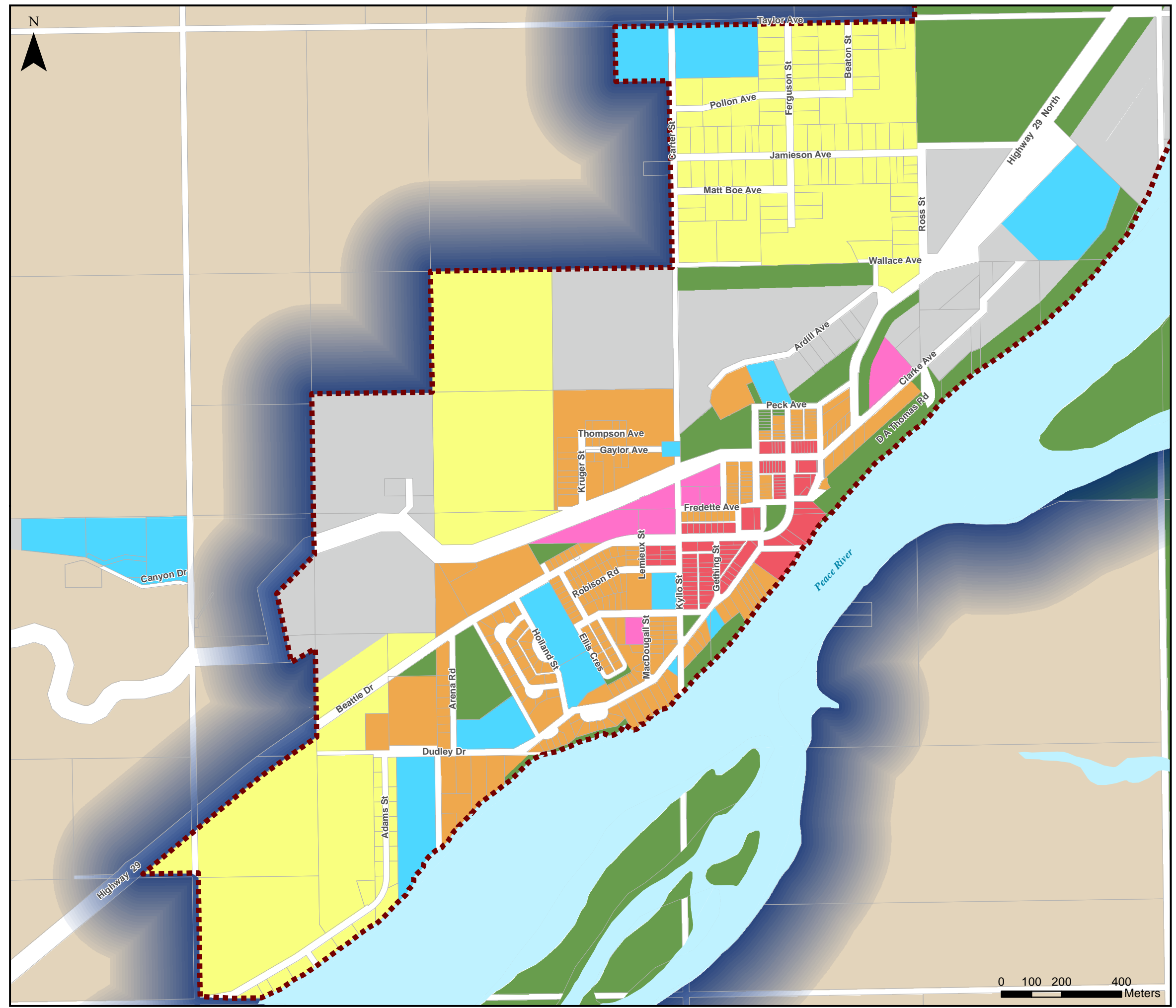
Official Community Plan Land Use

-  Urban Service Boundary
-  Areas Requiring Advanced Screening/ Buffering to Address Future Land Use Conflicts
-  Industrial (Served)
-  Service Commercial
-  Town Centre
-  Civic & Institutional
-  Core Residential
-  General Residential
-  Rural
-  Protected Parks & Natural Space
-  Peace River

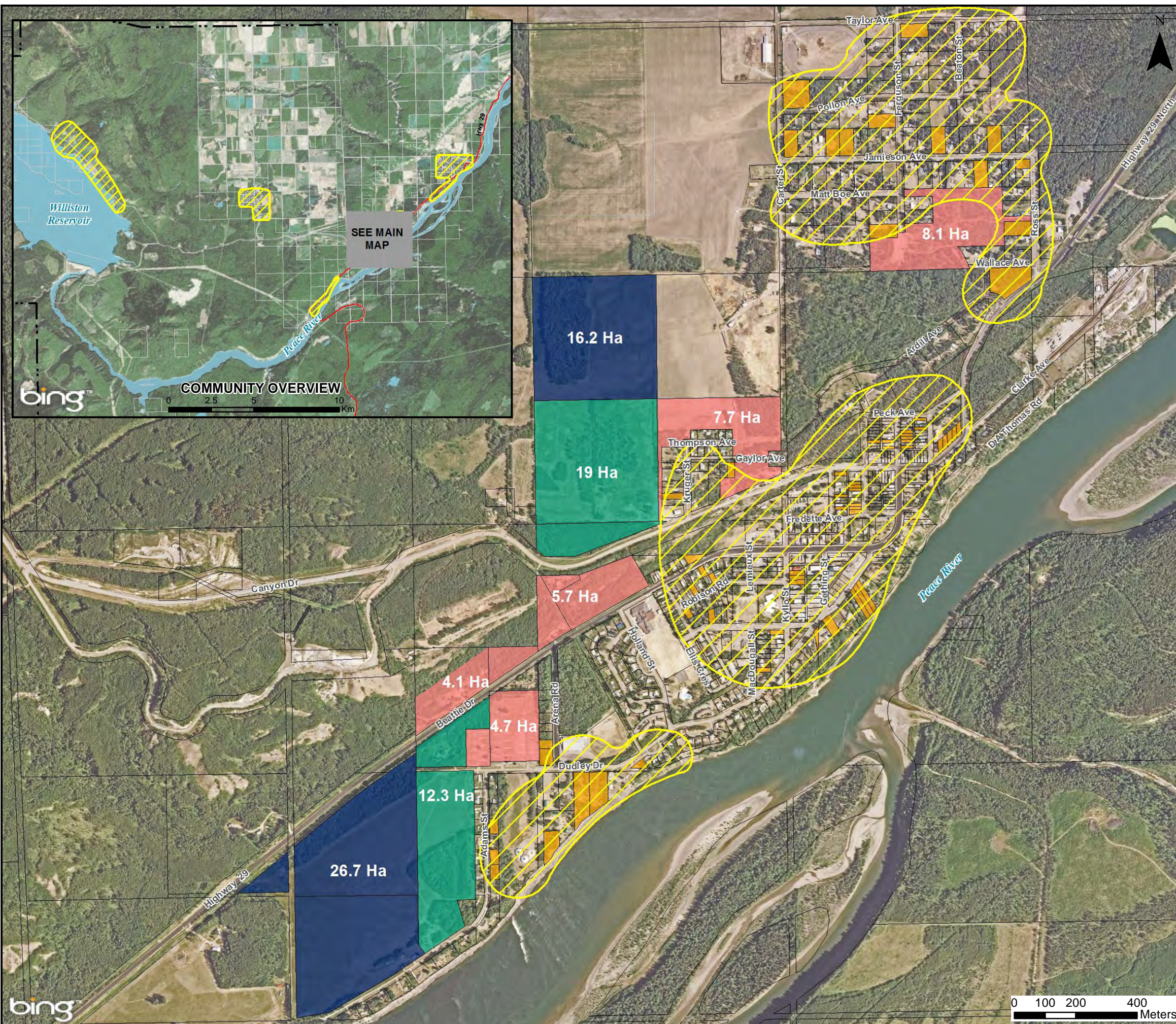
Land use designations extend to the centrelines of adjacent streets

BYLAW NO.	AMENDMENTS	DATE

SCHEDULE C








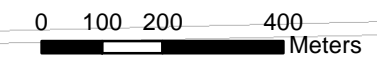
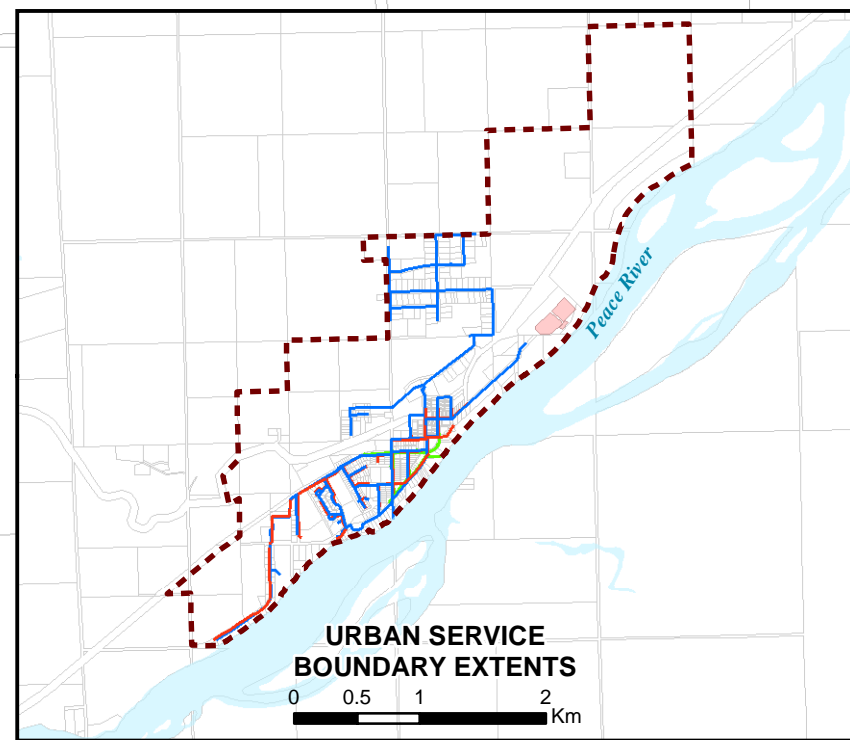
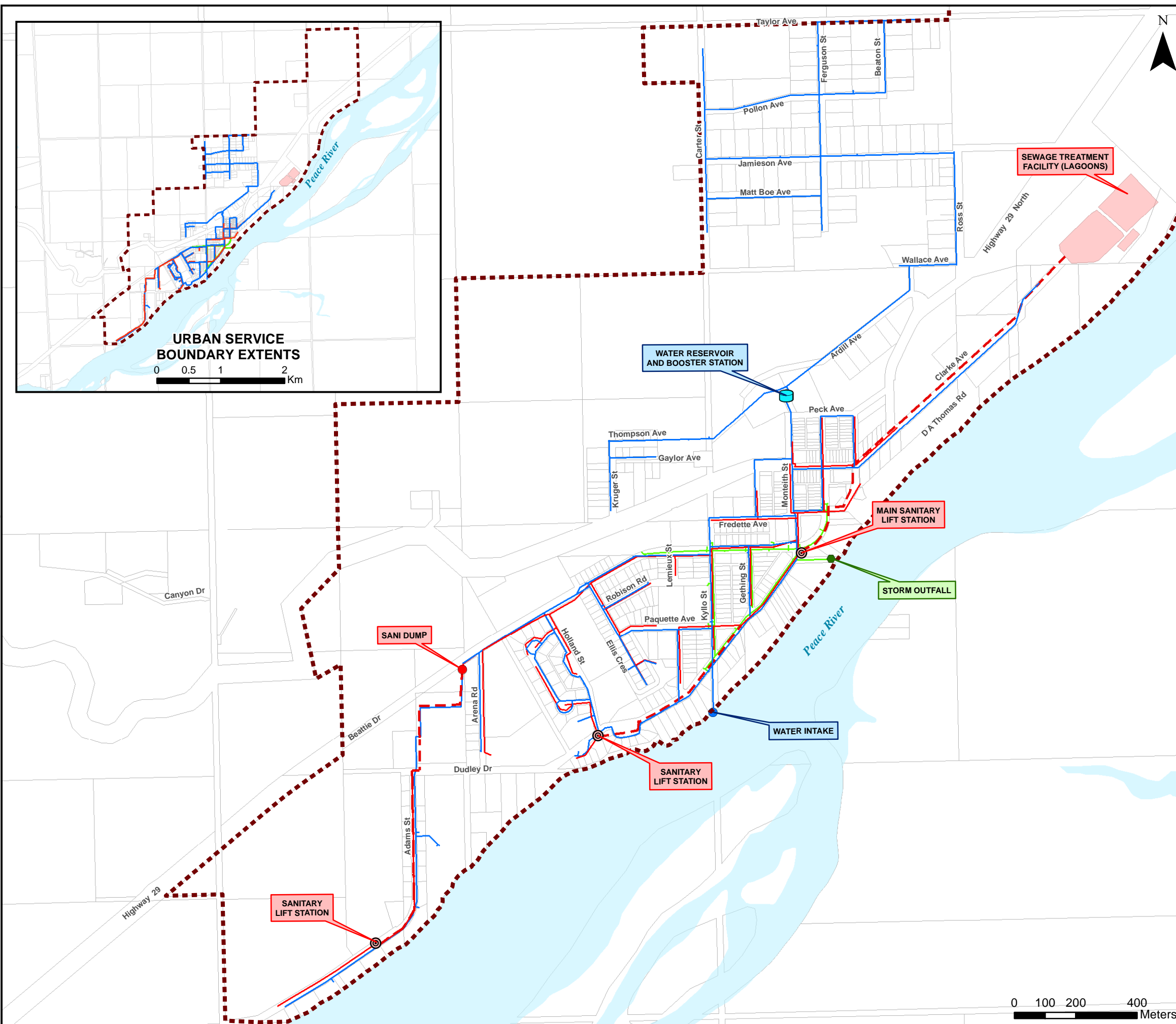
Official Community Plan Future Residential Development - Preferred Phasing



- Residential Infill Lots (Currently Vacant)**
-  Preferred Phase 1
- Key Redevelopment Areas**
-  Preferred Phase 2
- Greenfield Development**
-  Preferred Phase 3
 -  Preferred Phase 4
 -  Preferred Phase 5




Official Community Plan Infrastructure

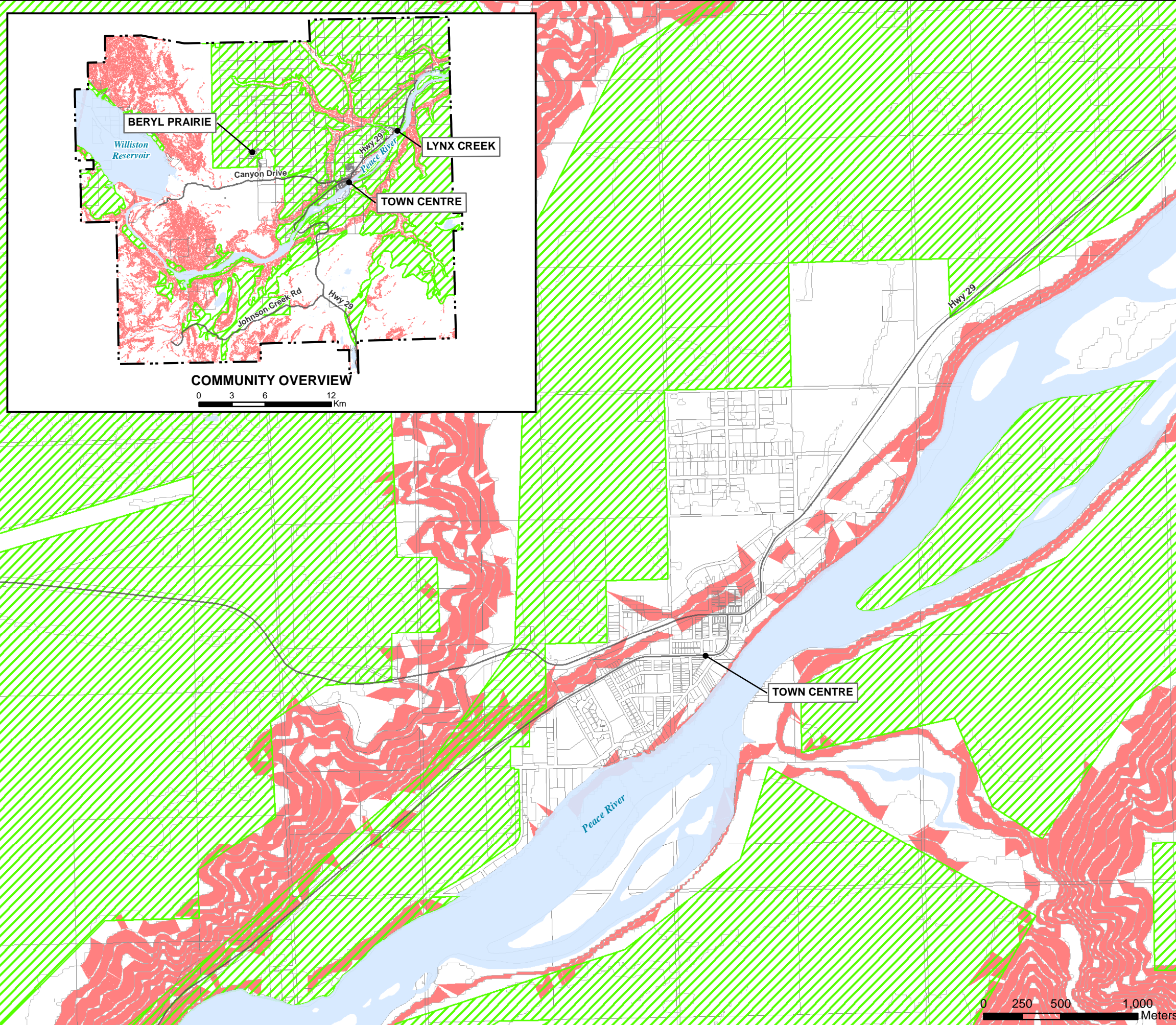
-  Urban Service Boundary
-  Sanitary Forcemain
-  Sanitary Gravity Main
-  Water Main
-  Storm Main



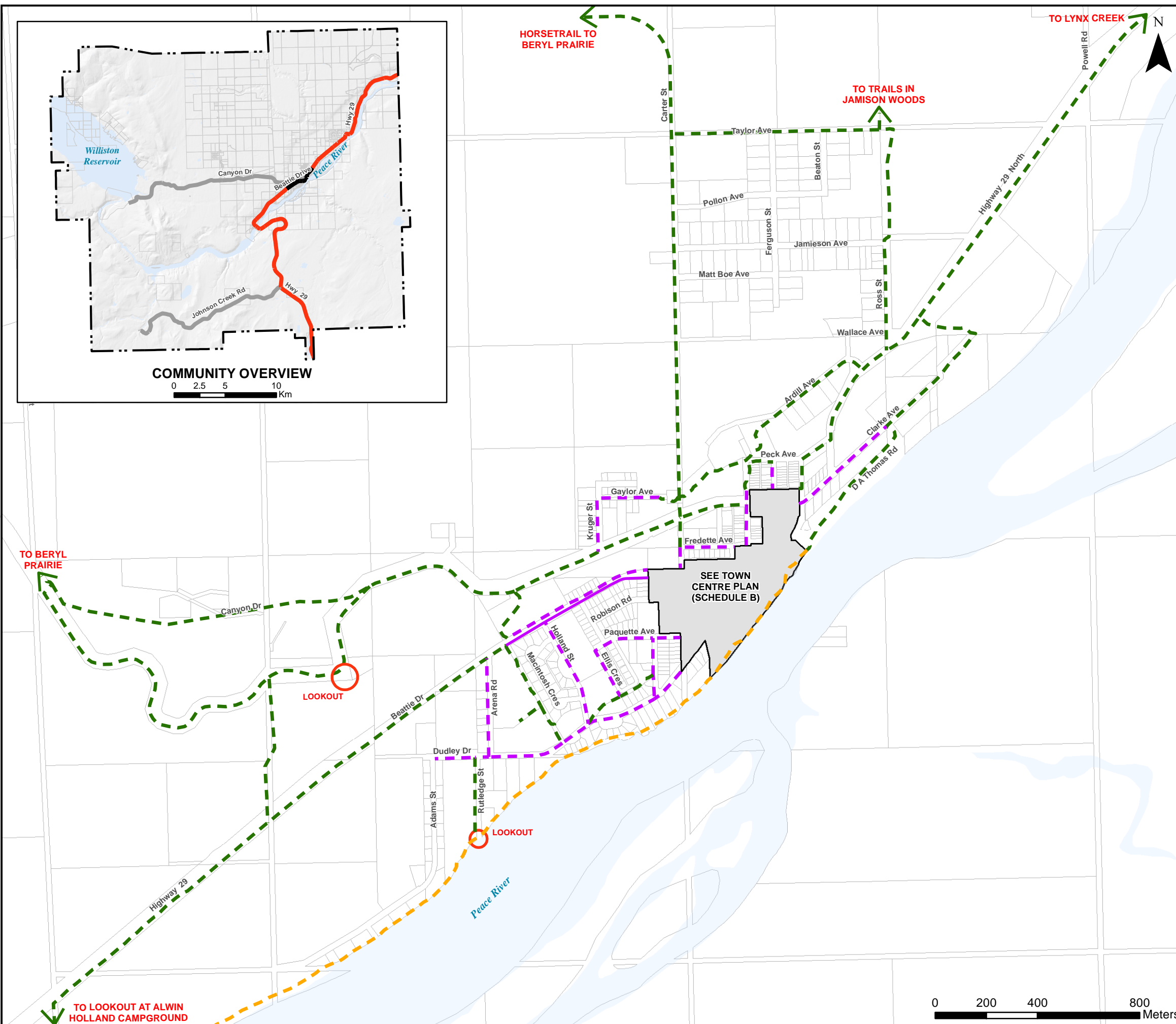
SCHEDULE F

Official Community Plan Development Constraints

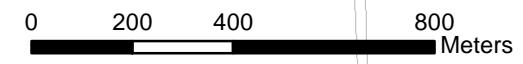
-  Municipal Boundary
-  Agricultural Land Reserve
-  Steep Slopes (>20%)



Official Community Plan Transportation and Mobility








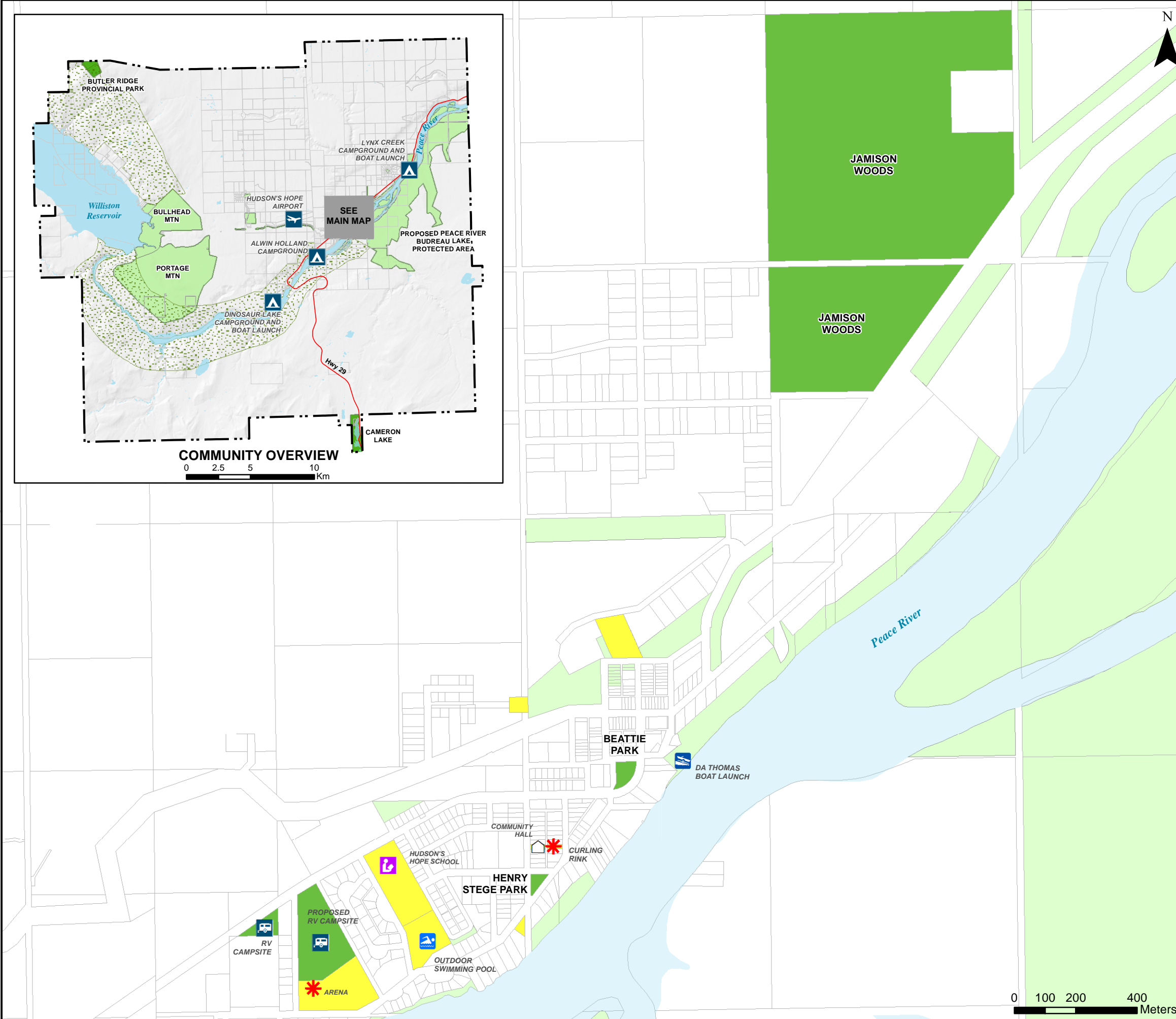
-  Municipal Boundary
-  Existing Sidewalk
- Road Class**
-  Highway
-  Arterial
-  Collector
- Phase 1 (Proposed Improvements)**
-  Town Centre Plan
- Phase 2 (Proposed Improvements)**
-  Trails
-  Sidewalks
- Phase 3 (Proposed Improvements)**
-  Trails



SCHEDULE H



Official Community Plan Parks and Recreation

-  Municipal Boundary
-  Park
-  Other Protected Area
-  Other Public Open Space
-  Area of Recreational Significance



SCHEDULE I

Official Community Plan Gravel Reserves

-  Municipal Boundary
-  Known Gravel Pit/Quarry Reserve
(e.g. Ministry of Transportation and Infrastructure)

