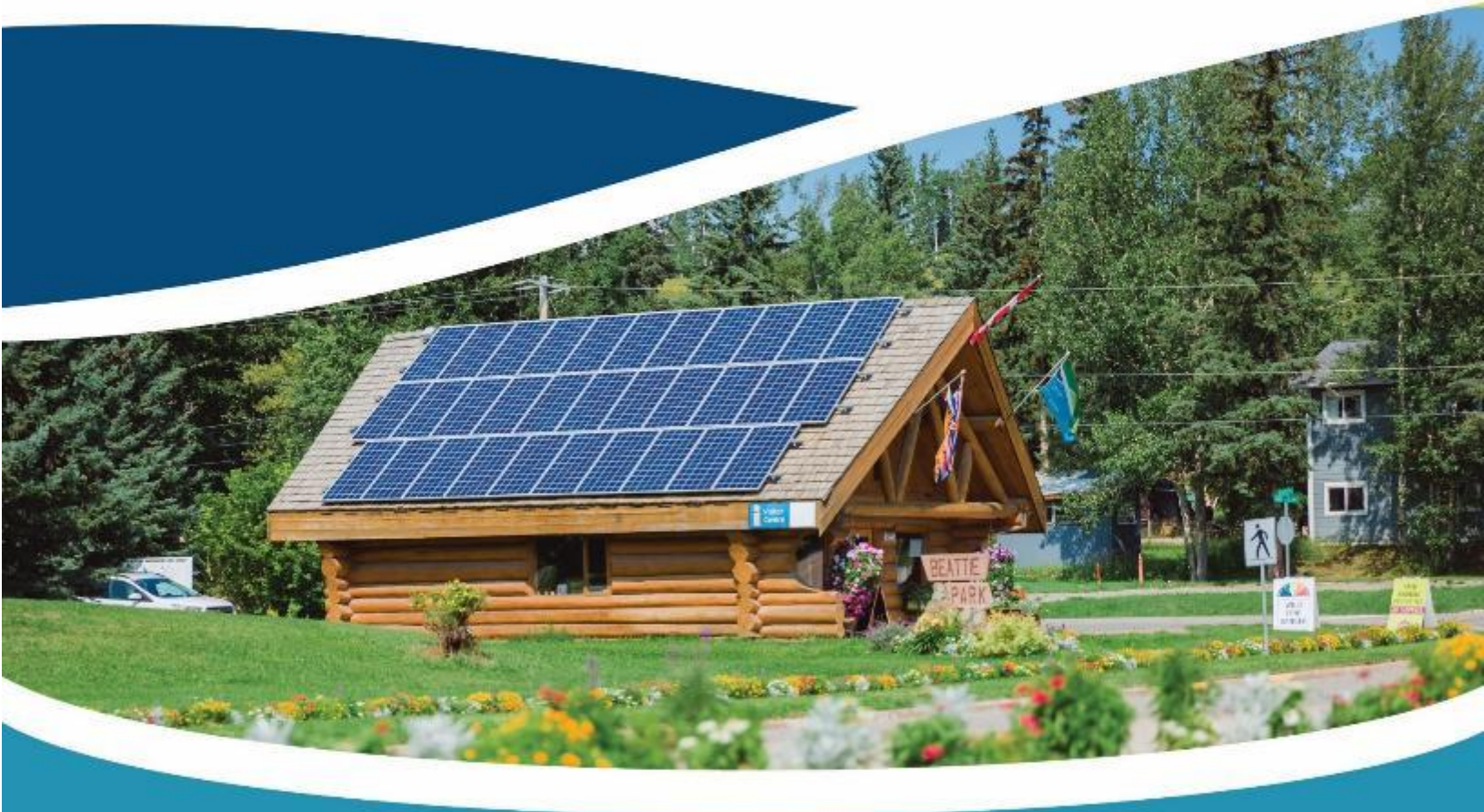




OFFICIAL COMMUNITY PLAN

Bylaw No. XXX, 202X



WHEREAS Council wishes to repeal "Official Community Plan Bylaw No. 822, 2013" and amendments thereto, and wishes to adopt a new Official Community Plan, pursuant to the *Local Government Act*;

AND WHEREAS Council has met the consultation requirements pursuant to Section 475 and 476 of the *Local Government Act*;

AND WHEREAS Council has met the adoption procedure requirements pursuant to Section 477 of the *Local Government Act*;

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*;

NOW THEREFORE Council of the District of 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. XX, 20XX".
2. The following schedules attached hereto are part of this bylaw and adopted as the Official Community Plan for the District of Hudson's Hope:
 - a) Schedule A – Official Community Plan Text
 - b) Schedule B – Land Use – District
 - c) Schedule C – Land Use – Townsite
 - d) Schedule D – Land Use – Rural Neighbourhood
 - e) Schedule E – Future Residential Development
 - f) Schedule F – Existing Infrastructure Map
 - g) Schedule G – Development Constraints
 - h) Schedule H – Aggregate Resources
 - i) Schedule I – Parks and Recreation
 - j) Schedule J – Transportation and Mobility
 - k) Schedule K – Development Permit Area – District
 - l) Schedule L – Development Permit Area – Townsite
 - m) Schedule M – Development Permit Area – Rural Neighbourhood
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the action 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 "Official Community Plan Bylaw No. 822, 2013" and all its amendments are repealed.

Read a first time the _____ day of _____, 2025

Read a second time the _____ day of _____, 2025

Public Hearing held on the _____ day of _____, 2025

Read a third time the _____ day of _____, 2025

Adopted the _____ day of _____, 2025

“Original Signed by the Mayor”

“Original Signed by the Corporate Officer”

Mayor Travous Quibell

Andrea Martin – Corporate Officer

DRAFT

Table of Contents

1	INTRODUCTION	1
1.1	What is an Official Community Plan?	1
1.2	Purpose of the Official Community Plan	2
1.3	Why Update the Official Community Plan?	3
1.4	What is New in this Official Community Plan?	4
1.5	Organization of the Official Community Plan	5
1.6	How to Use this Official Community Plan	6
2	COMMUNITY ENGAGEMENT	8
2.1	Community Involvement	8
2.2	The Vision for Hudson’s Hope in 2045	14
3	COMMUNITY CONTEXT	16
3.1	History	16
3.2	Regional Context	16
3.3	Climate	18
3.4	Labour Force	18
3.5	Population	19
3.6	Growth Projections	20
3.7	Housing Characteristics	20
3.8	20-Year Housing Capacity (Housing Needs Assessment)	22
4	LAND USE PLAN	25
4.1	Growth Management and the Urban Service Boundary	26
4.2	Agricultural Land Reserve (ALR)	27
4.3	Residential	28
4.4	Rural	30
4.5	Town Centre	31
4.6	Service Commercial	32
4.7	Industrial	33
4.8	Civic and Institutional	35
4.9	Protected Parks and Natural Space	36

5	COMMUNITY DEVELOPMENT	39
5.1	Partnerships and Inclusion	39
5.2	Housing	40
5.3	Municipal Infrastructure, Facilities and Services	44
5.4	Economic Development	47
5.5	Transportation and Mobility	49
5.6	Environmental Sustainability and Climate Change Adaptation	51
5.7	Social Health and Wellbeing	54
5.8	Agriculture and Local Food Systems	59
5.9	Parks and Recreation	60
5.10	Hazardous and Environmentally Sensitive Areas	62
5.11	Financial Sustainability	63
6	DEVELOPMENT PERMIT AREAS	65
6.1	Town Centre Development Permit Area	66
6.2	Service Commercial Development Permit Area	68
6.3	Industrial Development Permit Area	70
6.4	Rural Development Permit Area	72
6.5	Steep Slopes Development Permit	73
7	IMPLEMENTATION	75
7.1	Zoning Bylaw and Temporary Use Permits	75
7.2	Land Use Designations	76
7.3	Other Municipal Tools	76
7.4	Municipal Leadership	76
7.5	Annual Reporting	76
7.6	Fiscal Programming	76
7.7	Community Involvement and Awareness	76

Other Schedules

- a) Schedule A – Official Community Plan Text
- b) Schedule B – Land Use – District
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Schedule A

Official Community Plan Text



1. INTRODUCTION



1 INTRODUCTION

The District of Hudson's Hope (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 agriculture, energy and resources, Hudson's Hope has learned to adapt and evolve. Its continued presence is a testament to the 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.

1.1 What is an Official Community Plan?

An Official Community Plan 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 Official Community Plan must be prepared and adopted within the statutory provisions of the *Local Government Act*.

An Official Community Plan is a long-term visionary document that guides decision-making and maps out a course for the future. Previously, best practices suggested reviewing an Official Community Plan every five to seven years to ensure that it continues to reflect the long-range planning objectives of the community. With new legislation in British Columbia introduced in November 2023, an Official Community Plan is now required to be updated every 5 years. Additional updates may also be required occasionally to ensure that an Official Community Plan remains consistent with other procedures, bylaws and government implementation tools, as an Official Community Plan should inform decision making on a wide range of municipal planning and development functions.

Before it can come into effect, an Official Community Plan 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.

1.2 Purpose of the Official Community Plan

An Official Community Plan serves several important purposes for a community. The following list identifies the elements that should generally be contained within an Official Community Plan:

- Direction to guide the growth and development of the community and that can be used in evaluating development proposals
- States in general terms the social, economic, and environmental objectives of a community as they relate to land use planning
- Policy statements (and map designations where appropriate) with respect to the following:
 - Residential development required to meet forecasted housing needs in a community over a period of 20 years
 - Commercial, industrial, institutional, agricultural, recreational and public utility land uses (both present and future)
 - Aggregate deposits that are suitable for future extraction
 - Environmentally sensitive land, land that is subject to hazardous conditions, or land that may constrain future development
 - Major proposed road, sewer and water systems
 - Existing and proposed public facilities (i.e., schools, parks and waste treatment and disposal sites)
 - 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

In addition to the required content by legislation, the *Local Government Act* identifies the following optional components that may be included within an Official Community Plan:

- Policies respecting the enhancement and maintenance of farming on land in a farming area or in an area designated for agricultural use in the plan
- Policies relating to social needs, social well-being and social development
- Policing relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity
- A regional context statement, where applicable
- Policies relating to alternate forms of transportation, and policies of the local government relating to transportation demand management

An Official Community Plan can provide a degree of certainty to Council, staff, local businesses, developers, and residents regarding how a community will grow and develop in the future. It provides guidance for Council on decision-making and policy development and ensures Council's decisions and actions are consistent with direction set out in the Official

Community Plan. An Official Community Plan can also assist a community in acquiring funding from senior levels of government to provide for works and services in a community, as funding is often contingent on a community demonstrating that a plan is in place for capital-intensive infrastructure investments.

While an Official Community Plan does provide several benefits, it cannot obligate Council to undertake any projects suggested in the Official Community Plan, commit Council to specific expenditures, or force Council or other groups to take any action identified in the Official Community Plan.

Areas that an Official Community Plan can cover include:



			
Economic Development	Arts, Culture and Heritage	Transportation	Parks and Recreation
			
Housing	Social Development	Land Use	Strategic Plan
			
			Infrastructure

1.3 Why Update the Official Community Plan?

Since the previous Official Community Plan was adopted in 2013, there have been some notable changes in Hudson’s Hope, including:

- The 2021 Peace River Regional District Housing Needs Assessment and 2024 Peace River Regional District Interim Housing Needs Assessment
- Construction of the Site C Dam, including berm construction in Hudson’s Hope, the realignment of Highway 29, and filling of the reservoir (2015-2024)
- Bill 44 *Housing Statutes (Residential Development) Amendment Act* (2023)
- Agricultural Land Commission legislation changes (2020)
- Significant wildfire activity in the area

1.4 What is New in this Official Community Plan?

This Official Community Plan has been developed to build upon the great work that has taken place in the community. The Official Community Plan also aims to address the challenges that Hudson's Hope is facing and strives to set up the community for success.

The Official Community Plan is a visionary document that takes the aspirations of the community, Hudson's Hope Council and staff, and ensures that sustainable and fiscally responsible decisions are made while creating a vibrant liveable community.

The Official Community Plan contains the following key elements and themes heard from the community during engagement opportunities:

- Affordable and Diverse Housing Options – this speaks to the desire for greater housing options within the community, for all demographics
- Economic Development – increasing local business and employment opportunities are desired within the community; there also exists a tremendous opportunity to increase tourist attractions and building upon Hudson's Hope's motto for the "Playground of the Peace"
- Parks and Recreation – enhancing and increasing recreation options (indoor recreation centre, parks, trails, community hall, etc.) was a common theme
- Age-Friendliness – more housing, programming, and services are needed for seniors for them to be able to age in place and remain in Hudson's Hope
- Municipal Infrastructure, Facilities and Services – preservation of the quality of life in Hudson's Hope was noted as important, as was the need for the community to be prepared for a variety of emergencies
- Transportation and Mobility – providing a greater variety of safe walking options that connect downtown and out to main recreational sites



1.5 Organization of the Official Community Plan

This Official Community Plan is organized into six main parts with various sub-sections including new and carried over parts:

<p>Part 1 Introduction</p>	<p>This part of the Official Community Plan introduces the plan process.</p>
<p>Part 2 Community Engagement Process</p>	<p>This part of the Official Community Plan outlines the community engagement process.</p>
<p>Part 3 Community Context</p>	<p>This section, while new, is built upon information that was contained in the previous Official Community Plan. This part provides a review of the key community characteristics of Hudson’s Hope.</p>
<p>Part 4 Land Use Plan</p>	<p>The land use plan provides objectives and policies for land use planning in the community, including for residential, commercial, institutional, industrial and parks and recreational uses.</p>
<p>Part 5 Community Development</p>	<p>The community development section 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, infrastructure, and other key areas.</p>
<p>Part 6 Development Permit Areas</p>	<p>This section sets out the development permit areas and associated guidelines for Hudson's Hope, focusing on the town centre, service commercial and industrial areas, as well as rural and steep slope areas.</p>
<p>Part 7 Implementation</p>	<p>This part of the Official Community Plan outlines an action and implementation plan for moving the community forward.</p>

In addition to the key components set out above, the Official Community Plan has a few key components: the Vision, Objectives, Policies, and Schedules.

Vision

The vision in this Official Community Plan was created on feedback collected from the community as part of the Official Community Plan engagement process. This vision will guide the growth and development in the community to 2045.

Objectives

The objectives listed in the Official Community Plan are specific outcomes that Hudson's Hope strives to achieve. The objectives should work to move the community towards the vision over time.

Policies

The policies in the Official Community Plan are statements that implement the vision, and objectives. The policies provide a course of action for Hudson's Hope to achieve the overarching direction that the vision presents.

Schedules

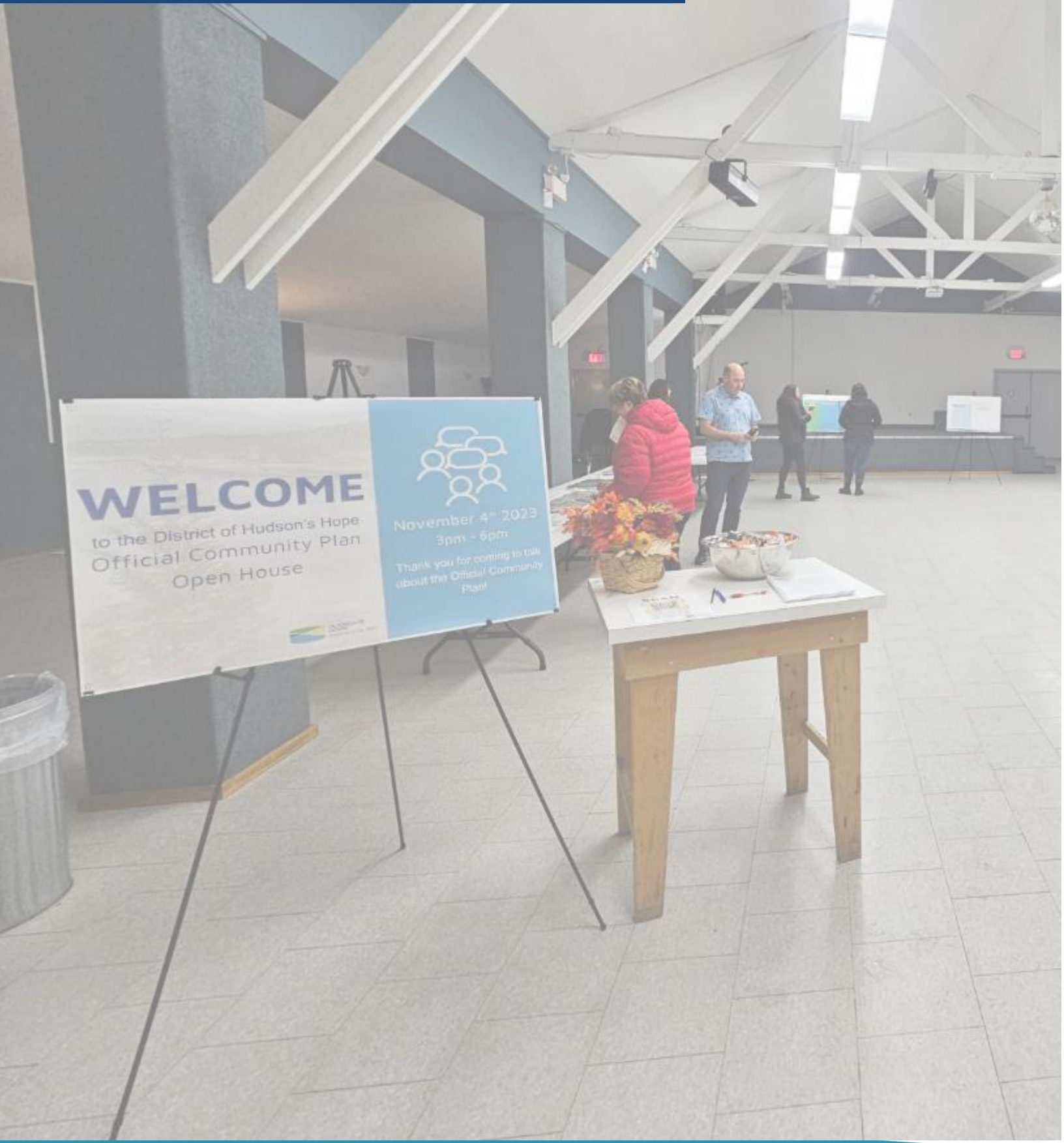
The schedules in an Official Community Plan are designed to align with the policy direction and provide spatial context where appropriate.

1.6 How to Use this Official Community Plan

The Official Community Plan is setting out Hudson's Hope's path to 2045. As a high-level policy document, it will help guide decision-making pertaining to all aspects of development and growth in Hudson's Hope. The Official Community Plan is intended to outline how Hudson's Hope intends to grow over time, and used by Council, staff, stakeholders, developers and the community. This Official Community Plan reflects the best ideas at the time of its writing.

While the District of Hudson's Hope adopts the Official Community Plan as a Bylaw, it does not commit Hudson's Hope to proceed with any project that is specified within. However, it does commit Hudson's Hope to ensure that all actions taken once the Official Community Plan is adopted are consistent with the direction set forth in the Plan.

2. Community Engagement



2 COMMUNITY ENGAGEMENT

2.1 Community Involvement

A key step in the Official Community Plan process was to understand what the people of Hudson’s Hope’s goals and aspirations are for their community. To gain this information, several engagement activities were undertaken to encourage community members and stakeholders to share their vision for the future of their community. This ensures that Hudson’s Hope’s future aspirations are clearly reflected in this Official Community Plan.

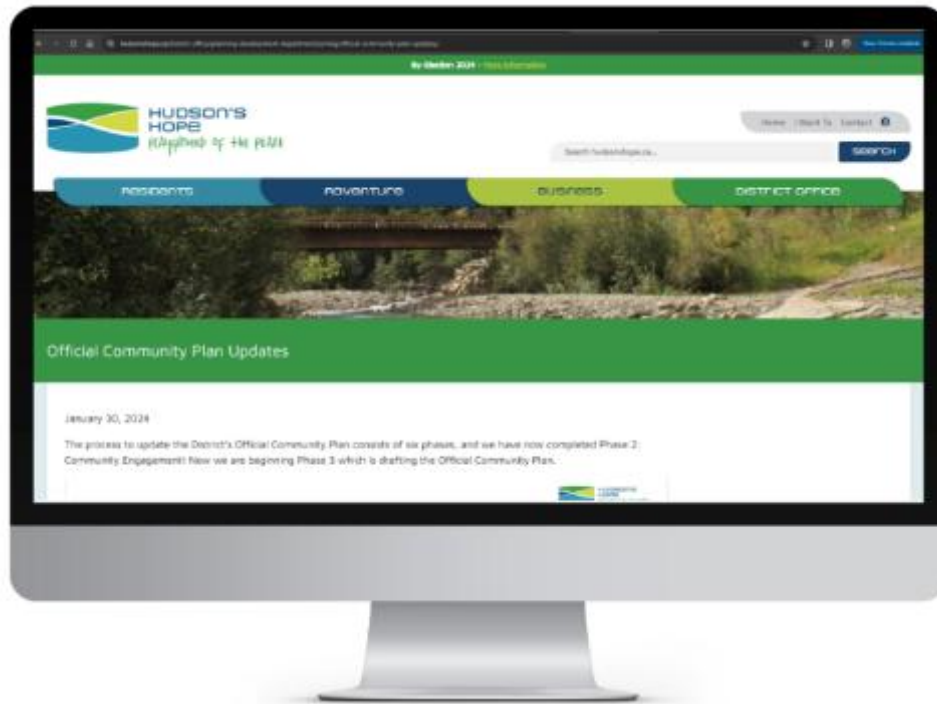
The update of the Official Community Plan began with a review of the 2013 Official Community Plan from an organizational and best practice perspective to be in alignment with Hudson’s Hope’s strategic policy documents. A Communications and Engagement Plan was developed to ensure all community members and stakeholders were provided with opportunities to contribute to the process. The Communications and Engagement Plan provided actions such as:

- Pre-engagement materials available on the Hudson’s Hope website, social media accounts, in the community Bulletin, and at the Fall Sign-Up.
- Social media posts informing residents about upcoming engagement events, educational posts, and how they can get involved.
- Letters to participate sent to identified stakeholders.
- Virtual and paper copies of the engagement survey available at the Open House and at the District of Hudson’s Hope office.
- Workshops with Hudson’s Hope Council and staff.
- Website dedicated to the Official Community Plan update process.



Throughout the Official Community Plan update process, Hudson’s Hope used a website as a central resource for the community to stay up to date: [Hudson's Hope Official Community Plan Update](#).

The project website enabled community members to find information on the Official Community Plan update process, upcoming opportunities for participation, as well as education materials on the project and the community survey.



2.1.1 Round 1 – Visioning Engagement

The first round of engagement focused on the community’s vision for Hudson’s Hope and included drafting a 20-year vision based on the overall themes heard from the community. Residents and stakeholders in Hudson’s Hope were provided with several opportunities and ways to provide their input. Engagement consisted of an online survey, paper copies of a survey, an in-person open house, and one workshop with Hudson’s Hope Council and staff, all occurring in November of 2023. 206 community members participated in the visioning engagement round.



November 4th

Council and staff Workshop
9 Participants



November 4th

Community Open House
38 Participants



November 4th – 24th

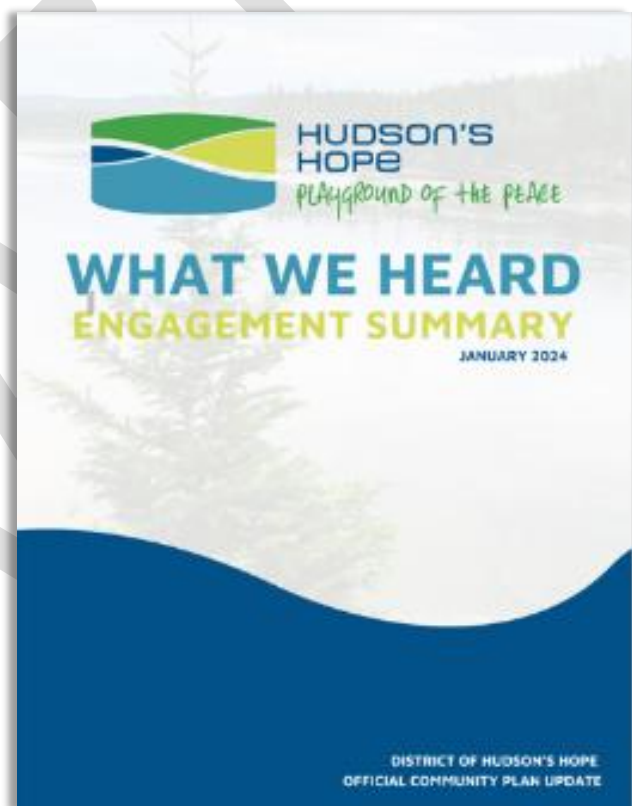
Community Visioning Survey
159 Participants

Some of the questions that were asked during the visioning engagement round were:

1. *What is Hudson's Hope like right NOW?*
2. *What would you like Hudson's Hope to be like in the future? What would make you go WOW?*
3. *How will we get from what Hudson's Hope is like NOW to a future that makes you go WOW?*
4. *What does quality of life mean to you?*

The key priorities or themes that were identified by the community from the engagement activities and survey responses during the first round were:

- The quality of life overall in Hudson's Hope is good and has relatively stayed the same over the past five years. A good and safe place to raise a family, high level of community involvement with lots of activities for children and youth.
- Community members like the natural beauty, recreational facilities, community events, and small quiet town feel within Hudson's Hope.
- More housing, programming, and services are needed for seniors to be able to age in place and/or retire in Hudson's Hope.
- Residents would like to see more local business and employment opportunities, variety of affordable housing options, an indoor recreation centre, adult focused activities, increased health care, and safer walking options (sidewalks, more trails).
- When looking into Hudson's Hope's future, members envision increased trees/greenery, additional trails and sidewalks that connect downtown and out to main recreational sites (i.e., Dinosaur Lake), more recreational opportunities and parks, and increasing tourist attractions thereby building upon Hudson's Hope's motto for the "Playground of the Peace".



The visioning engagement round was summarized in a What We Heard summary which was brought back to Hudson's Hope Council and staff, and posted on the project website.

2.1.2 Round 2 – Draft Official Community Plan Engagement

TBC

DRAFT

2.1.3 Summary of Participant Involvement

Throughout the engagement process for this Official Community Plan, many participants were engaged with in a variety of ways. Participants through the engagement process included representatives from:

- District of Hudson's Hope Residents
- Business and Related Organizations
- Indigenous Peoples
- Local Interest Groups

As part of the requirements of the *Local Government Act*, Hudson's Hope also consulted with a variety of government agencies and jurisdictions, including:

- Agricultural Land Commission
- British Columbia Energy Regulator
- British Columbia Hydro and Power Authority
- Ministry of Agriculture and Food
- Ministry of Energy, Mines and Low Carbon Innovation
- Ministry of Environment and Climate Change Strategy
- Ministry of Forests
- Ministry of Housing
- Ministry of Indigenous Relations and Reconciliation
- Ministry of Municipal Affairs
- Ministry of Transportation and Transit
- Northern Health
- Peace River Regional District
- School District No. 60
- Treaty 8 First Nations



2.2 The Vision for Hudson's Hope in 2045

A vision describes an ideal picture and guides goal setting, objectives, policies, and actions by providing context for understanding what is important to a community. A vision also allows residents to look into the future, think creatively, and ask themselves how they want their community to be in the years to come. From input provided by Hudson's Hope Council, staff and the community, the following vision was created for Hudson's Hope to strive towards.

The District of Hudson's Hope is a thriving, safe, and active community that offers diverse housing and opportunities for its residents. Recreation and a high level of amenities are key to the quality of life and Healthy lifestyle, with natural features that draws the community and visitors alike outdoors.

By promoting a diverse economy beyond natural resources and industry, Hudson's Hope provides economic and employment stability for residents. Hudson's Hope thrives as a sustainable community that attracts visitors from all over the region and country.

3. Community Context





3 COMMUNITY CONTEXT

3.1 History

Hudson's Hope is one of the oldest European communities in British Columbia situated on the banks of the Peace River. After exploratory efforts of Alexander Mackenzie and Simon Fraser in the late 1700s, the Northwest Trading Company established a fur trading post here in 1805. This post later changed hands to the Hudson's Bay Company.

European settlers began arriving in the late 1800's and homesteads began in the early 1900's. The area attracted farmers, miners, loggers, and business owners. Dinosaur tracks and fossils have been discovered in the municipality, including deposits that were later covered by the filling of Dinosaur Lake. The *Ichthyosaur Hudsonelpidia* dinosaur was named after the community, after being discovered there in the 1960s.

In 1963, construction commenced on the WAC Bennett Dam and in 1965, Hudson's Hope was incorporated followed by the completion of the Dam in 1968. Since then, two more dams on the Peace River have been completed, Peace Canyon Dam and Site C.

3.2 Regional Context

The District of Hudson's Hope is a member community of the Peace River Regional District, which is the largest regional district in British Columbia. Recreation opportunities and small-town feel were identified in community engagement on why people chose to live in Hudson's Hope compared to other areas. Known as the "Playground of the Peace", Hudson's Hope is home to numerous campgrounds, parks, water-based activities, hiking, and backcountry opportunities.

3.2.1 BC Hydro Site C Clean Energy Project

The Site C Dam is the third dam and hydroelectric generating station on the Peace River. With construction concluding in 2024, the Site C dam will have impacts on Hudson's Hope, as it sits at the tail end of an 83 km long reservoir that has flooded parts of the Peace River valley.

Part of the project included constructing a shoreline berm along Hudson's Hope. The berm begins on the shoreline of the Peace River on the western end of the town site and extends downstream past the municipal sewage treatment facility. The berm was completed in November 2022 but is currently closed to the public for the filling of the reservoir that began in late August 2024. BC Hydro purchased homes located along the edge of the Peace River after it was recognized as a potential hazard for the homes to be located along the berm and reservoir filling.



Photos from BC Hydro

The Site C reservoir covers 5,550 hectares of land, with a total surface area of about 9,330 hectares. The end of the Site C reservoir is along the townsite of Hudson's Hope.

The Site C reservoir saw the Peace River widen by two to three times the average, and covering parts of the old Highway 29. This resulted in Highway 29 being realigned by the Ministry of Transportation and Transit and BC Hydro between 2018 and 2023. The realignment work involved 30 kilometres of highway, and bridge crossing on the Halfway River, Cache Creek, Lynx Creek, Dry Creek and Farrell Creek.

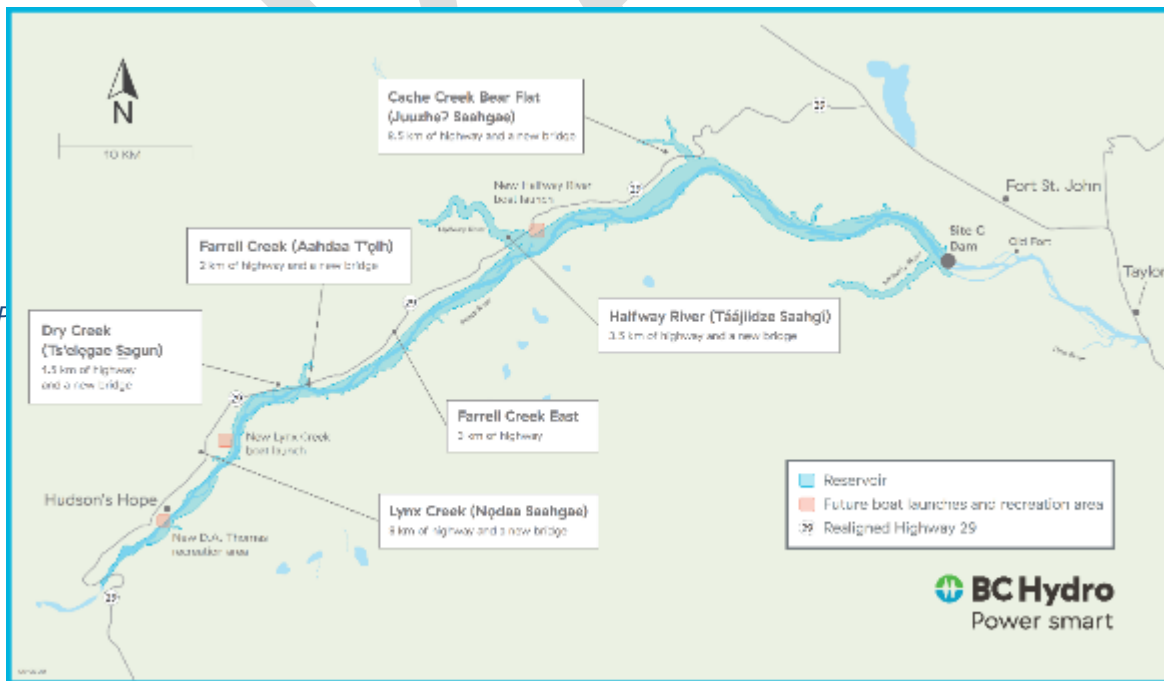
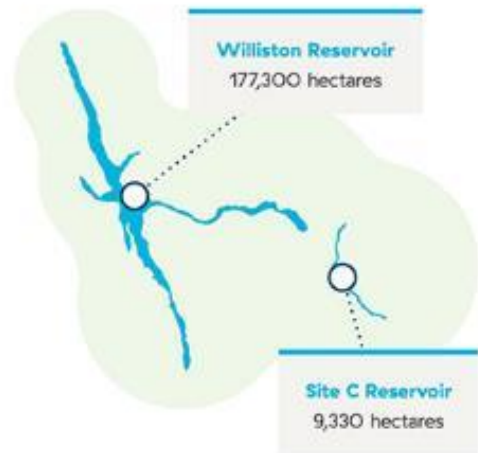


Photo from BC Hydro

3.3 Climate

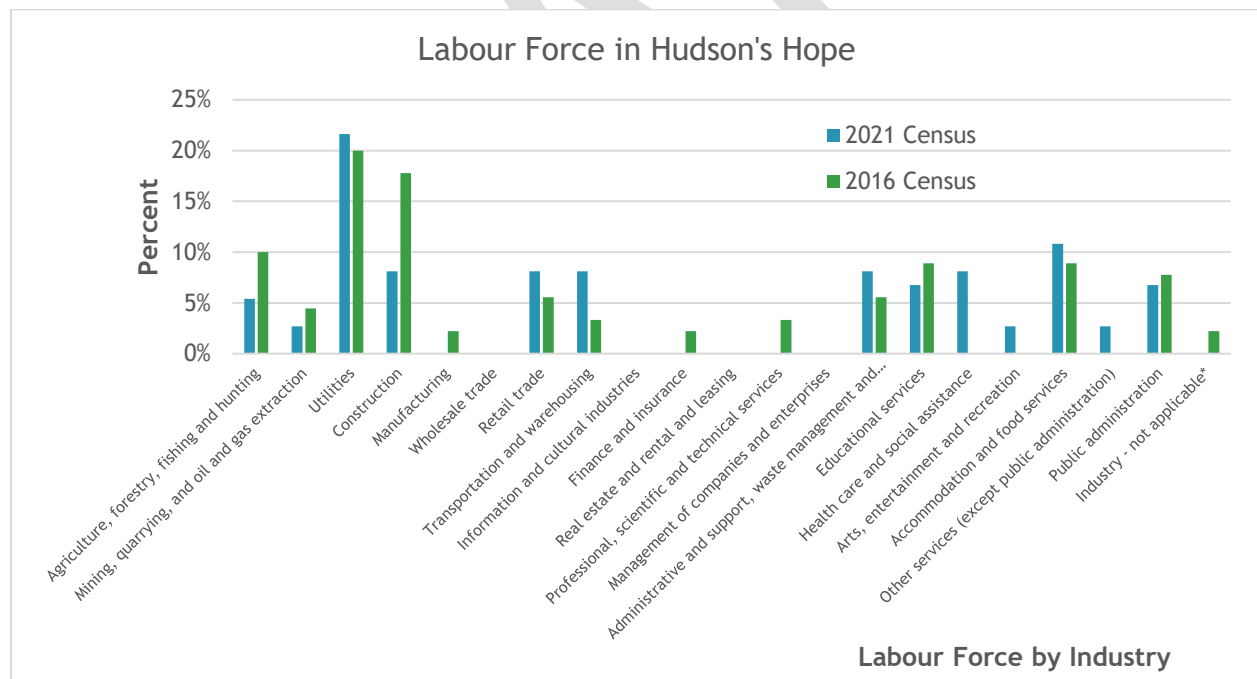
Historically, winters have been very cold and snowy in Hudson’s Hope. However, since the filling of Williston Lake in the 1960s, the winters have been milder with an average January temperature of –15 °C (5 °F) and annual snowfall of 194 cm (76 in). The municipality has an average growing season of 135 days, one of the longest in northern BC, with an average July temperature of 15 °C (59 °F). Like the rest of the region, Hudson’s Hope has long daylight hours in the summer, short daylight hours in the winter.

3.4 Labour Force

In this Official Community Plan, the 2011 Census data from Statistics Canada will not be used. In 2011, Statistics Canada used the National Housing Survey (NHS); this survey used a completely different question set when compared to previous Census surveys and those from 2016 onwards. The difference in the questions results in the 2011 Census data not being statistically valid for use and comparative purposes.

According to the 2021 Census, the sectors employing most of Hudson’s Hope residents are utilities, accommodation and food services, construction, transportation and warehousing, retail, and healthcare and social assistance.

Figure 1: Labour Force in Hudson's Hope (2021 and 2016)



In the 2016 Census 13% were unemployed and in 2021 Census the unemployment rate had decreased to 6%. Given the timing of the Census, this could reflect the Covid-19 pandemic, as well as the cyclical natural resource economy present in the community.

3.5 Population

Hudson’s Hope has witnessed much fluctuation in its population growth over the past 10+ years. As shown in Table 1, Hudson’s Hope population both grew and declined in this time period, with five years of decline between 2017 and 2022; since 2022, the population has continued to grow.

Table 1: Changing Population of Hudson's Hope (BC Stats – Accessed April 2025)

Year	Hudson’s Hope Population	Year-to-Year % Change
2012	978	-1.6%
2013	1,023	4.6%
2014	1,060	3.6%
2015	1,020	-3.8%
2016	1,053	3.2%
2017	1,040	-1.2%
2018	1,032	-0.8%
2019	1,022	-1.0%
2020	1,007	-1.5%
2021	993	-1.4%
2022	1,014	2.1%
2023	1,020	0.6%
2024	1,030	1.0%

The 2021 Census noted the average age of Hudson’s Hope residents is 44 years, compared to the provincial average of 43.1 years. Table 2 shows 24% of Hudson’s Hope’s total population is aged 65 and older, compared to the provincial average of 22.7%. Whereas, 18% of Hudson’s Hope population is between the ages of 0 to 14, compared to the provincial average of 14.3%.

Table 2: 2021 Census Age Characteristics

Age Group	Number of Residents	% of Population
0 - 14	150	18%
15 - 24	80	9.5%
25-44	180	21%
45- 64	230	27%
65+	205	24%

3.5.1 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, the shadow population is based on increased contract and seasonal workers in the region. These temporary residents reside in a combination of formal work camps, hotels, recreational vehicles, campgrounds and/or short-term rental units. Many companies will also rent out entire dwellings that will be used to house temporary workers, making those dwellings unavailable for permanent residents.

As a result of the shadow population, there is increased pressure on housing, infrastructure, transportation, and services like health, education, and community support, and directly influences the services and housing that permanent residents have access to.

Shadow populations are difficult to quantify and plan for, as it is challenging to understand the true impact of the shadow population on Hudson’s Hope. Regardless, knowing that a shadow population exists is vital, and should be considered in all future planning for the community.

3.6 Growth Projections

A population projection is a forecast of future population growth, however actual growth is difficult to predict and will fluctuate largely in response to economic conditions, immigration patterns, birth rates and quality of life indicators.

In 2024, Hudson’s Hope participated in the Peace River Regional District’s Interim Housing Needs Assessment. This provided updated population projections for Hudson’s Hope using BC Stats projected populations.

Table 3: Population Growth Projections

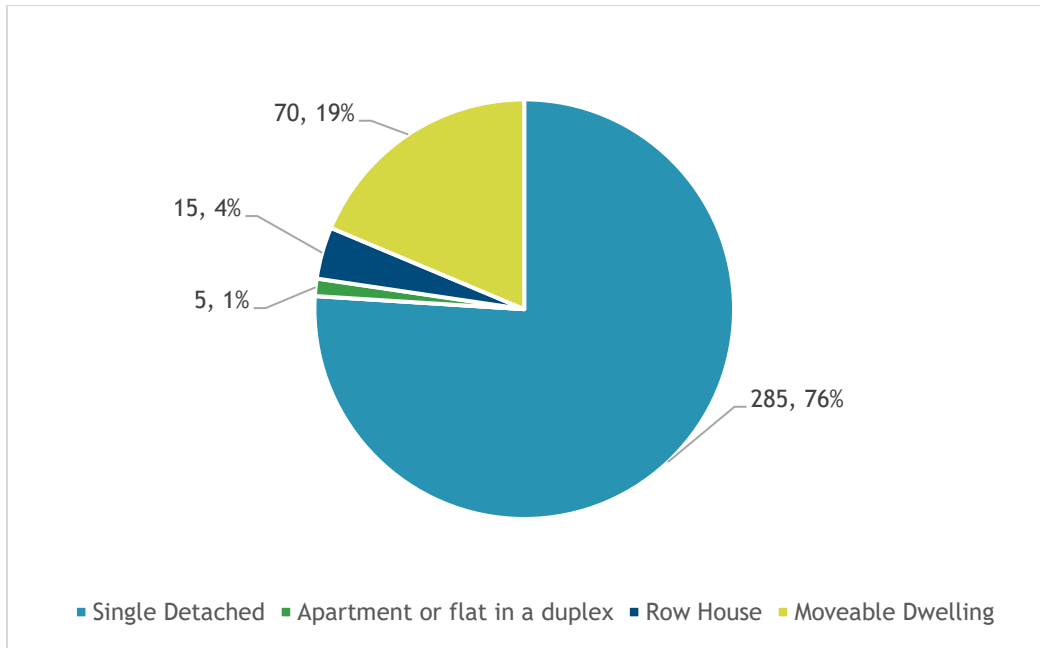
Year	Total	% Annual Change	Age 0-14	Age 15-64	Age 64+
2021	1,008		174	601	233
2026	952	-1.14%	151	558	243
2041	874	-0.71%	114	536	224

Source: Peace River Regional District Interim Housing Needs Assessment, 2024

3.7 Housing Characteristics

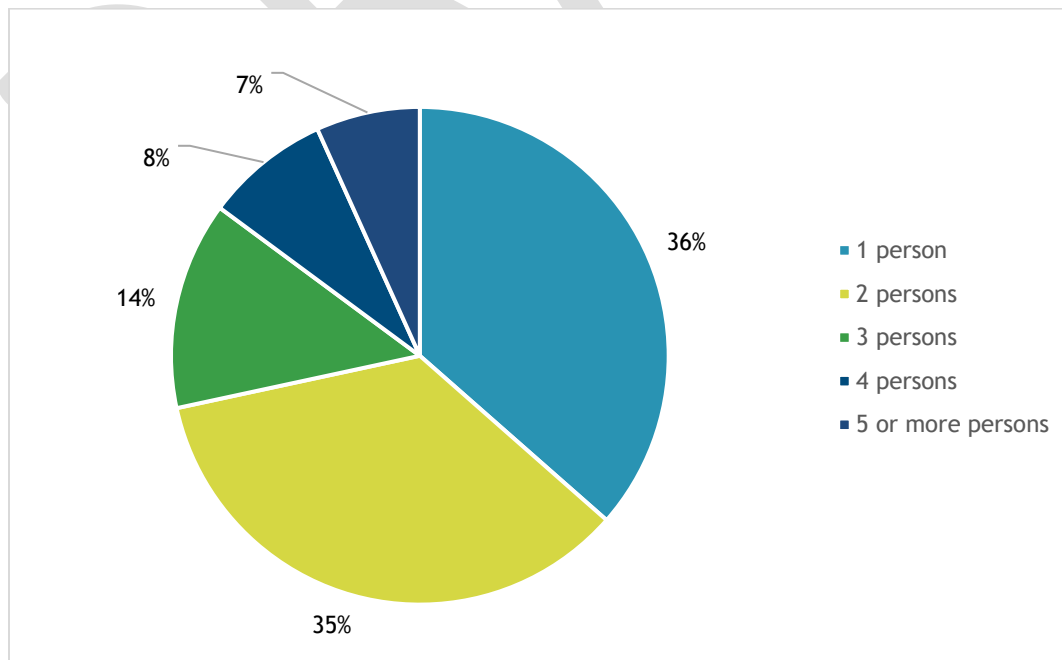
The 2021 Census indicates that the average number of people per household in Hudson’s Hope is 2.2, with a total of 380 private households. Figure 2 illustrates that single-detached dwellings make up the vast majority of Hudson’s Hope housing stock at 76% of total private dwellings. A small portion of total occupied private dwellings are apartments (1%) and row houses (4%). It should be noted that within the 2021 Census data, single-detached dwellings, apartments, row houses, and moveable homes were the only housing types that had data associated with them.

Figure 2: Hudson's Hope Housing Composition (2021 Census)



When analysing private households by household size, the 2021 Census indicates that that 1 person households account for the largest proportion of households within Hudson’s Hope, at 36% (135 households), as shown in Figure 3 below. This is followed closely by 2 person households, which equate to 35% (130 households), while households with more than 2 persons comprises the remaining 29% (105 households).

Figure 3: Private Households by Household Size (2021 Census)



As defined by the Peace River Regional District Interim Housing Needs Assessment (2024), housing suitability refers to: *"whether a private household is living in suitable accommodation according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms as calculated using the NOS."*

Almost half (48%) of all dwellings in Hudson's Hope required minor repairs which could be as small as painting or furnace cleaning, while 37% required regular maintenance and 6% required major repairs which could include defective plumbing, electrical wiring, and dwellings that needed structural repairs to floors, walls, or roofing. Homes within Hudson's Hope are aging, with 64% of homes being built before 1980.

In addition to replacing existing stock, the community identified the need for a more diverse range of housing options to accommodate different demographics. Providing more seniors housing, rentals, and affordable housing options was established as a pressing need for Hudson's Hope.

3.8 20-Year Housing Capacity (Housing Needs Assessment)

As of 2023, with the implementation of Bill 44, *Housing Statutes (Residential Development) Amendment Act*, provincial legislation mandates that all municipalities address the core housing needs to include a 5-year and 20-year capacity in their communities within their Interim Housing Needs Assessments. Hudson's Hope joined the Peace River Regional District's Interim Housing Needs Assessment in 2024. The data from that assessment reflecting 5-year and 20-year core housing needs capacity assessment is shown below.

As described by the Peace River Regional District Interim Housing Needs Assessment for 2024, core housing needs refers to households which have an unsuitable number of bedrooms for the household size or is an inadequate state of repair. Statistics Canada refers to core housing needs as households that are spending 30% or more of its before-tax income on shelter costs. In Hudson's Hope, data indicates that 6% of households are below adequacy standard.

There are 6 components that were developed by the Province's Methodology for the Interim Housing Needs Assessments. These components are meant to determine a projected number of housing units required for each component that Hudson's Hope should anticipate development for:

- a) Extreme Core Housing Need
- b) Persons Experiencing Homelessness
- c) Suppressed Household Growth
- d) Anticipated Growth
- e) Rental Vacancy Rate Adjusted
- f) Additional Local Demand

Each of the components above are planned to be addressed over the 20-year period of dwelling units being built within the community. Using the Housing Assessment Resource Tool, Hudson’s Hope’s housing need is reflected in Table 4 below.

Table 4: Total 5-Year and 20-Year Housing Need

Component	5-Year Need	20-Year Need
A. Extreme Core Housing Need	1	4
B. Persons Experiencing Homelessness	2	4
C. Suppressed Household Formation	8	34
D. Anticipated Growth	17	35
E. Rental Vacancy Rate Adjusted	0	1
F. Additional Local Demand	16	64
Total Need	45	142

Source: Housing Assessment Resource Tool (HART), 2024

The projected number of units from the Peace River Regional District Interim Housing Needs Assessment (2024) should be treated as minimums and guidelines. Hudson’s Hope is not required to build the housing units, but they must ensure that the Zoning Bylaw and Official Community Plan may accommodate the required housing need and does not pose barriers to developing housing.



4. Land Use Plan



4 LAND USE PLAN

Responsible management of Hudson’s Hope’s lands is essential for the long-term sustainability of the community and the focus of Hudson’s Hope’s land use plan. As greenfield development in Hudson’s Hope is limited, its lands need to be used effectively and efficiently. In addition, the following elements were noted as important to the community through the engagement process and also reflect best practices:

- 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,
- Have a diverse and stable economic base,
- Minimize and avoid potential land use conflicts, and
- Ensure rural landscapes and lifestyles are protected.

It is important to ensure that Hudson’s Hope works with their First Nations and Indigenous neighbours in a collaborative manner when considering the impacts of land use changes. Hudson’s Hope will continue to build ongoing and collaborative working relationships with neighbouring First Nations to address broader community land use and development topics.

The future use and development of land within Hudson’s Hope must be consistent with the official land use designations shown in Schedules B, C and D and described below.

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

Core Residential	Areas designated “Core Residential” are to be centrally located within the urban service boundary and to be used for a broad mix of housing types.
General Residential	Areas designated “General Residential” are to be located within the urban service boundary and used for compact forms of single-detached and duplex housing
Rural	Areas designated as “Rural” are located outside the urban service boundary are preserved for agricultural, environmental uses and natural resource extraction.
Rural Residential	Areas designated “Rural Residential” are to be located outside the urban service boundary are primarily agriculture in nature and used for low-density single-detached housing.
Town Centre	Areas designated for “Town Centre” are centrally located areas within the urban service boundary, that is used for a broad mix of commercial, residential, civic and institutional uses. It is intended to be the heart of the community.

Service Commercial	Areas designated for “Service Commercial” are intended for a variety of commercial and service type uses, where residential uses are generally not permitted.
Industrial (Serviced)	Areas designated “Industrial (Serviced)” are to be located within the urban service boundary and intended primarily to provide support products and services to local businesses, agriculture and natural resource sector operations.
Industrial (Un-Serviced)	Areas designated “Industrial (Un-serviced)” are to be located outside the urban service boundary and used for a range of industrial uses that have large space requirements but require minimal on and off-site infrastructure.
Civic and Institutional	Areas designated “Civic and Institutional” generally include community and recreation centres, hospitals, schools, churches and cemeteries.
Protected Parks and Natural Space	Areas identified as “Protected Parks and Natural Space” are scattered throughout Hudson’s Hope. These areas are set aside permanently for public parks, ecological reserves, greenbelts and outdoor recreation uses.

4.1 Growth Management and the Urban Service Boundary

Growth management is very important to the District of Hudson’s Hope. Hudson’s Hope has defined an Urban Service Boundary which shows the maximum extent to which Hudson’s Hope 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. Although Hudson’s Hope covers a large geographic area, there may be times in which strategic boundary extensions may need to be considered.

Objectives:

- .1 Consider the potential for future strategic boundary extension opportunities.
- .2 Ensure that development within Hudson’s Hope is compact and efficient.
- .3 Ensure that servicing extensions are effectively managed.

Policies:

- .1 Collaborate with the Peace River Regional District to assess and plan for future strategic boundary extensions.
- .2 Encourage redevelopment and development to locate in areas as identified within Schedule E.
- .3 Limit the extension of municipal water, sewer, and storm drainage infrastructure to the area within the Urban Service Boundary, as identified in Schedule F.

4.2 Agricultural Land Reserve (ALR)

The protection of farmland is very important to Hudson's Hope. Agricultural land is the key resource for local agriculture, a source of heritage and a distinct landscape that helps define the community. While this is not identified as a specific land use within Hudson's Hope, it has a tremendous impact on what can occur on lands within the community. Approximately 43% of all lands within Hudson's Hope are currently within the Agriculture Land Reserve (ALR), as shown in Schedules B and G.

Objectives:

- .1 Protect high quality agricultural lands from development that would detract from its ability to be used for agricultural purposes.
- .2 Collaborate with the Agricultural Land Commission to support shared goals.
- .3 Ensure the *Agricultural Land Commission Act* and the *Local Government Act* are applied regarding any land use or building application submitted in the Agricultural Land Reserve.
- .4 Consider applications for exclusion from the Agricultural Land Reserve, where the potential development would allow for contiguous growth, and it is located within the Urban Service Boundary.

Policies:

- .1 Encourage and support agricultural uses on lands within the Agricultural Land Reserve in accordance with the Agricultural Land Commission's mandate.
- .2 Collaborate with the Agricultural Land Commission to ensure the development of lands within the Agricultural Land Reserve designated for future residential, rural, commercial and industrial uses occurs in an incremental and orderly manner.
- .3 Support Agricultural Land Reserve exclusion applications when it can be demonstrated that the proposal is in the best interest of Hudson's Hope and alternative sites involving non-Agricultural Land Reserve lands are not feasible.
- .4 Support the Agricultural Land Commission's objective of retaining agricultural lands by approving subdivisions that will retain or increase the likelihood of the land being actively farmed.
- .5 Recognize that soil removal and placement of fill (including aggregate) within the Agricultural Land Reserve is subject to the *Agricultural Land Commission Act*.
- .6 Land use and building applications within the Agricultural Land Reserve will be reviewed in accordance with the *Agricultural Land Commission Act* and the *Local Government Act*.
- .7 New roads, utility corridors or other public uses shall not be located on Agricultural Land Reserve lands unless no suitable alternative exists.
- .8 Where a property is adjacent to Agricultural Land Reserve lands, ensure that development limits the negative impacts on adjacent agricultural operations by including appropriate buffers, fencing, and setbacks consistent with the Ministry of Agriculture and Food's *Guide to Edge Planning*.

4.3 Residential

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-detached dwellings, 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, inclusive environment and community feel for all residents and visitors.

Objectives:

- .1 Accommodate residential growth by prioritizing infill development and the better use of underutilized parcels prior to a phased development approach.
- .2 Ensure diversity in the types of housing available in Hudson's Hope.
- .3 Ensure higher residential density is centrally located and complements a vibrant town centre.
- .4 Ensure high quality residential development.
- .5 Ensure residential developments are safe, affordable and accessible.

Policies:

- .1 Ensure adequate supply of residential land is available to meet a diverse range of housing needs as they change over time.
- .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 Hudson's Hope.
- .5 Recognize secondary suites and accessory dwelling units as affordable housing options that are permitted within identified residential zones in the Zoning Bylaw.
- .6 Ensure that all new residential development is visually appealing and built to a high standard.
- .7 Require that all new residential development demonstrates compliance with principles of universal design and crime prevention through environmental design.
- .8 Ensure all new residential development considers, minimizes and mitigates impacts on ecological features, such as steep slopes, watercourses, riparian areas,

significant trees, environmentally sensitive areas, and the Agricultural Land Reserve.

- .9 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 objectives and policies apply to all residential development. The following sub-sections identify additional policies applying to the two specific categories of residential land use.

4.3.1 Core Residential

Areas designated "Core Residential" are to be centrally located within the Urban Service Boundary (see Section 4.1) and to be used for a broad mix of housing types ranging from single-detached homes to story townhomes and apartment buildings. Much of the higher density residential development in Hudson's Hope is to occur on these lands.



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-dwelling residential uses within the "Core Residential" designation to areas near major roads and/or adjacent to the "Town Centre".
- .3 Encourage multi-dwelling residential developments to contain ground-oriented housing units with 2 or more bedrooms to provide housing choices within the multi-dwelling unit rental housing 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".
- .6 "Core Residential" developments shall be serviced with municipal services.
- .7 Support new "Core Residential" development that is planned comprehensively, can be feasibly connected to municipal services and utilities, and considers roadway safety, density and the form and character of the neighbourhood.

4.3.2 General Residential

All areas designated "General Residential" are to be located within the Urban Service Boundary (see Section 4.1) and used for compact forms of single-detached and duplex housing.

Accessory uses such as bed and breakfasts, home occupations, and secondary suites may also be permitted in these areas.

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".

4.3.3 Rural Residential

Areas designated "Rural Residential" are to be located outside the Urban Service Boundary (see Section 4.1) are primarily agricultural in nature 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 occupations, hobby farms and secondary suites may also be permitted in these areas.

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 all relevant regulatory agencies.

4.4 Rural

Rural areas outside the Urban Service Boundary (see Section 4.1) are preserved for agricultural and environmental uses. Natural resource extraction activities also occur within the rural area. Intensive 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 consider the differences between adjacent uses of this type to ensure that land uses are compatible and do not detract from their ability to function. The "Rural" area is identified in Schedule B, and areas with aggregates are identified in Schedule H.

Objectives:

- .1 Maintain "Rural" designated lands for rural uses.
- .2 Ensure agricultural lands within the Agricultural Land Reserve are protected.
- .3 Ensure that aggregate extraction activities are accommodated and mitigate impact on adjacent lands.

Policies:

- .1 Direct agricultural uses to "Rural" areas located in the Agriculture Land Reserve.
- .2 Support agricultural activities in the Agricultural Land Reserve and the mandate of the Agricultural Land Commission.
- .3 Establish buffer areas between "Rural" uses and "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 uses.
- .7 Natural resource extraction activities may be permitted subject to proper zoning and provided that all environmental and aesthetic impacts (i.e., noise, air quality and nighttime 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 construction and/or operation are suitably mitigated.

4.5 Town Centre

The "Town Centre" is a centrally located area within the Urban Service Boundary (see Section 4.1), 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 Hudson's Hope townsite community and is within easy cycling and reasonable walking distance of most residents. It is near the Peace River and contains several important community amenities. The Town Centre Plan policies from the previous Official Community Plan provide guidance and direction to future land use decisions in the "Town Centre" and have been integrated into the relevant sections of this Plan.

Objectives:

- .1 Create an inviting and enjoyable "Town Centre" that is a destination and a home.
- .2 Make the "Town Centre" an easy place to get around and accessible, in all seasons, for all pedestrians, cyclists, vehicles and seniors.
- .3 Create new, and enhance existing, formal and informal public gathering places in the "Town Centre".

- .4 Encourage and support retail and commercial businesses to locate in the “Town Centre”.
- .5 Support and plan community events and programming year-round in the “Town Centre”.

Policies:

- .1 The primary hub of commercial activity within Hudson’s Hope shall occur on lands designated as “Town Centre”.
- .2 Encourage the infill, redevelopment and intensification of vacant and underutilized land designated as “Town Centre”.
- .3 Encourage the development of mixed-use buildings with commercial uses on the ground floor and multi-dwelling residential uses above on lands designated as “Town Centre”.
- .4 Direct all large office and professional services uses to lands designated as “Town Centre”.
- .5 Encourage development of gathering spaces such as coffee shops, and small retail stores to locate on lands designated as “Town Centre”.
- .6 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”.
- .7 Encourage senior levels of government to establish offices in Hudson’s Hope and locate in the “Town Centre”.
- .8 Recognize the value of small home occupations as a starting point for local entrepreneurs, while at the same time encouraging larger home occupations to relocate to lands designated as “Town Centre”, as appropriate.
- .9 Ensure that all new development on lands designated as “Town Centre” is visually appealing and built to a high design standard.
- .10 Require all new development on lands designated as “Town Centre” to demonstrate compliance with principles of universal design and crime prevention through environmental design.
- .11 Support the development of senior and accessible housing to be directed to lands designated as “Town Centre”.

4.6 Service Commercial

Areas designated “Service Commercial” are to be highly visible and accessible areas located within the Urban Service Boundary (see Section 4.1) and used for a broad range of automobile oriented commercial uses. Commercial operations in these areas are to primarily provide goods and services to residents and/or the traveling public. Intended uses include, motels, drive through restaurants, small gas stations and carwashes.

Objectives:

- .1 Encourage a range of commercial opportunities that meet the needs of residents and visitors alike and maximizes local retail.

- .2 Retain existing businesses and attract new businesses to Hudson's Hope.
- .3 Ensure "Service Commercial" uses are attractive and accessible.
- .4 Work together with the Ministry of Transportation and Transit to ensure that commercial development along Highway 29 is compatible with the road network and prioritizes public safety.
- .5 Support the development of a range of tourism accommodations, services and activities that cater to tourists and locals.
- .6 Support the development of a range of commercial businesses in the community with a particular emphasis on gathering spaces like coffee shops, restaurants and other food service options.

Policies:

- .1 Encourage the infill, redevelopment and intensification of vacant and underutilized designated "Service Commercial".
- .2 Only consider making new "Service Commercial" land available when it can be demonstrated that fewer than 10% of the lots designated as "Town Centre" remain vacant or underutilized.
- .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 "Service Commercial" developments located adjacent to or near Highway 29 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 uses.
- .6 Require all new development on lands designated "Service Commercial" to demonstrate compliance with the principles of universal design and crime prevention through environmental design.
- .7 Ensure all new 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 access and parking can be shared among several commercial businesses.

4.7 Industrial

Industrial activity in and around Hudson's Hope has historically been, and continues to be, a major employer 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.

Objectives:

- .1 Develop a diversified and stable industrial base.

- .2 Ensure land is designated to accommodate measured industrial growth.
- .3 Ensure suitable land use transitions between “Industrial” uses and other uses.

Policies:

- .1 Ensure that there is an adequate supply of “Industrial (Serviced)” and “Industrial (Un-serviced)” land in Hudson’s Hope 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 adjacent non-industrial uses.
- .3 Ensure that all new industrial development occurs in a logical and phased order that does not lead to industrial sprawl.
- .4 Encourage the infill, redevelopment and intensification of vacant and underutilized industrial lands.
- .5 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.
- .6 Encourage industrial businesses to use available technology to reduce/eliminate noise, odours, lighting, and other emissions.
- .7 Require all new development on lands designated “Industrial (Serviced)” and “Industrial (Un-serviced)” to demonstrate compliance with the principles of crime prevention through environmental design.
- .8 Promote renewable and/or energy efficient practices in local industries.
- .9 Ensure all new industrial development considers, minimizes and mitigates impacts on ecological features, such as steep slopes, watercourses, riparian areas, significant trees, environmentally sensitive areas and Agricultural Land Reserve.
- .10 Work together with the Ministry of Transportation and Transit to ensure that industrial development is compatible with the road network and prioritizes public safety.
- .11 Evaluate proposals for heavy industrial developments (sawmills, gas processing plants etc.) on a case-by-case basis, away from the “Town Centre” and residential land use designations.
- .12 Encourage industrial buildings to be visually appealing.

The above noted objectives and policies apply to all industrial development. The following sub-sections identify additional policies applying to the two specific categories of industrial land use.

4.7.1 Industrial (Serviced)

Areas designated “Industrial (Serviced)” are to be located within the Urban Service Boundary (see Section 4.1) 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.

Policies:

- .1 Support the development of a light industrial subdivision with appropriate signage and access from Highway 29.
- .2 Require all “Industrial (Serviced)” lands 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 secondary to the primary industrial use.
- .6 Encourage and direct industrial operations to locate associated office space in the “Town Centre”.

4.7.2 Industrial (Un-Serviced)

Areas designated “Industrial (Un-serviced)” are to be located outside the Urban Service Boundary (see Section 4.1) and used for a range of industrial uses that have large space requirements but require minimal on and off-site infrastructure. Intended uses include, oil and gas pipe laydown yards, wrecking yard, outdoor storage facilities and staging areas. These areas are not intended for intense industrial uses such as gas processing plants and saw-mills.

Policies:

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



4.8 Civic and Institutional

Areas designated “Civic and Institutional” are scattered throughout Hudson’s Hope. Intended uses generally include community and recreation centres, hospitals, schools, churches and cemeteries. This designation also includes services to the general public such as solid waste transfer stations, water treatment plants, sewage lagoons and airports.

Objectives:

- .1 Ensure civic and institutional uses are planned to accommodate existing and future needs.

- .2 Ensure civic and institutional uses are located in such a way as to reduce negative impact to surrounding uses.
- .3 Thoughtfully maintain and enhance public institutional facilities, including education, health care, and recreational facilities.
- .4 Continue to support high quality civic and institutional facilities and services in Hudson's Hope to enhance the quality-of-life experienced in the community.
- .5 Work with School District No. 60 in planning future school facility needs.
- .6 Promote Hudson's Hope's community feel through the planning and design of institutional facilities.

Policies:

- .1 Work with School District No. 60 to identify:
 - a) accurate enrollment projections for Hudson's Hope School,
 - b) future school and facility needs in the community, and
 - c) opportunities to establish joint use of facilities.
- .2 Locate new civic and institutional uses within the "Town Centre" to create a hub of civic activity.
- .3 Direct large places of worship (over 465 m²) to rural areas outside the "Town Centre".
- .4 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.
- .5 Maintain land for a functioning airstrip between Beryl Prairie and the "Town Centre".
- .6 Require that all new civic or institutional developments demonstrate compliance with the principles of universal design and crime prevention through environmental design.
- .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.
- .8 Ensure long term financial planning and community planning is completed to support Hudson's Hope's level of service and provision of facilities.

4.9 Protected Parks and Natural Space

Areas identified as "Protected Parks and Natural Space" are shown in Schedule I and are scattered throughout Hudson's Hope. These areas are set aside permanently for public parks, ecological reserves, greenbelts and outdoor recreation uses.

Objectives:

- .1 Ensure that "Protected Parks and Natural Space" are maintained for current and future generations.

- .2 Ensure that “Protected Parks and Natural Space” can be enjoyed by residents and tourists.
- .3 Provide accessible, well-maintained, and enjoyable parks, trails, greenspaces and recreational areas that provide a range of environmental, social, physical health and economic benefits for Hudson’s Hope.
- .4 Foster an awareness of the need for environmental protection and the importance of preserving wildlife and habitat connectivity in the area covered by this Official Community Plan, by directing development away from “Protected Parks and Natural Space”.

Policies:

- .1 Ensure the public has easy access to “Protected Parks and Natural Space”.
- .2 Expand on trails to parks surrounding the townsite of Hudson’s Hope to increase the community’s connectivity.
- .3 Ensure that universal accessibility and crime prevention through environmental design is accommodated in existing and planned municipal parks and campgrounds.
- .4 Plant locally native trees in conjunction with the development of new parks and trails.
- .5 Encourage partnerships in developing and enhancing outdoor recreational opportunities within Hudson’s Hope.
- .6 Protect environmentally sensitive areas due to their biological diversity and importance as habitat and wildlife connectivity.
- .7 Work collaboratively with the provincial government on water protection.
- .8 Recognize and enhance the ecosystem services provided by “Protected Parks and Natural Space”, including design to enhance biodiversity, carbon sequestration, and air and water quality.

5. Community Development



5 COMMUNITY DEVELOPMENT

5.1 Partnerships and Inclusion

Partnerships are vital to achieving Hudson's Hope's vision for the community. Joint efforts with local governments, Indigenous communities, the provincial government, community organizations, the private sector, and individuals are key for creating inclusivity in Hudson's Hope. We are stronger when we work together. Building, strengthening, and maintaining relationships and partnerships amongst groups in the Peace Region and beyond is a priority for Hudson's Hope.

Policies:

- .1 Encourage inclusivity and involvement with local organizations and businesses within Hudson's Hope and surrounding area.
- .2 Empower and enable community groups and residents to take on community development and program initiatives.

5.1.1 Local Governments

Forming strong relationships and partnerships with neighbouring local governments in northeastern British Columbia is vital for long-term community sustainability and resiliency. As Hudson's Hope moves toward its vision for 2045, the community will strive to maintain and grow new partnerships with its neighbouring local governments.

Objectives:

- .1 Form strong relationships and work collaboratively with the surrounding local governments for the mutual benefit for our residents.
- .2 Work together with neighbouring local governments on regional initiatives.

Policies:

- .1 Continue to seek opportunities to collaborate with neighbouring local governments on regional initiatives.
- .2 Explore initiatives to collaborate with neighbouring local governments on creating a regional standard of development procedure requirements.

5.1.2 Indigenous Partnerships

The District of Hudson's Hope would like to respectfully acknowledge that the land on which we gather is in the traditional territory of the Treaty 8 First Nations.

Hudson's Hope is committed to having a respectful, growing and mutually beneficial relations our First Nations, Métis and Indigenous neighbours.

Objectives:

- .1 Acknowledge and respect Indigenous communities and their role in our community's development and history.
- .2 Work in partnership with local First Nation and Metis communities for the betterment of Hudson's Hope and the strengthening of communities within the Peace Region.
- .3 Support awareness and recognition of Indigenous communities and the importance of recognizing treaty rights.
- .4 Ensure a proactive and transparent planning process is established for potential reserve development in Hudson's Hope.

Policies:

- .1 Be proactive in initiating conversations with Treaty 8 First Nations governments to build and further relationships with our Indigenous neighbours and community members.
- .2 Consider developing a framework and process for establishing Memorandums of Understanding with local First Nations.
- .3 Actively promote the involvement of First Nations community members in public celebrations within the community.
- .4 Respond to the Truth and Reconciliation Commission's Calls to Action that reference municipal governments.
- .5 Build meaningful relationships with First Nation communities on all land related plans and development applications, and actively seek and engage their involvement and input.

5.2 Housing

Hudson's Hope has experienced change in its housing needs over its history, depending on the circumstances it has been facing. Hudson's Hope acknowledges the current and future needs of the community and will work with the private and public sectors collaboratively to provide solutions to these evolving needs.

The community's existing housing stock also has challenges. Existing housing is primarily single-detached dwellings that was built largely in the 1960s and 1980s. This means there is little diversity in the type of dwelling units that exist in Hudson's Hope, and much of what does exist needs some repair and renewal. This provides little choice for new residents 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 that a single-detached dwelling requires, particularly some seniors and people with limited mobility. This lack of housing diversity is compounded by a very low vacancy rate, making it challenging for new and existing residents to find affordable options, and putting 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 Hudson's Hope, several issues with respect to housing availability, diversity, affordability, and accessibility must be addressed to ensure that the community meets its housing needs.

Hudson's Hope Housing Needs Assessment

In 2019, the Government of BC introduced changes to *the Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies.

In late 2023, the government again introduced legislative changes to the *Local Government Act* through Bill 44 *Housing Statutes (Residential Development) Amendment Act*, requiring local governments to implement a variety of initiatives to expedite the approval process related to housing and facilitate increased densities to get more homes to people of all demographics and life stages. Each local government was required to complete an Interim Housing Needs Reports by January 1, 2025. A fulsome Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. In 2024, Hudson's Hope participated in the Peace River Regional District's Interim Housing Needs Assessment. The guidance and policies from the Peace River Regional District Housing Needs Assessment (2024) and recent government direction have been incorporated into the policies in this Official Community Plan.

Objectives:

- .1 Establish and maintain an affordable, stable housing market.
- .2 Improve the quality, quantity, diversity and condition of the housing stock so that residents can remain in the community as their lifestyles and income levels change.
- .3 Ensure new and retrofitted housing contributes to Hudson's Hope's small-town character and sense of history.
- .4 Ensure new buildings and development are of high quality, well-designed, and with attractive streetscapes, landscaping and other amenities.

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 "Town Centre" to encourage the development of new housing.
- .4 Encourage the retrofit and renovation of existing homes to ensure that existing homes are affordable, attractive and liveable.
- .5 Continue supporting the development of secondary suites or accessory dwelling units as an affordable housing option in all single-detached residential units.
- .6 Advocate to the provincial government for better tools to support local government requirements of updating housing needs reports every five years.
- .7 Educate local development community on findings of the housing needs report, funding opportunities (e.g., Rental Construction Financing and Affordable Home Ownership Program), incentives and supports from local government, and create connections between provincial government and local development opportunities.

Affordable and Accessible Housing

- .1 Ensure the need for non-market housing is recognized and encourage the provision of affordable and adequate housing for lower income households.
- .2 Work with BC Housing, Canadian Mortgage and Housing Corporation, Northern Development, Indigenous communities, the private sector and community groups on initiatives to encourage the development of affordable housing.
- .3 Ensure that any land sold directly to developers by Hudson's Hope requires a proportion of new development to be affordable and have accessible units, depending on the demonstrated need of the community at that time.
- .4 Encourage new developments include a proportion of smaller units to improve affordability and increase rental housing options.
- .5 Encourage residents to consider the development of legal secondary suites or accessory dwelling units where applicable and as guided by Hudson's Hope bylaws to increase unit availability and diversity.
- .6 Support non-profit applications for provincial and federal government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals).
- .7 Support non-profit and institutional partners (e.g., churches) in identifying underutilized and appropriately located parcels through the community for affordable housing, rental housing and special needs housing.
- .8 Encourage developers to work with Hudson's Hope staff to identify potential sites for affordable housing, rental housing and special needs housing.
- .9 Consider partnering with other municipalities and the Peace River Regional District to establish a regional housing service to fund regional housing and homelessness initiatives.

- .10 Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness.
- .11 Encourage any new rental or multi-dwelling units to locate in proximity to new and existing services and facilities.
- .12 Ensure that supportive housing and housing suitable for seniors is available within the community to allow residents to age in place in Hudson's Hope.
- .13 Ensure accessibility and universal design features are incorporated in housing that facilitates aging in place.
- .14 Promote the development of accessible and adaptable units that are specifically designed for those with physical constraints and mobility limitations.
- .15 Encourage the development of supportive housing and care for elders and persons requiring moderate supportive housing.

Housing Type and Character

- .1 Ensure that there is more diversity in the housing stock, including single-detached dwellings, legal secondary suites, semi-detached dwellings, townhouses, and apartments.
- .2 Encourage new developments to develop a comprehensive plan for the full development of the site to ensure a diversity of housing types are achieved.
- .3 Promote unique and varied architectural designs for new and retrofitted homes suitable for Hudson's Hope's small-town character.
- .4 Ensure future developments emphasize quality of life considerations like liveability and neighbourliness.

Housing Location

- .1 Promote new and higher density housing forms to be concentrated in the townsite, and particularly within the "Town Centre", to better use existing infrastructure and services.
- .2 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.

5.3 Municipal Infrastructure, Facilities and Services

Infrastructure is the backbone of any community. Hudson's Hope has an extensive infrastructure system to maintain, including a water treatment plant, water reservoir, wastewater treatment plant, sewage pump stations, stormwater management, roads and trails, and more. 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.

Hudson's Hope also owns and maintains many civic facilities including the swimming pool, visitor information centre, museum, arena, and curling club.

It is critical to ensure that Hudson's Hope's infrastructure, facilities and services have the capacity to meet the needs of today's residents and the demands of the future, recognizing the burden of this investment must not fall solely on today's generation.

Objectives:

- .1 Maintain the community's infrastructure and facilities in a fiscally responsible and sustainable manner while ensuring that it is efficient and effective.
- .2 Develop a long term, sustainable and cost-effective solution for the provision of water services to the community.
- .3 Continue to acknowledge and plan for the replacement of infrastructure assets while ensuring that future infrastructure needs are planned and paid for by those who need it.
- .4 Prioritize developments that use existing infrastructure connections over those that require new infrastructure.
- .5 Ensure that full life cycle costing is evaluated prior to committing to the development of new infrastructure.
- .6 Continue to educate the community on the protective services provided by Hudson's Hope, and those provided by other agencies.



- .7 Consider the impacts of climate change on long-term infrastructure planning and regulations, by developing both adaptation strategies and carbon neutral plans.

Policies:

General

- .1 Develop a comprehensive Asset Management Plan, and Operations and Maintenance Plan for Hudson's Hope'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 life cycle costs and financial implications for all municipal infrastructure, services, buildings and facilities projects are taken into consideration when making decisions.
- .3 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 where appropriate.
- .4 Recognize the importance of local aquifers in the provision of well water for many rural residents and develop an Aquifer Protection Plan to ensure their long-term sustainability.
- .5 Explore the feasibility of undertaking a Surface Water Protection Plan with key stakeholders.
- .6 Ensure efficient use of existing infrastructure, including municipal buildings and facilities.
- .7 Establish and regularly 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.

Development of New Infrastructure

- .1 Promote the development of more compact development, which uses existing infrastructure more efficiently.
- .2 Prioritize development on vacant, underutilized and/or infill lots that already have access to the required infrastructure and services, prior to considering developments in areas which would require new infrastructure or service extensions.
- .3 Consider developing tools to ensure that new development contributes to infrastructure needs that it triggers (e.g., latecomer agreements, development works agreements, development cost charges, amenity contributions).
- .4 Review zoning and development standards to ensure that infrastructure requirements are appropriately sized for development proposed to reduce long term maintenance costs.
- .5 Ensure new municipal infrastructure, such as sidewalks, trails, road crossings, and municipal buildings are designed with accessibility in mind.

Maintenance of Existing Infrastructure, Buildings and Facilities

- .1 Develop a level of service plan for Hudson's Hope that clearly identifies where community water and sewer infrastructure and services will be provided and the capacity required for this infrastructure now and in the future.
- .2 Ensure infrastructure, buildings and facilities are well maintained and rehabilitated in a timely manner.
- .3 Ensure that the full costs for infrastructure renewal are regularly reviewed and incorporated into property taxes and utility rates.
- .4 Continue to seek financial support from industry and other levels of government through grant programs and legacy funding to address infrastructure funding gaps, recognizing that sustainable and predictable funding is needed over the long term to ensure a sustainable asset management program.
- .5 Work with regional partners to ensure the continued presence of the Peace River Agreement, which provides infrastructure funding for all jurisdictions within the Peace River Regional District.
- .6 Develop policies and procedures for emergency infrastructure issues such as watermain breaks.
- .7 Update Hudson's Hope's Water Conservation Plan.
- .8 Develop a public education program to inform the community on where their water comes from, water conservation measures, and source water protection.
- .9 Educate the public on what acceptable solids and liquids can enter the sanitary sewer collection systems and culminate in treatment at the wastewater treatment plant.
- .10 Reduce water use, stormwater run off and waste generation in municipal operations and look for opportunities to expand water reuse options.
- .11 Complete best use studies of acquired and existing assets to ensure their efficient use.
- .12 Review the lifespan and efficiency of current Hudson's Hope facilities and consider replacement or upgrade plans.

Emergency Preparedness

- .1 Maintain and develop partnerships with neighbouring local governments, provincial governments, Indigenous communities, public agencies, service providers and community organizations for the efficient and effective coordination of emergency preparedness.
- .2 Develop an Emergency Preparedness Plan.
- .3 Using the FireSmart BC Homeowner's Manual as a principal guidance document, strive to foster wildfire awareness and resiliency through public education materials, programs, and events.
- .4 In consultation with the provincial government, the Peace River Regional District and the Provincial Emergency Program, prepare and maintain emergency measures including evacuation plans, service coordination plan, equipment plan, description, and assignment of responsibilities and other components aimed at

maximizing public safety and protection of property should a wildfire threaten the community.

- .5 Work closely with the RCMP to address any current or emerging public safety issues.

5.4 Economic Development

Hudson's Hope is poised for significant economic growth given the ever-present potential of oil and gas, mining, and energy project development, and now the potential also exists for Hudson's Hope to be a tourism destination with future access to the Site C dam reservoir. While a large portion of this economic development will likely be outside of the community's control 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 and take advantage of the tourism opportunities before it. Ensuring the community has a diverse economy will increase its ability to be resilient in the future, thereby providing a stable economy for its residents and businesses.

There are commercial needs that are not being currently met in Hudson's Hope. These include such things as retail stores, coffee shops, and entertainment, and this is even more important should Hudson's Hope wish to expand into a tourism hub. There are also gaps in the services available, including automobile services and other maintenance services. Having these services available in the community would localize spending and help diversify the commercial base, further enhancing Hudson's Hope as a tourism destination. To attract these commercial and service enterprises to Hudson's Hope, it will be important for Hudson's Hope to identify its needs and develop marketing packages to attract entrepreneurs to the community.

There is also a need to increase the level of entrepreneurship in the community. Hudson's Hope 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 makes it important for Hudson's Hope and its partnerships to provide support and guidance to ensure its business community has the tools it needs to thrive.

Objectives:

- .1 Position Hudson's Hope to take advantage of resource sector growth and secure a greater variety of commercial and service enterprises in the community.
- .2 Encourage economic development and the creation of local employment opportunities.
- .3 Explore and encourage economic diversification options such as increased commercial and tourism related services within the community and surrounding areas.
- .4 Enhance tourism as an economic driver in the community.
- .5 Encourage entrepreneurship in the community to support commercial growth.

Policies:

General

- .1 Update the Economic Development Strategic Plan 2010 to reflect current needs of the community.
- .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 Continue to support 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" that attracts commercial activity to the community.
- .5 Consider the development of tax revitalization programs, where alternative taxation can be employed to incentivize new commercial growth.
- .6 Explore the potential of developing a community forest for Hudson's Hope to provide recreational and industrial opportunities for the community.
- .7 Work with neighbouring First Nations to identify opportunities to collaborate on joint economic ventures.

Industry Coordination

- .1 Work with the provincial and regional government to protect key natural resources that are vital to sustaining and expanding the local tourism industry.
- .2 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.
- .3 Encourage local industry partners to provide updates to the community through Council meetings.

Collaboration and Partnerships

- .1 Continue to work with other communities such as Chetwynd and Tumbler Ridge, local First Nations, Northern Development, Community Futures Peace-Liard, and other agencies and stakeholders to promote regional economic development.
- .2 Participate in regional economic development initiatives.
- .3 Promote Hudson's Hope as being a key part of the Peace Region's agricultural industry.
- .4 Work with Northern Lights College, School District No. 60, and local industries to develop training programs to ensure that residents are adequately prepared to take advantage of employment opportunities in the area.
- .5 Work with local industry partners to develop a Community Amenity Package to encourage their staff and their operations to use existing businesses and community facilities.

- .6 Encourage the development of a local business association, and work with them to establish a business improvement area in the "Town Centre".

Tourism

- .1 Develop a Tourism Investment Attraction Strategy which will highlight the community's tourism assets (i.e., forests, rivers, lakes, wildlife, boat launches, campgrounds, dinosaur fossils, etc.), note gaps, and develop a strategy for attracting investment and tourists to the area.
- .2 Build relationships with regional Visitor Centres, Northeastern British Columbia Tourism Association, Destination British Columbia, other tourism organizations and stakeholders of larger, neighbouring communities and regions to promote the Peace Region as a whole.
- .3 Seek opportunities to provide tourism opportunities during all seasons.
- .4 Explore developing tourism opportunities associated with the Site C Reservoir.
- .5 Continue marketing and promoting Hudson's Hope to increase visitation to the community.

5.5 Transportation and Mobility

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 Hudson's Hope, and Highway 29 linking Hudson's Hope to the region. The transportation system is identified in Schedule J.

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. There is currently no transit within the community or connecting Hudson's Hope to neighbouring communities. As the community grows and climate change related challenges increase, it becomes increasingly important that alternative transportation options to personal vehicles are provided, promoted and supported. At the same time, the challenges associated with a northern climate, the community's distance from major centres, and the associated necessity of traveling longer distances in a large geography must be recognized, thereby emphasizing the importance of a good, reliable transportation network.

Objectives:

- .1 To provide an efficient, safe, reliable, and connected municipal road network for residents, visitors and businesses.
- .2 Integrate Highway 29 with the municipal road network to increase the compatibility of adjacent uses, enhance the appearance and gateway experience, particularly through the "Town Centre".
- .3 Provide safe and accessible alternatives to personal vehicles to reduce energy use and contribute to healthy lifestyles by increasing connectivity in Hudson's Hope.

- .4 Improve the safety of non-motorized forms of travel within the community and on a regional scale.
- .5 Support the provision of public transportation options within the community and developing a community transportation system.

Policies:

General

- .1 Develop and maintain a compact and walkable community within the townsite.
- .2 Continue to maintain the municipal road network.
- .3 Restrict direct access to Highway 29 from individual sites to maintain highway design speeds and ensure highway safety.
- .4 Investigate sources of funding for transportation infrastructure projects.

Promotion of Alternative Transportation Modes

- .1 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.
- .2 Provide sidewalks and promote cycling and walking within the community in strategic locations to increase connectivity. Emphasis should be placed on access to schools from residential and "Town Centre" neighbourhoods.
- .3 Partner with the Province or other parties in ensuring area highways suit the needs of the local community, and that provincial road network improvements are coordinated with any desired local improvements (e.g., streetscaping, sidewalk, etc.).
- .4 Ensure that all existing and proposed civic and institutional facilities are universally accessible and include safe access for pedestrians and cyclists.
- .5 Support small scale transit service to larger centres, and advertise opportunities to use the service to area residents
- .6 Add sidewalks within the townsite on paths of highest priority, including ensuring road networks within the "Town Centre" have a sidewalk on at least one side, with focus on the most heavily used paths for children and seniors.
- .7 Develop an Active Transportation Strategy that satisfies both transportation and recreation demand by creating a multi-layered active transportation network of roads and trails, and supporting programs and services that facilitate sustainable, safe and healthy transportation.

Accessibility

- .1 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.
- .2 Ensure that Hudson's Hope facilities recognize and accommodate universally accessible design, wheelchair or mobility aid ramps, and bicycle storage racks for both indoor and outdoor facilities.
- .3 Improve the accessibility and safety of sidewalks in the community.
- .4 Provide pedestrian scale lighting along sidewalks and trails.
- .5 Support the provision of safe and accessible multi-modal transportation routes within Hudson's Hope.

5.6 Environmental Sustainability and Climate Change Adaptation

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 draws people to live and stay in Hudson's Hope, and this is important to protect and preserve into the future. To do this, taking actions that support environmental sustainability and encourage climate change mitigation and adaptation is of great importance to the community.

Environmental sustainability involves making decisions and taking action that are in the interests of protecting the natural world, with particular emphasis on preserving the capability of the environment. Climate change is impacting our communities more and more, in both frequency and intensity of weather-related events. Climate change impacts include increased temperature fluctuations, greater instances of extreme weather events such as floods, droughts and fires, and changes in seasonal precipitation patterns, each having significant implications on a community.

Hudson's Hope strives to improve its environmental sustainability and make the community more resilient to climate change. A key example of this is the work that the community has done, leading in energy sustainability through the installation of the largest solar array for any municipality in BC. Leading by example has prompted several residents to also embrace the solar option and achieving net zero electrical usage in their homes

Objectives:

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

Policies:

General

- .1 Work with School District No. 60, and the Peace River Regional District to develop an environmental education program for the community that provides learning opportunities on key environmental issues.

Water/Wastewater

- .1 Work to develop partnerships for the stewardship and protection of the Peace River.
- .2 Develop a Watershed Protection Plan with an emphasis on protecting surface and groundwater in rural areas.
- .3 Update Hudson's Hope's Water Conservation Plan and identify how to continue reducing consumer demand for water.
- .4 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.
- .5 Recognize and support the continued protection of our water supply and acknowledge that all users be accountable for use.
- .6 Maintain appropriate treatment levels for wastewater that will be discharged into the natural environment.
- .7 Enact a policy requiring that new development should meet pre-development stormwater flows on-site.

Solid Waste

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

Energy and Emissions

- .1 Promote energy-efficient and environmentally friendly design and construction for new development within Hudson’s Hope. This could include the usage and development of solar panels or wind turbines to utilize solar and wind power.
- .2 Review the potential of having an energy self-sufficient community by exploring alternative energy technologies such as wind, solar, and biomass.
- .3 Continue to review opportunities to reduce energy used in Hudson’s Hope’s civic 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.
- .4 Encourage residents to pursue home energy retrofits, including considering the provision of information resources, assistance in filling out grant applications, and/or connecting homeowners with energy advisors or other energy tradespeople.
- .5 Review opportunities to generate energy from agricultural waste in the community.



Natural Areas

- .1 Prioritize the development of increased viewpoints and access to the Site C Reservoir berm in the townsite.
- .2 Continue to preserve natural areas and greenspace within the community.
- .3 Continue to maintain access into natural areas while protecting ecological habitats.
- .4 Work with the province and industry to ensure that resource extraction activities do not adversely impact key natural areas.
- .5 Collaborate with the provincial government to reduce the risk of wildfires in the community.

- .6 Develop natural solutions that support ecological responsibility using features such as native tree planting, landscaped boulevards, green spaces and general landscaping.
- .7 Have a strict adherence to on-site tree retention as far as property development is encouraged through manipulation of building orientation, location and size.
- .8 Work towards a safe, responsible, and cost-effective invasive plant management program to minimize the use of pesticides.

Climate Change Adaptation and Resilience

- .1 Collaborate with regional and provincial governments, public agencies, community organizations, Indigenous communities, businesses, and individuals for the coordination of climate resilience planning, policies, and initiatives.
- .2 Seek grant funding opportunities to facilitate Hudson's Hope's ability to be prepared for emergencies resulting from climate change.
- .3 Consider future climate change impacts and adaptive responses in long-term planning and development decisions.
- .4 Identify Hudson's Hope facilities for the establishment of cooling centres in the event of extreme heat and warming centres during extreme cold.
- .5 Utilize green spaces and natural vegetation to contribute to the reduction of greenhouse gases.
- .6 Develop a climate vulnerability and resiliency assessment to provide direction for climate change mitigation and adaptation planning.
- .7 Provide education and resources to the community to support climate change preparedness and response.

5.7 Social Health and Wellbeing

The social health and wellbeing 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. Investing in health and wellness is important to the environmental, economic, social prosperity and livelihood of our families and community.

Access to health and social services such as healthcare, childcare, education and poverty supports, many of which are provided by other levels of government and social organisations are vital to the community. At the same time, it is also important that educational opportunities, cultural resources, promotion of healthy lifestyles, and social activities are available to residents to ensure a high quality of life.



Objectives:

- .1 Ensure the social needs of the community are addressed.
- .2 Support and leverage community based special events and recognize that these events play a large role in creating a sense of community.
- .3 Promote enhancements to educational opportunities available in the community.
- .4 Integrate art, culture and special events in "Protected Parks and Natural Space" to create a more liveable community.
- .5 Continue to build an inclusive, health community where people feel connected and have the supports, opportunities and tools to thrive.
- .6 Ensure that programming within the community remains affordable and accessible to residents of all ages and life stages.
- .7 Promote spaces for healthcare services to be established for the community.
- .8 Inform residents about opportunities to contribute positively to the community through volunteering.

Policies:

General

- .1 Work with community partners and provincial agencies to ensure adequate social services are provided in Hudson's Hope.
- .2 Continue to provide a high level of protective services (fire and police) in the community.
- .3 Support the development of services for people with special needs in Hudson's Hope.
- .4 Recognize and support the important contributions of volunteers and non-profit groups and agencies which bring significant value to the community.

Health Services

- .1 Support the continued operation and expansion of the Hudson's Hope Health Unit.
- .2 Work with Northern Health to attract more doctors and nurses to Hudson's Hope.
- .3 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.
- .4 Advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.
- .5 Liaise with the Northern Health Authority and social service providers to investigate opportunities to improve program coordination and to enable agencies to meet on a regular basis to continue co-operation and collaboration regarding community health and wellness.

Recreation and Community Programming

- .1 Develop parks and recreation programs that encourage healthy and active lifestyles for people of all ages.
- .2 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.
- .3 Work with local community groups and organizations to address space needs.
- .4 Support partnerships with groups and organizations to ensure residents have access to active living opportunities and healthy food in the community.
- .5 Provide physical and social environments that encourage safe and enjoyable activities for residents of all ages.

Childcare, Education and Learning

- .1 Diversify educational opportunities for all ages in the community.
- .2 Encourage School District No. 60 to ensure Hudson's Hope School is appropriately funded and maintained to accommodate existing and future enrolment.
- .3 Encourage the expansion of daycare resources in the community.
- .4 Work with School District No. 60 to provide safe routes to school, including walking and cycling options.
- .5 Review Hudson's Hope policies and bylaws to eliminate barriers to the provision of childcare services.
- .6 Foster mutually beneficial partnership opportunities with regional post-secondary education facilities such as Northern Lights College and University of Northern British Columbia.
- .7 Advocate and encourage services and facilities that meet the needs of Hudson's Hope's youth population.

5.7.1 Age-Friendly and Accessibility

By creating an age-friendly community it ensures that a community's social and physical environment can adapt to the changing needs of people as they age. Age-friendly planning seeks to enhance the accessibility of necessary community elements such as housing, transportation, social participation, community support and health services, respect and social inclusion, outdoor spaces and buildings, civic participation and employment, and communication and information. An age-friendly community is designed to support and enable seniors to age in place and actively

Accessible communities also face similar challenges and considerations in their planning. The *Accessible B.C. Act* (2021) recognizes the following barriers of accessibility; attitudinal, physical, systemic, technological, sensory, or informational barriers. Hudson's Hope was a participant of the Northeastern BC Collaborative Accessibility Plan in 2023 and sits on the Northeast Accessibility Committee.

Objectives:

- .1 Encourage the development and implementation of programs and activities that foster social connections and meaningful participation for seniors.
- .2 Consider strategies to support seniors that wish to remain in their homes as they age.
- .3 Improve the overall communication within, and accessibility of, Hudson's Hope for all demographics and abilities.
- .4 Improve accessibility in public spaces, transportation systems, and housing, ensuring that residents can navigate their community safely and independently in all seasons.

Policies:

- .1 Identify municipally owned, institutional, or other desirable lands for the development of independent living, supportive housing, or assisted living for seniors.
- .2 Work with service organizations to strengthen awareness of the Shelter Aid for Elderly Renters (SAFER) program for seniors.
- .3 Work with partner member municipalities and the Peace River Regional District to host a forum with community serving and volunteer organizations and First Nations partners to discuss opportunities to support seniors aging in place regionally, to support regional coordination.
- .4 Ensure new senior housing is close to existing services and amenities, including proximity to existing transportation corridors.
- .5 Promote principles of universal design through requirements for adaptable housing in new multi-dwelling unit housing.
- .6 Ensure future park and trail plans include accessible infrastructure and improved lighting.
- .7 Develop an "Accessibility List" for emergency services to identify seniors or those with accessibility barriers that require assistance in a case of an emergency.

- .8 Engage seniors in winter maintenance planning (e.g., identifying icy and slippery areas for extra maintenance).
- .9 Advocate to relevant agencies and stakeholders for increased health and social services for all community members.

5.7.2 Arts, Culture and Heritage

The diverse arts, culture and heritage elements of a community, both tangible and intangible, are ways through which many socio-economic and environmental dimensions of a community are embodied. Such key elements in the community can also be used as focus points for policy and planning efforts to ensure arts, culture and heritage resources are integrated as a component of a community's sustainability.

Objectives:

- .1 Promote and enhance local arts and culturally based programming in the community.
- .2 Encourage a wide variety of opportunities for community members to interact and support community diversity, arts and culture.
- .3 Work with local organizations, non-profits, school groups, and Indigenous communities to develop arts and culture programming.

Policies:

- .1 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.
- .2 Ensure ongoing awareness and applications to federal, provincial, regional and other funding sources to partner with Hudson's Hope for heritage preservation and presentation.
- .3 Raise the level of awareness within and outside of the community about agricultural heritage within Hudson's Hope.
- .4 Work with local First Nations and Indigenous communities to highlight their contribution to the history and culture of Hudson's Hope.
- .5 Continue to promote the culture and heritage of the region as an important tourism asset.
- .6 Integrate arts and culture into community planning, recreation programming and economic development opportunities, where appropriate.

5.8 Agriculture and Local Food Systems

Hudson’s Hope is in British Columbia’s largest agricultural region: the Peace Region. Agriculture and the associated food industry play an important role in the areas directly surrounding Hudson’s Hope and are an instrumental part of the history and development of the region.

The Agricultural Land Reserve is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled. Lands contained within the Agricultural Land Reserve have agricultural potential and should be reserved for agricultural purposes wherever possible.



Hudson’s Hope acknowledges the importance of agriculture in the community, recognizing the central role that it plays in the regional economy, history and identity of the area. Hudson’s Hope also acknowledges the importance of maintaining a close relationship to its rural neighbours who often look at Hudson’s Hope as their community centre.

Objectives:

- .1 Support the general objectives of the Provincial Agricultural Land Commission, in preserving the agricultural land base for future food production and food security.
- .2 Collaborate with neighbouring local governments, Indigenous communities, community organizations, and the public to ensure that agriculture continues to play a key role in the community and region.
- .3 Recognize and support the positive and integral economic; social and historical role that agriculture and farming plays in the community.
- .4 Support a resilient food and agriculture system that contributes to the local economy and overall, cultural, financial, social and environmental sustainability of Hudson’s Hope.
- .5 Further diversify the local economy through the growth and expansion of a local food sector.

Policies:

- .1 Encourage the expansion of the agricultural industry by protecting high quality agricultural land and working with local farmers to better understand how they can promote the agricultural economy.
- .2 Support the continued development of local food opportunities by developing community gardens, encouraging backyard gardens, and working with local restaurants to source local food, where possible.

- .3 Continue to support the Hudson's Hope Farmers Market.
- .4 Review and implement a Regional Agriculture Plan in partnership with the Peace River Regional District.
- .5 Encourage planting of edible species in lieu of landscaping in private developments, parks, utility corridors and local rights-of-way where appropriate, or require a portion of all landscaping to include edible plants.
- .6 Support initiatives advocating for food security at local, regional, and provincial levels.
- .7 Consider developing a local or regional steering committee to lead/enable agriculture development and food security initiatives.
- .8 Direct non-agricultural uses to appropriately designated areas and away from lands within the Agricultural Land Reserve and existing agricultural areas.
- .9 Support the creation of local and regional food celebrations that bring community and visitors together to enjoy and learn about local and regional food production.
- .10 Continue working collaboratively with the Peace River Regional District's Invasive Plant Committee to protect farmland and the area's ecosystem through best management practices.

5.9 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.

Parks, open spaces and trails are important components of a complete community. They help to improve the liveability of developed areas, promote active lifestyles and personal health; highlight historic and cultural assets; provide linkages between community facilities and other destinations and provide places for people to gather. Many parks and open spaces also play an important role in providing animal and plant habitat and maintaining ecosystem services. All these factors assist in enhancing the quality of life for the residents of Hudson's Hope. The Parks and Recreation system is identified in Schedule I.

Objectives:

- .1 Provide safe and accessible parks and open spaces for the enjoyment of both residents and visitors.
- .2 Provide a diversity of high quality recreation opportunities, programming and services for community members of all ages and abilities to access and participate in a healthy lifestyle.
- .3 Promote Hudson's Hope as four-season regional recreation destination.
- .4 Conduct an analysis of existing facilities to determine the extent of long-term maintenance required and incorporate into an Asset Management Plan.

Policies:

General

- .1 Develop interpretive signage used at trail heads, points of interest and community facilities.
- .2 Develop a Parks, Recreation and Trails Master Plan for Hudson's Hope once Site C is operational to capitalize on future recreation opportunities.
- .3 Maintain and operate local campgrounds and ensure that its use is limited to tourism rather than the provision of temporary accommodation.
- .4 Maintain and expand year-round recreational facilities and programs, both indoor and outdoor, that are accessible and meet the community's evolving needs.
- .5 Review recreational programming and facilities on a regular basis to ensure they are meeting current and emerging needs.
- .6 Promote winter activities in parks, trails and greenspaces for year-round use and active living.
- .7 Improve the connection of parks and open spaces to residential areas, the townsite and other destinations through improvements to pedestrian and trail networks.

Community Collaboration / Partnerships

- .1 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.
- .2 Encourage local service clubs, community groups and industry to assist in the development of parks and recreation type facilities.
- .3 Encourage partnerships in developing and enhancing outdoor and indoor recreational opportunities within Hudson's Hope.

Municipal and Neighbourhood Parks

- .1 Require new residential subdivisions to provide parks and recreation space.
- .2 Ensure existing residential areas are provided with neighbourhood park facilities.
- .3 Maintain and expand existing park and trail offerings.
- .4 Encourage the installation of accessible or adaptive recreational equipment in parks.

Natural Areas Recreation

- .1 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.
- .2 Maintain upkeep of the new boat launch and its gangway floating dock to ensure it remains safe to use.
- .3 Encourage the use of the new boat launch as access to the river for canoes, kayaks and other topper boats/small crafts.

- .4 Establish a network of trails that connects public parks to natural open space environments.
- .5 Work with BC Hydro on ensuring safe and public access to the Site C reservoir.
- .6 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.

5.10 Hazardous and Environmentally Sensitive Areas

Significant areas within Hudson's Hope 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 and Site C Reservoir 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.

Objectives:

- .1 Ensure that development proposed in hazardous and/or environmentally sensitive areas are reviewed for feasibility and safety.
- .2 Ensure interfaces between development and potentially hazardous and/or environmentally sensitive areas are treated with care.
- .3 Reduce risk for wildfire in the community.
- .4 Minimize the clearing of steep slopes or riverbanks to reduce the detrimental effect related to soil erosion and the siltation of watercourses.

Policies:

- .1 Prohibit development in designated areas on slopes greater than 25% and lands adjacent to these slopes, unless an engineering study, performed by a qualified professional shows the proposed development to be both safe and feasible for the intended use.
- .2 Implement FireSmart 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.

5.11 Financial Sustainability

The long-term sustainability of a community is largely based on maintaining financial viability through cost-effective administration and service delivery, and a solid economic base. This requires maintaining employment opportunities for residents, a stable local tax base and a financially accountable local government. Hudson's Hope will strive to diversify its current tax base to lessen the tax burden on residents, have the revenue needed to maintain current and future municipal infrastructure and services, and give the community long-term financial security and independence from external funding sources.

Objectives:

- .1 Ensure that the Peace River Agreement is maintained and secured as an ongoing source of funding for Hudson's Hope.
- .2 Ensure that the BC Hydro grant-in-lieu continues to benefit Hudson's Hope.
- .3 Ensure financial sustainability in providing current and future municipal infrastructure and services.

Policies:

- .1 Develop financial goals, principles and strategies to enhance financial sustainability and guide decision-making with respect to achieving Hudson's Hope's financial goals.
- .2 Encourage BC Hydro to regularly review the grant-in-lieu payment to Hudson's Hope to ensure that it still meets the needs of the community.
- .3 Develop an Asset Management Plan to ensure good management of, and strategic investment in, Hudson's Hope's infrastructure and assets such as roads, water and sanitary sewer systems, facilities, buildings and equipment.
- .4 Implement cost-recovery mechanisms, such as development cost charges, to support the financial sustainability of municipal services and infrastructure associated with new development.

6. Development Permit Areas



6 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-dwelling unit residential development,
- 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 the following Development Permit Areas, which are shown on Schedules K, L and M:

Town Centre Development Permit Area	Areas subject to guidelines for the form and character of development in Hudson’s Hope’s Town Centre, including façade treatments.
Service Commercial Town Centre Development Permit Area	Areas subject to guidelines for the form and character of service commercial development.
Industrial Development Permit Area	Areas subject to guidelines for the form and character of industrial development.
Rural Development Permit Area	Areas subject to guidelines for the form and character of industrial and resource extraction uses in rural areas.
Steep Slopes Development Permit Area	Areas considered hazardous to development due to slope and/or unstable soils.

A development permit must be obtained when any of the following types of development activity occur, in accordance with 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 requiring a development permit, depending on the goals of the Development Permit Area in question.

6.1 Town Centre Development Permit Area

The Town Centre Development Permit Area is shown on Schedules K and L, and encompasses those lands designated as "Town Centre" on Schedules B, C and D.

Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the following:

- Revitalization of an area in which a commercial use is permitted,
- Establishment of objectives for the form and character of intensive residential development, and
- Establishment of objectives for the form and character of commercial, industrial or multi-dwelling unit residential development.

The Town Centre Development Permit Area recognizes that Hudson's Hope's Town Centre area is the centre of the community's commercial, civic, and cultural activities. The objectives of this development permit area are to:

- Ensure that the form and character of development is of a high visual standard,
- Residential uses are integrated into commercial buildings wherever possible,
- Ensure that climate and viewsapes are considered in development designs, and
- That new development and façade improvements are compatible and complementary to existing development.

These objectives provide the basis for the design guidelines applied to all development within this development permit area.

6.1.1 Exemptions

In the Town Centre Development Permit Area, a development permit is not required for the following:

- .1 Interior alterations to buildings,
- .2 Erection of a sign or fence, and/or
- .3 Placement of temporary construction site offices, structures used for short-term special events and emergency facilities.

6.1.2 Town Centre Development Permit guidelines

Development Permits shall be issued in consideration of the following:

Design

- .1 Consider mixed-use development that combines commercial and/or service uses on the main floor with up to 3 storeys of multi-dwelling unit residential above.
- .2 Consider incentives for redevelopment and façade improvements. Explore the potential for public art, banners, and welcome signage to create a strong sense of arrival and welcoming into the Town Centre.
- .3 Avoid dark and shadowed spots. Have decorative light standards and outdoor lights.

Landscaping

- .1 Explore opportunities for lighting, street furniture such as benches, trash receptacles, and bike racks to create a pleasant pedestrian environment and encourage active street frontages that are engaging.
- .2 Explore opportunity for trees and hanging baskets along sidewalk areas.

Parking

- .1 Discourage the development of isolated buildings surrounded by surface parking.
- .2 Parking should locate behind the buildings and be accessed from the rear where possible.

Signage

- .1 Consider signage which matches local colours and character.
- .2 Incorporate pedestrian wayfinding signage to enhance visibility and ease of navigation.

Access

- .1 Enhance accessibility and safety of pedestrians through curb extensions and smaller corner radii at intersections to facilitate easier pedestrian crossings, and the incorporation of parallel parking to help buffer pedestrians from traffic.

- .2 Improve pedestrian connectivity to the post office, a major community destination, by extending the sidewalk up Beattie Drive through the intersection of Canyon Drive.

6.2 Service Commercial Development Permit Area

The Service Commercial Development Permit Area is shown on Schedules K and L consists of all the areas designated as Service Commercial Development on Schedule B, C, and D.

Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the following:

- Revitalization of an area in which a commercial use is permitted, and
- Establishment of objectives for the form and character of commercial, industrial or multi-dwelling unit residential development.

The objectives of this development permit area are to ensure that:

- The form and character of development is of a high visual standard,
- Climate and viewsapes are considered in development designs, and
- Future development is compatible and complementary to existing development.

These objectives provided the basis for the design guidelines applied to all development within this development permit area.

6.2.1 Exemptions

In the Service Commercial Development Permit Area, a development permit is not required for the following:

- .1 Construction and alteration of a single-detached dwelling,
- .2 An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs,
- .3 Interior alterations to buildings,
- .4 Construction of new buildings or structures less than 10 square metres in area,
- .5 Erection of a sign or a fence, and/or
- .6 Temporary structures limited to construction site offices, short-term special event and emergency facilities.

6.2.2 Service Commercial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

Design

- .1 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.
- .2 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.
 - .3 Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas.
 - .4 Building design and orientation should consider climatic variables, including sun/shade impacts, covered walkways and wind tunnel effects.
 - .5 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 and blank space.
 - .6 To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces.
 - .7 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.
 - .8 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.
 - .9 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

- .1 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.
- .2 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 salt tolerance and proximity to power lines.
- .3 For major highway commercial development with large land area requirements, a landscape plan should be submitted to Hudson's Hope to illustrate how the development will be incorporated into the streetscape.

Parking

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

Signage

- .1 Signage should be unobtrusive and form an integral part of the landscaped setback areas of individual buildings.
- .2 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

- .1 Access to new development should address safety and congestion issues.
- .2 Access should comply with existing access management plans and requirements of the Ministry of Transportation and Transit.

6.3 Industrial Development Permit Area

The Industrial Development Permit Area shown on Schedules K, L and M consists of all areas designated as Industrial on Schedules B, C and D.

Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the following:

- Establishment of objectives for the form and character of industrial development.

The objectives of this development permit area are to ensure that:

- The form and character of development is of a high visual standard and presents a safe and functional area for investment,
- Climate and viewsapes are considered in development designs, and
- Future development is compatible and complementary to existing development.

These objectives provided the basis for the design guidelines applied to all development within this development permit area.

6.3.1 Exemptions

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

- .1 An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs,
- .2 Interior alterations to buildings,

- .3 Construction of new buildings or structures less than 10 square metres in area,
- .4 Erection of a sign or a fence, and/or
- .5 Temporary structures limited to construction site offices, short-term special event and emergency facilities.

6.3.2 Industrial Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

Design

- .1 Roofs shall be designed to ensure snow and/or ice does not shed directly onto the sidewalk/pedestrian and/or parking areas.
- .2 Building design and orientation should consider climatic variables, including sun/shade impacts, covered walkways and wind tunnel effects.
- .3 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 and blank space.
- .4 To enhance outdoor safety, blind spots should be avoided, particularly near dumpsters, parking areas, and other open spaces.
- .5 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.
- .6 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

- .1 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.
- .2 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

- .1 Access to new development should address safety and congestion issues.
- .2 Access should comply with existing access management plans and requirements of the Ministry of Transportation and Transit.

6.4 Rural Development Permit Area

The Rural Development Permit Area shown on Schedules K, L and M consists of all the areas designated as Rural on Schedules B, C and D. This development permit area does not apply to lands designated as Rural Residential on Schedules B, C and D.

Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the following:

- Protection of development from hazardous conditions, and
- Protection of farming.

The objectives of this development permit area are to ensure that:

- The potential for land use conflicts between intensive industrial and resource extraction activities from other rural uses are minimized, and
- Future development is compatible and complementary to existing development.

These objectives provided the basis for the design guidelines applied to all development within this development permit area.

6.4.1 Exemptions

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

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

6.4.2 Rural Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

- .1 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.
- .2 Access to new development should address safety and congestion issues.
- .3 Access should comply with existing access management plans and requirements of the Ministry of Transportation and Transit.

6.5 Steep Slopes Development Permit

The Steep Slopes Development Permit Area shown on Schedules K, L and M is the area shown as Steep Slopes on Schedule G.

Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the following:

- Protection of the natural environment, its ecosystems and biological diversity, and
- Protection of development from hazardous conditions.

The objectives of this development permit area are to ensure that:

- Identify areas hazardous to development, including steep slopes, embankments, and unstable soils, and
- Development is protected from hazardous conditions.

These objectives provided the basis for the design guidelines applied to all development within this development permit area.

6.5.1 Exemptions

In the Steep Slopes Development Permit Area, a development permit is not required for the following:

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

6.5.2 Steep Slopes Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

- .1 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.
- .2 All persons desiring to alter or affect lands within the designated area will be required to submit to Hudson's Hope a report certified by a geoscientist registered with Engineers and Geoscientists BC to determine if the land is safe for the intended use, and recommend conditions or requirements.

7. Implementation



7 IMPLEMENTATION

The Official Community Plan provides a long-term vision for the community, as well as guidance on how to achieve this vision. For the Official Community Plan to be effective, municipal decision-making and policy implementation should be consistent with the commitments identified herein. This approach provides direction and assurance to Hudson's Hope's residents, partners, and stakeholders.

While the Official Community Plan is a future-oriented document with a long-term vision, it is also considered a "living document" that at times will need to be amended to reflect the best interests of the community as a whole, changing needs and priorities, and new opportunities.

As a result of Bill 44 and the Province's shift to more pro-active planning, a series of new requirements have been legislated and the *Local Government Act* now requires all local governments to receive a Housing Needs Report on or before December 31, 2028 and every five years thereafter. The *Local Government Act* also requires all local governments to review, and if necessary, update their Official Community Plans after each Housing Needs Report.

There are several common strategies identified below that are used to implement the Official Community Plan. It is not intended that all these actions are obligatory or all-inclusive, but rather that they form a suite of tools available to Hudson's Hope for implementation.

7.1 Zoning Bylaw and Temporary Use Permits

The Zoning Bylaw is the primary tool that a municipality can use to implement the policies and plans in an Official Community Plan. Amendments to the District's Zoning Bylaw will be necessary to ensure that it remains consistent with the policy direction set in the Official Community Plan. Amendments will be considered as part of the District of Hudson's Hope Zoning Bylaw update when it is underway to make sure it is consistent with this Plan.

Uses that are not explicitly permitted in the District's Zoning Bylaw may be permitted on a temporary basis through issuing of a Temporary Use Permit, as per the *Local Government Act*.

The District of Hudson's Hope will:

- .1 Consider Temporary Use Permits in all areas of the District.
- .2 Consider applications for Temporary Use Permits based on the following:
 - a) Compatibility of the proposed use with any existing uses on the property and the surrounding area,
 - b) Compatibility of the proposed use with the property's land use designation and the overall policy direction of the Official Community Plan,
 - c) Potential for impact on any environmentally sensitive areas nearby or on-site,
 - d) Impact on existing servicing infrastructure,
 - e) Any proposed alterations to the site may be deemed temporary in nature,
 - f) The proposed use is temporary or seasonal, and
 - g) No noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences will be caused.
- .3 Apply any conditions to a Temporary Use Permit, including but not limited to the hours of operation, gross floor area, maximum lot coverage, landscaping, site

rehabilitation, screening and fencing, or any other matters deemed appropriate by Council.

- .4 Where appropriate, issue a Temporary Use Permit for a period of up to three years.

7.2 Land Use Designations

The land use designations shown in the Schedule A and Schedule B show the future land use designations for the areas they cover. By using the land use designations, the District can plan for the future growth and development in Hudson's Hope.

7.3 Other Municipal Tools

All municipal plans, strategies, policies, bylaws and reports to Council prepared after the adoption of this Plan must include an Official Community Plan "Context Statement" that:

- references the objectives and policies of the Official Community Plan, and
- describes how the document contributes to the achievement of the Official Community Plan.

All municipal plans, strategies, policies, bylaws and staff recommendations to Council must be consistent with the Official Community Plan.

7.4 Municipal Leadership

The District of Hudson's Hope can demonstrate leadership through its actions. The District can assess its current practices and consider if they contribute to achieving the community's vision or are barriers to that. In addition, reports presented to District Council should include a section regarding the relevance to the Official Community Plan.

7.5 Annual Reporting

The implementation of the Official Community Plan will require commitment by the District to review and track progress. It is suggested that the District includes a section in its Annual Report which will be brought to District Council and the public highlighting successes as well as challenges to achieving progress.

7.6 Fiscal Programming

Implementation of many of the policies contained in this Plan depends on the expenditure of District funds. The Five-year Financial Plan, Annual Report and Reserve Funds must reflect the policies of the Official Community Plan with regard to physical infrastructure.

7.7 Community Involvement and Awareness

Building public awareness and understanding of the goals of the Official Community Plan and its objectives and policies are integral to achieving support for the Plan and its effective implementation. Community involvement in Hudson's Hope is essential to maximize

community benefits and minimize negative impacts. The District will continue to work towards improving its communications and public engagement practices in the implementation of this Official Community Plan. In cases where the District is already involved in actions, communication of plans and progress is imperative to ensure the community is aware of the work being done. Also, as progress is made the District should highlight these successes for the community.

Individual actions by residents, business operators, employees, property owners, developers etc. will have a profound effect on helping the District achieve its vision for the community. This occurs through all aspects of community life including individual actions; participation in public events; developments that meet public objectives; and social, cultural, economic and environmentally responsible actions. Only the coordinated results of all these groups will enable the vision in the Official Community Plan to become a reality.

DRAFT

Schedules

