

## CHAPTER 6 – LAND USE PLAN

<b>CHAPTER 6 – LAND USE PLAN</b> .....	<b>1</b>
<b>6.1 GENERAL LAND USE DIRECTIONS</b> .....	<b>2</b>
<b>6.2 GENERAL LAND USE GOALS AND OBJECTIVES</b> .....	<b>3</b>
<b>6.3 LAND USE POLICIES</b> .....	<b>4</b>
<b>ALL - All Designations</b> .....	<b>4</b>
<b>DC - Downtown Core and Area</b> .....	<b>6</b>
<b>NC - Neighbourhood Centre</b> .....	<b>8</b>
<b>MU - Mixed-Use</b> .....	<b>9</b>
<b>RES - All Residential Designations</b> .....	<b>9</b>
<b>RSF - Residential - Single Family</b> .....	<b>11</b>
<b>RMF - Residential - Multifamily</b> .....	<b>12</b>
<b>RR - Residential – Rural</b> .....	<b>14</b>
<b>I - Institutional</b> .....	<b>15</b>
<b>C - Commercial</b> .....	<b>16</b>
<b>CH - Commercial – Highway</b> .....	<b>17</b>
<b>Ind- All Industrial Designations</b> .....	<b>18</b>
<b>IL - Industrial – Light</b> .....	<b>19</b>
<b>IH - Industrial – Heavy</b> .....	<b>19</b>
<b>IA - Industrial - Airport</b> .....	<b>20</b>
<b>ILW - Industrial – Live/Work</b> .....	<b>21</b>
<b>P - Parks and Conservation</b> .....	<b>22</b>
<b>SSA - Special Study Area</b> .....	<b>23</b>
<b>SSA – RC Cotton Site</b> .....	<b>23</b>
<b>SSA - Pioneer Lands</b> .....	<b>25</b>
<b>SSA - Crown Lands Adjacent to the Westridge Neighbourhood</b> .....	<b>26</b>
<b>SSA - Industrial Lands Adjacent to Highway 20</b> .....	<b>27</b>

## 6.1 GENERAL LAND USE DIRECTIONS

Williams Lake will continue to promote a strong downtown core and attractive neighbourhoods while preserving parks, conservation areas and employment lands with flexible uses, including heavy industrial uses. In the future, the City will encourage more complete, compact neighbourhoods with identifiable neighbourhood centres that provide for basic needs and higher densities that support increased walking, cycling, and transit use within the City. Single family and rural residential areas should remain low density and most multi-family residential development should be directed into downtown, neighbourhood centres, and mixed use areas.

While existing uses continue to be supported, significant land use changes have been considered in the planning processes for two areas of the city, potentially within the life of this plan:

1. The Industrial area south of Williams Creek and the downtown, which currently is occupied by a mill site, could transition from heavy industrial uses to lower impact uses, such as light industrial, a sustainable mixed use neighbourhood, or potentially even revert back to a natural area. This would provide a more attractive setting for the downtown and provide a reserve of land for sustainable development close to the downtown in the future, if needed.
2. The central and southern Highway 97 corridor could transition from primarily highway commercial uses to a more urban, mixed use corridor which is well served by transit, better connected to the downtown, and offering a more attractive entrance to the city.

Within this general direction, the supportive role of each land use designation is:

**Downtown Core.** The downtown core has long been the heart of the community, but in recent decades has been affected by more automobile-oriented commercial development meeting the needs of the surrounding areas that have challenged the downtown's vitality and viability and created livability challenges for the City. The direction for the downtown area is to be high density, accommodating a wide variety of compatible uses, including residential, commercial, and institutional, in a way that showcases community livability, high quality urban design, and sustainability.

**Neighbourhood Centres.** Neighbourhood centres are the recognizable hearts of distinct neighbourhoods that support multifamily housing and a range of basic commercial services with places for people to meet and find some basic services such as corner stores, hair studios, movie rentals, etc.

**Mixed Use.** Mixed use areas accommodate residential and commercial uses near the downtown and along the Highway 97 corridor, providing a transition between lower density residential areas and strictly commercial areas. These areas may serve as the basis for potential future expansion of the downtown and conversion of the highway corridor to a more urban, mixed use arterial street.

**Residential.** While the single family detached home predominates, the city has introduced apartments and more compact forms of ground oriented housing that is more affordable and

supports different lifestyles. The various residential designations provide a framework for maintaining and creating a housing stock in the city with appropriate densities that is flexible, accessible and accommodates a wide range of household needs, including affordability and lifestyle choices.

**Institutional.** Institutional lands have increasingly become a part of the city’s prominence in the region, with a major health care facility, university campus, School District buildings, Fire Hall, Stampede Grounds, sports complex, and City, Regional District, First Nations Tribal Council offices, provincial and federal offices. The location of these institutions in Williams Lake provides economic benefits, a more lively and diverse community and a higher quality of life for residents.

**Commercial.** Commercial lands outside of the downtown core have been facilitated by growth in regional traffic on highway corridors and cheaper land facilitating more remote and automobile-oriented development. While these commercial uses contribute significantly to the city’s economy, they have negative impacts as well, such as presenting a less than attractive impression to visitors and drawing clients from potential downtown and neighbourhood centre businesses. The two commercial designations provides for the essential goods and services for the community that are not appropriate for being located in the downtown area and neighbourhood centres.

**Industrial.** The four industrial designations support a range of economic activity and employment opportunities, from those with greater impact to those with lower impact, in a way that is flexible and mitigates impacts from other land uses.

**Parks and Conservation.** These designations provide protection for the city’s valued parks, open spaces, and natural areas, including environmentally sensitive and hazard areas, and seek to direct development away from these areas. In addition, this designation considers the significance of archeological areas within the City of Williams Lake, specifically in the Industrial North end of town.

**Special Study Areas.** The Special Study Area designation is intended to permit existing uses and zoning while preserving lands for future uses and promoting the development of sustainability-based neighbourhood plans. Special study areas include the RC Cotton Site, Westside Crown lands, the Industrial lands and the intersection of Hwy 20 and South Lakeside Drive above the Williams Lake River, and the undeveloped Pioneer Lands.

## 6.2 GENERAL LAND USE GOALS AND OBJECTIVES

*The goal of land use is to promote sustainability for those who live, work, or recreate in Williams Lake through the establishment of land use patterns and development that supports the City’s social, cultural, economic, and environmental objectives.*

Specific objectives include:

1. Reinforcing a natural hierarchy of land uses, with the downtown as the heart of the city,

neighbourhood centres promoting livable neighbourhoods, and commercial, industrial, institutional that support the community’s social fabric, economic development and environmental integrity.

2. Ensuring a sufficient supply of employment lands with flexible uses to ensure the city’s economic sustainability now and in the future.
3. Encouraging innovation in design and construction that support the sustainability principles and “Cariboo Western Theme,” as described in Chapter 7 of this Plan, in all areas of the City to promote a sense of place for residents.
4. Creating a system of inter-connecting pedestrian, cycling, and transit routes between the downtown, neighbourhoods, and other destinations, as outlined in the Park, Trails, and Outdoor Recreation Master Plan.
5. Provide for appropriate accessibility for persons with disabilities by reducing social and physical barriers within the business establishments and public spaces.
6. Ensure that an adequate supply of land is designated for residential development for at least the next 5 years, as required in the *Local Government Act*.
7. Protecting residential areas from the potential impacts of commercial and industrial land uses through physical separation and other mitigation measures.
8. Encouraging a diversity of residential types, locations, densities, tenures and prices to accommodate various age groups and household compositions.
9. Directing residential development to areas where services are available, or where services can be efficiently provided for and connected to existing City infrastructure without excessive costs to the City and the tax payers.

### 6.3 LAND USE POLICIES

This section provides the policies specific to each land use designation as shown on the Land Use Plan **Map 3** and, in some cases, to classes of land use designations, such as residential and industrial.

#### ALL - All Designations

In addition to the specific Land Use policies later in this section that are related to the 15 Land Use designations, the following



“overarching” policies will be applied consistently within the city:

- ALL.1** Apply the land use designations shown in the Land Use **Map 3**, found at the end of this chapter, when considering land use proposals.
- ALL.2** Allow densities for land use designations according to Table 6.1, as expressed in a maximum Floor Area Ratio<sup>1</sup> (FAR), with additional allowable density criteria for designations with permitted residential uses according to Table 6.2 as expressed in terms of maximum units per hectare.

Table 6.1

<b>Allowable Density - FAR*</b>	
<b>Designation</b>	<b>Maximum FAR</b>
Downtown Core	4
Neighbourhood Centre	1.5
Mixed Use	1.5, within the Downtown Area 1.0, outside the Downtown Area
Commercial	1.0
Commercial - Highway	2.0
Residential - Single Family	0.5, without a secondary suite 0.6, with a secondary suite
Residential - Multifamily	1.5, within the Downtown Area 1.0, outside the Downtown Area
Residential - Rural Residential	0.1
Industrial – Light	1.0
Industrial - Heavy	0.5
Industrial – Live/Work	1.0
Industrial - Airport	1.0
Special Study Area	0.1, unless an approved plan in place

\* These are in addition to unit limits in residential designations, which may be increased through any density bonus provisions containing in the Zoning Bylaw.

- ALL.3** All new development must comply with the *Heritage Conservation Act* and demonstrate that any archaeological site has been properly identified and negative

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<sup>1</sup> Floor Area Ratio (FAR) is the figure obtained when the area of all floors in a building is divided by the area of the lot. Thus a floor area ratio of 1.0 means the floor area of a building equals the lot area.

impacts mitigated, including limiting the intrusion of development into identified sites and adequate buffering and landscaping in site design. New developments will be assessed against the Provincial Archaeological Sites data base to determine if there is direct overlap or within an area of significant potential of a known archaeological site or that and mitigation measures will be required.

- ALL.4** Require all new development potentially affected by identified geotechnical hazard areas, as per the Consolidated Geotechnical Hazard **Map 4** to undertake geotechnical analysis to determine ground stability.
- ALL.5** Require all new development along the lakefront or along any watercourse to integrate riparian area setbacks and provisions as discussed in the CLE – Cherished Local Ecosystems section under Special Areas.
- ALL.6** Require all new development or redevelopment of a site to comply with the appropriate Development Permit Area Guidelines.
- ALL.7** Permit Places of Worship and institutional uses under any designation provided that these uses meet the permitted zoning uses as outlined in the City of Williams Lake Zoning Bylaw.
- ALL.8** Land use planning patterns should take into consideration the prevailing wind patterns and local meteorology as the PM 10 - dust air quality should be considered in the urban settlement areas of downtown.
- ALL.9** Apply the additional objectives and criteria of this chapter for each land use designation when considering land development rezoning and development permit applications.
- ALL.10** Encourage the use of green-building guidelines and rating systems such as BuiltGreen<sup>2</sup> and LEED<sup>3</sup> or equivalent for new construction to encourage more energy efficient buildings, water efficient fixtures and appliances, grey-water capture and storage infrastructure, sustainable building materials, and products that do not contain potentially harmful emissions.

## DC - Downtown Core and Area

The Downtown Core designation is intended to promote the downtown as the heart of Williams Lake and surrounding region and encourage the development of a higher density mix of land uses, including residential, commercial, and institutional, that bring activity and liveliness to the

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<sup>2</sup> <http://www.builtgreencanada.ca/>

<sup>3</sup> The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. LEED is a third-party certification program and an internationally accepted benchmark for the design, construction and operation of high performance green buildings. It provides building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance.

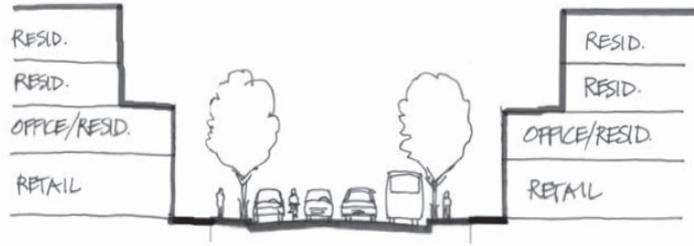
area throughout the day and into the late evening. The Downtown Area outlined on the Land Use map is intended for potential future expansion of downtown uses as appropriate in the future.

Objectives for this designation include:

1. Continuing to pursue revitalization of Downtown Core commercial area with emphasis on retrofits that complement the Williams Lake “Cariboo Theme,” as defined in Chapter 7, and promote a pedestrian oriented environment;
2. Providing opportunities for small businesses;
3. Creating a safe environment for pedestrians of all ages and abilities;
4. Creating an outstanding public realm throughout the Downtown Core, but with specific attention paid to key intersections and “main streets;”
5. Attracting large numbers of residents and employees, increasing the “eyes of the street” throughout the day and evening, that encourage people to stay in the downtown for extended periods of time; and
6. Supporting the objectives and policies within the Lively Downtown Section of this plan.

Specific policies include:

- DC.1** Limit structure heights to 8 storeys.
- DC.2** Direct businesses, financial institutions, government offices, retail outlets, personal services, recreation, arts and culture services and multi-family residential uses to those areas designated Downtown on the Land Use **Map 3**.
- DC.3** Encourage mixed use buildings comprising a strong retail corridor at the storefront ground level and residential uses above that can also serve to support live/work combination developments.
- DC.4** Permit the redevelopment of existing houses into businesses while maintaining the surrounding residential character.
- DC.5** Use development and infrastructure project opportunities to provide improvements to the streetscape, including generous landscaping, the provision of wide sidewalks and road allowances sufficient to accommodate both bicycles and pedestrians.
- DC.6** Use development and infrastructure projects opportunities to provide improvements to on-street parking, and where appropriate at least one disabled parking space per block within the downtown core area, while requiring new off-street parking facilities to be located at the rear of the parcel or underground.
- DC.7** Preserve view corridors and natural features and landscaping buffers where appropriate to enhance livability, particularly in higher density areas.
- DC.8** Prioritize the retention and revitalization of heritage character buildings.
- DC.9** Permit a maximum two-storey street front development with one or two upper storey setbacks in order to provide a strong street presence.



- DC.10** Discourage new automobile-oriented uses such as strip malls with parking lots in front, drive-thru's, car sales outlets, etc. from locating in the downtown, especially in the core area and along the entire length of Oliver Street.

### NC - Neighbourhood Centre

Neighbourhood Centre designation is intended to provide for a designated area to have increased development that could be recognized as the heart of distinct neighbourhoods. This type of centre could support multifamily housing and a range of basic commercial services with places for people to meet and find some basic services such as hair studios, movie rentals, etc. As a part of the planning process the following four Neighbourhood Centres were identified: Glendale strip mall and area, Corner of Midnight and Western Ave, and McKinnon Street between 9th Ave and 11<sup>th</sup> Ave, and Westridge subdivision.

Objectives for this designation include:

1. Creating a range of housing opportunities within a neighbourhood;
2. Providing basic commercial services to support local residents; and
3. Establishing an identifiable centre for neighbourhoods with places to meet;

Specific policies include:

- NC.1** Limit structure heights to 4 storeys.
- NC.2** Strive to incorporate or enhance neighbourhood meeting places, including plazas, public benches and landscaping or mini-parks, at central locations within the centre, particularly in conjunction with a major development projects.
- NC.3** Limit neighbourhood commercial businesses to those that provide goods and services for the daily needs of neighbourhood residents.
- NC.4** Consider limited amounts of innovative commercial uses that are compatible with neighbourhood livability which serve nearby industrial or institutional uses and provide local employment opportunities that do not undermine the role of the downtown or the local neighbourhood.

- NC.5** Minimize the impact of parking facilities and driveways serving higher density development on the pedestrian environment and adjacent land uses.

### **MU - Mixed-Use**

The Mixed-Use designation is intended to accommodate Commercial Residential development of low and mid-rise mixed-use buildings at medium densities. Typically, housing will be in ground-oriented or low-rise multifamily forms. Within these areas, a mix of residential and office and retail commercial uses will be permitted. Other uses, including small-scale institutional, recreational, and cultural, will be considered, provide that these do not negatively impact the downtown or neighbourhood centres.

Objectives for this designation include:

1. Animating streets and neighbourhoods with commercial activity;
2. Creating a range of housing and employment opportunities; and
3. Providing a transition between higher density residential and commercial uses to lower density residential uses.

Specific policies include:

- MU.1** Limit structure heights to 4 storeys.
- MU.2** Encourage ground-oriented units facing streets that respect the site's heritage, architecture, and neighbouring building scale.
- MU.3** Minimize the impact of parking facilities and driveways serving higher density development on the pedestrian environment and adjacent land uses.
- MU.4** Encourage the redevelopment of lots in this area in order to accommodate increases in residential needs for the City of Williams Lake.

### **RES - All Residential Designations**

The following general policies relate to residential development within the City of Williams Lake:

- RES.1** Direct residential development to those areas designated Residential, Mixed Use, Town Centre, or Downtown on the Land Use **Map 3**.
- RES.2** Consider residential development in those areas designated Residential that meet the density criteria outlined in Table 6-2 and are consistent with any applicable Development Permit Guidelines, including design guidelines.

**Table 6.2**

<b>Allowable Residential Density - Units</b>	
<b>Housing Type</b>	<b>Maximum Units</b>
Single Family	12-20 Units/ha
Low Density (Multi Family)	20-40 Units/ha
Medium Density (Multi Family)	40-60 Units/ha
High Density (Multi-Family)	60-120 Units/ha
Manufactured Home Park	16-28 Units/ha

- RES.3** Ensure all new residential subdivisions include a human scale environment supporting pedestrian, bicycle, and transit connections to and within the site.
- RES.4** Encourage infill and redevelopment of existing residential areas to revitalize the housing stock in those areas, specifically in the following areas:
- a. In the Downtown and Neighbourhood Centres;
  - b. Near established commercial and employment areas;
  - c. Along streets that are well served by transit; and
  - d. Where existing infrastructure and services support higher densities.
- RES.5** Where new development cannot be accommodated in areas already serviced, the development of new serviced residential subdivisions will be directed primarily toward areas which are adjacent to areas that are already serviced.
- RES.6** Permit Home Based Businesses in residential areas throughout the community provided that the business does not detract from the existing residential character of the area, is clearly incidental in size and use to the principal residential purpose of the dwelling, and meets all appropriate regulations. These requirements will be clearly identified in the Zoning Bylaw.
- RES.7** Encourage extensive, indigenous, and non-intrusive landscaping, such as xeriscaping<sup>4</sup>, and the preservation of existing vegetation, such as significant trees or significant vegetation corridors along streams, steep slopes and ravines, to “green” the neighbourhood while reduce environmental impacts of new developments.

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<sup>4</sup> Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate non-indigenous plants and the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water, and is gaining acceptance in other areas as climate patterns shift.

- RES.8** Consider rezoning of land where the designation supports the policies within this chapter and Section 4.4, Affordable Housing and Livable Neighbourhoods.
- RES.9** When considering new large residential subdivisions, provisions for school lands should be considered to ensure adequate services can be provided in the City of Williams Lake.
- RES.10** Consideration must be given to the design and layout of a subdivision so that to ensure there is consistency of lot layout and form within a given neighbourhood, avoiding subdivisions that simply meet the minimum development standards.

### **RSF - Residential - Single Family**

The Residential - Single Family designation is intended to accommodate the development of single family homes on both large and small lots, with the option of accommodating a secondary suite. Small scale commercial uses serving basic resident needs can be considered in this designation, provided that these uses do not negatively impact the downtown or neighbourhood centres.

Objectives for this designation include:

1. Maintaining the character of existing single family neighbourhoods;
2. Facilitating affordability of single family detached housing through the provision of “mortgage helper” units, i.e., secondary suites; and
3. Providing opportunities for small lot single family housing infill and subdivision.

Specific policies include:

- RSF.1** Limit structure heights to 2 storeys.
- RSF.2** Seek to minimize lot coverage with impermeable surfaces that affect the hydrology of the area and reduce the natural look of neighbourhoods.
- RSF.3** Consider the development of innovative and small lot Single Family residential developments that support ground level accessible, small lot homes.
- RSF.4** Encourage new development in Single Family neighbourhoods to be street oriented with an “eyes on the street” look, including porches in the front, and garages and parking set back from the front face of the building.

## RMF - Residential - Multifamily

The Residential - Multifamily designation is intended to support the development of attractive low to medium density housing that will serve a variety of needs, including young families, seniors, empty-nesters, and seasonal workers.

Objectives for this designation include:

1. Increasing the stock of ground-oriented housing options, including duplexes, triplexes, four-plexes, and row houses, through infill and subdivision of minimum sized lots;
2. Facilitating the development of low to medium density multifamily around existing and future neighbourhood centres;
3. Increasing the supply of housing units for smaller households, including seniors, singles and couples, with both ownership and rental options;
4. Incorporating accessibility and child friendly features into all multifamily developments.

Specific policies include:

- RMF.1** Limit structure heights to 4 storeys.
- RMF.2** Direct most new multifamily residential development as infill within existing neighbourhoods.
- RMF.3** Consider the site criteria for appropriate density in **Table 6.3** when considering multifamily development.

**Table 6.3**

<b>Multifamily Development Criteria</b>	
1. Low Density (Duplex/Townhouse)	<ol style="list-style-type: none"> <li>a. Site is within the Mixed Use, or Single Family Residential – Multifamily designation</li> <li>b. Contiguous to or within an existing neighbourhood</li> <li>c. Good access to existing collector or arterial road, transit, and pedestrian amenities</li> <li>d. Available Schools, parks and community amenities in proximity</li> <li>e. Scale and design of development is compatible with the adjacent residential area</li> </ol>

<b>Multifamily Development Criteria</b>	
2. Medium Density (Multi Family)	<ul style="list-style-type: none"> <li>a. Site is within the Downtown, Neighbourhood Centre, Multifamily residential or Mixed Use designation</li> <li>b. Contiguous to or within an existing neighbourhood</li> <li>c. Good access to existing collector or arterial road, transit, and pedestrian amenities</li> <li>d. Schools, parks and community amenities in proximity</li> <li>e. Scale and design of development is compatible with the adjacent residential area</li> </ul>
3. High Density (Apartment)	<ul style="list-style-type: none"> <li>a. Site is located within the Downtown Area</li> <li>b. Site is located on a collector or arterial road that is in close proximity to an existing or future transit route and pedestrian amenities</li> </ul>
4. Manufactured Home Park	<ul style="list-style-type: none"> <li>a. Site is located within the Residential – Multifamily designation</li> <li>b. Site is located on an arterial or collector road, near transit, and has good access to pedestrian amenities</li> <li>c. Schools, parks and community amenities in proximity</li> <li>d. Site is not within 400 metres of an existing Manufactured Home Park</li> </ul>

- RMF.4** As much as possible, duplexes should be ground-oriented and not stacked unless site conditions render this unviable.
- RMF.5** Require at least two units within triplexes or four-plexes to be ground-oriented.
- RMF.6** Facilitate the assembly of two or more lots for development of row houses, which are a highly desirable, ground-oriented multifamily form.
- RMF.7** Encourage medium density multifamily housing in designated areas around neighbourhood centres in order to provide a range of housing opportunities for residents.
- RMF.8** Consider the following objectives in evaluating multi-family development proposals:
- a. Ensure developments comply with density, height, form and character guidelines;
  - b. Building form and character should not only enhance the existing neighbourhood, but should anticipate future change and facilitate a gradual change to the desired form;

- c. Encourage housing that meets the full range of demographic, socio-economic, mobility, and physical needs; and
- d. Encourage the development of both ownership and rental housing.

**RMF.9** Consider the conversion of larger homes to multifamily use in order to encourage neighbourhood sensitive infill and preserve the form and character of existing buildings.

**RMF.10** Require that all new Multi-family developments provide playgrounds in new or strata title conversion developments.

**RMF.11** Require higher density buildings to step back from street level so that the street does not feel closed in by tall structures and light is allowed to penetrate to street level.

## RR - Residential – Rural

The Residential - Rural designation is intended to support a rural or country-like lifestyle and excludes commercial uses. This designation is characterized by large lot parcels, typically distant from existing neighbourhood centres, small lot residential, and commercial uses. It should be noted that the City will no longer permit the subdivision of large lot Rural Residential lots without connection to municipal water and sanitary sewer, as stated within the City's Zoning Bylaw.

Objectives for this designation include:

1. Supporting rural residential lifestyles;
2. Providing a buffer to natural areas; and
3. Reserving land for potential future development connected to Municipal Services.

Specific policies include:

**RR.1** Limit structure heights to 2 storeys.

**RR.2** Maintain a minimum parcel size of 2 acres.

**RR.3** Limit the site coverage by buildings, structures and impermeable surfaces to 20% or less.

**RR.4** Encourage the maintenance of a significant amount of natural areas on parcels, particularly near environmentally sensitive areas.

**RR.5** Discourage higher density developments of lands designated residential – Rural unless all other areas of the city have been considered for the type of development proposed.

## I - Institutional

The Institutional designation is intended to support a wide range of important community services that require a larger development footprint that cannot be accommodated in, or are incompatible with, other land uses. Institutional lands provide ample opportunity to house Federal, Provincial, Regional, and Local Government services as well as institutions, such as care facilities, schools, cemetery lands, and community recreational facilities.

Objectives for this designation include:

1. Reserving adequate space for current and future institutional needs; and
2. Providing appropriate buffers to adjacent land uses.

Specific policies include:

- I.1** Limit structure heights to 4 storeys.
- I.2** Work with institutions to reduce any negative impacts of their operations on the community, such as traffic, noise, and visual intrusion, including lighting, physical plant operations, and parking facilities.
- I.3** Facilitate the central co-location of institutions where possible to promote efficiency and to maximize convenience for users.
- I.4** Encourage more efficient utilization of existing institutional uses through partnerships amongst different levels of government.
- I.5** Work with the School District on long term planning for school facilities within the community of Williams Lake, including issues of land acquisition, shared use, and land disposition.
- I.6** Ensure adequate lands are available for municipal cemetery use, and ensure these uses are appropriately integrated into the neighbourhood.
- I.7** In new, expanded, or significantly modified institutions, seek to integrate the facility with the surrounding community in terms of proximity to users, the provision of convenient access points, the improvement of landscaping and urban design, and supporting pedestrian, bicycle, and transit connections to and within the site.

## C - Commercial

The Commercial designation is intended to support commercial activities, primarily retail and service commercial uses that cannot be accommodated in the Downtown, Neighbourhood Centre, or Mixed Use designations and are not appropriate for highway commercial designation. Limited office uses would be considered in this designation, provided that these uses directly support commercial uses.

Objectives for this designation include:

1. Providing a full range of commercial services for residents, businesses, and visitors;
2. Limiting the impact of commercial uses not compatible with residential areas;
3. Promoting sustainable buildings, sites, and business practices.

Specific policies include:

- C.1** Limit structure heights to 3 storeys.
- C.2** Encourage commercial buildings to locate near walking, cycling, and transit routes.
- C.3** Encouraging innovative storm water management and use.
- C.4** Limit the impacts of commercial uses on other land uses, including:
  - a. Noise;
  - b. Vibrations;
  - c. Odors;
  - d. Emissions;
  - e. Visual Intrusion; and
  - f. Light.
- C.5** Require full landscaping of commercial development including buffering, landscaping, berming and screening and that waste and storage areas are completely screened at the rear of buildings and from public view.
- C.6** Consider allowing service commercial uses adjacent to Mackenzie Avenue north of Comer Street on a site specific basis, particularly proposals that do not pose any negative impacts on light industrial operations in the vicinity and where the size and operation of the proposal cannot be accommodated in other Commercial or Commercial – Highway designated areas.

## CH - Commercial – Highway

The Commercial - Highway designation is intended to support commercial activities related to highway users, the regional market, or businesses that are related to motor vehicles. These uses include tourist accommodation, restaurants, service stations, and vehicle sales and repair. Most of the highway commercial uses in the city occur along the Highway 97 and the Highway 20 corridors.

Existing Highway - Commercial designated lands are currently important to the city's economy, as Williams Lake increasingly functions as a regional centre and sees increased through-traffic. Over time, some of these areas could transition to mixed use corridors and these potential future uses should be considered in new development.

Objectives for this designation include:

1. Recognizing the current role of regional traffic in the city's economy and status as a regional commercial centre;
2. Maintaining highway commercial uses that provide services to visitors, through traffic, and residents;
3. Limiting the negative impacts of highway traffic and highway commercial uses on existing neighbourhoods;
4. Avoiding "strip" development along the highway corridors that encourages sprawl, creates unattractive entrances to the city, and undermines the downtown, neighbourhood centres, and the potential for future transit service along Highway 97;
5. Providing appropriate parking regulations to ensure viability of business and safety of consumers;
6. Facilitating a potential transition from highway commercial corridors to mixed use corridors in the future;

Specific policies include:

- CH.1** Limit structure heights to 3 storeys.
- CH.2** Confine highway commercial uses to Highway 97 and Highway 20 in the city.
- CH.3** Limit uses that are not related directly to the needs of motor vehicles, visitors, or traffic passing through the city.
- CH.4** Require full landscaping of development according to Highway Development Permit Area, including buffering, landscaping, berming and screening and that waste and storage areas are completely screened at the rear of buildings and from public view.

- CH.5** Provide appropriate pedestrian connections along and across highways to access commercial uses.
- CH.6** Encourage higher intensity highway commercial development to be concentrated rather than an individual uses sprawled along the entire length of the highway corridor.
- CH.7** Encourage new developments to incorporate parking for a variety of different vehicle types and bicycles.

### Ind- All Industrial Designations

Industrial designations support a range of economic activity and employment opportunities, from those with greater impact to those with lower impact, in a way that is flexible and mitigates impacts from other land uses.

Specific policies include:

- Ind.1** Limit the impacts of industrial commercial uses on other land uses, while maintaining economic viability, including:
  - a. Noise;
  - b. Vibrations;
  - c. Odors;
  - d. Emissions;
  - e. Visual Intrusion; and
  - f. Light.
- Ind.2** Discourage industrial traffic that has adverse impacts to residential neighbourhoods.
- Ind.3** Ensure that the industrial and residential uses are separated and where not possible ensure impacts of industrial development on adjacent land uses will be minimized through the use of buffers, screening, landscaping, site design and the arrangement of buildings, parking and circulation.
- Ind.4** Work in partnership with existing industrial users to encourage a higher standard of development along public rights of way and to create landscaping buffers to improve the visual impact of outdoor storage areas.
- Ind.5** Protect industrial properties requiring rail by directing only development that is rail dependent to properties with direct rail access.
- Ind.6** Support rail development in the North End Industrial lands.
- Ind.7** Promote development of industrial lands in the north end of town that have appropriate municipal infrastructure.
- Ind.8** Assist industrial operations who wish to move out of the RC Cotton Site with their relocation planning.

## **IL - Industrial – Light**

The Industrial – Light designation is intended to support industrial operations and storage with light to moderate impacts in locations that minimize the effects of other land uses and have good access to industrial areas and transportation facilities. Limited commercial and office uses would be considered in this designation, provided that these uses directly support industrial uses.

Objectives for this designation include:

1. Protecting industrial capacity for low to moderate impact industrial uses;
2. Providing flexibility for potential future industrial uses; and
3. Maintaining adequate buffers with surrounding uses.

Specific policies include:

- IL.1** Restrict uses of light industrial lands to industrial processes or storage of goods with limited impacts on surrounding land uses that are conducted within a building or have a limited impact on adjacent uses.
- IL.2** Discourage encroachment of retail commercial and general office uses into industrial areas to preserve this land for light industrial development.
- IL.3** Use buffering and natural screening to reduce the visual impact of goods stored outside of buildings.

## **IH - Industrial – Heavy**

The Industrial – Heavy designation is intended to support industrial operations and storage with higher impacts on land uses. Limited commercial and office uses would be considered in this designation, provided that these uses directly support industrial uses.

Objectives for this designation include:

1. Protecting industrial capacity for higher impact industrial uses;
2. Providing flexibility for potential future industrial uses;
3. Recognize the important role that industry plays in the social fabric of the City;
4. Ensuring airshed management is considered when placing heavy industrial activities within the Williams Lake Airshed; and

5. Maintaining adequate buffers with surrounding uses.

Specific policies include:

- IH.1** Allow industrial processes or storage of goods with moderate to heavy impacts.
- IH.2** Industrial expansion should be encouraged within the airshed provided that companies use the best available technology to facilitate the goals of the Williams Lake and Area Airshed Management Plan and, new industrial proposals in the Williams Lake airshed are assessed using the most recent modelling platforms available.
- IH.3** Identify and protect new industrial lands which would give existing heavy industrial users an opportunity to expand.
- IH.4** Support the adjustment of the City's boundaries to include additional industrial lands to ensure an adequate land supply away from the city's downtown.
- IH.5** Permit light industrial uses provided that this does not cause a shortage of land to meet the current or long-term demand for heavy industrial uses.
- IH.6** Explore opportunities for innovative measures to reduce the impacts of heavy industrial processes and sites, such as the use of murals on walls and fencing or the use of sharp cutoff filters on lighting to reduce light pollution and visual intrusion on nearby properties.
- IH.7** Require measures to reduce the risk to the community from any accidental release of harmful air, water, or soil contaminants as well as from unexpected emergency events, such as major accidents from industrial processes or ruptures of containment vessels.

#### IA - Industrial - Airport

The Industrial - Airport designation is intended to support the development of the regional airport and related economic activities.



Objectives for this designation include:

1. Providing flexibility for potential future industrial uses;
2. Planning for adequate servicing and access for current and future needs; and
3. Supporting airport operations and businesses requiring access to the highway and airport.

Specific policies include:

- IA.1** Limit structure heights to 2 storeys.
- IA.2** Encourage land uses of an airport and aircraft-oriented nature to locate in areas designated Industrial - Airport.
- IA.3** Consider allowing non-industrial uses where these uses are compatible with airport and aviation-oriented land uses and are not anticipated to restrict future aviation industry growth.
- IA.4** Work to develop and promote an Airport Business Plan and Marketing Strategy for the Williams Lake and District Airport lands.
- IA.5** Maintain and manage the Airport Lands as a self-sustaining operation.
- IA.6** Permit agriculture in areas within the Industrial - Airport designation.

### **ILW - Industrial – Live/Work**

The Industrial – Live/Work designation is intended to provide opportunities for innovative small businesses by creating enclaves of artisans and craftspeople in a live/work environment. The clustering of these types of activities in close proximity to one another is intended to facilitate the development of new economic ideas and the sharing of resources in a lower impact environment that is not necessarily compatible with other land uses. These uses should consider the proximity to residential settlements, as small scale emissions are not regulated provincially and may have adverse effects on neighbourhoods.

Objectives for this designation include:

1. Creating enclaves of similar, low-impact, crafts-based industries and value added products;
2. Promoting creative manufacturing ideas in adjacent buildings.

Specific policies include:

- ILW.1** Limit structure heights to 3 storeys.
- ILW.2** Prioritize and encourage industries that are innovative and creative.
- ILW.3** Allow other commercial uses where these are compatible with the surrounding uses and complement the innovative and creative industries associated with a business.
- ILW.4** Limit uses that have negative impacts and emissions on surrounding properties or can be accommodated in other designations, including Commercial and Industrial areas.

## P - Parks and Conservation

The Parks designation is intended to preserve open spaces and natural areas, including areas with significant ecological values, for use as parks and conservation areas. Buildings, structures, and facilities such as playing fields related to parks, and recreation would be considered in this designation, provided that these do not impact areas that are environmentally sensitive.

Objectives for this designation include:

1. Protecting natural areas, particularly those areas which are environmentally sensitive or present hazards;
2. Preserving land for parks, open spaces, and recreation;
3. Supporting the Cariboo Regional District in their park and trails initiatives found in the *Williams Lake Fringe Official Community Plan*.
4. Providing buffers between land uses; and
5. Supporting the trail network in and around Williams Lake.

Specific policies include:

- P.1** Limit building and structure heights to 1 storey.
- P.2** Direct development away from environmentally sensitive and hazard areas.
- P.3** Maximize natural and open spaces within neighbourhoods.
- P.4** Remediate and enhance natural areas and sensitive ecosystems, providing additional habitat where possible.
- P.5** Explore opportunities to add park and conservation space as part of new development proposals, particularly in areas of the city that are underserved by these amenities or can serve as key connections within the parks system of Williams Lake.
- P.6** Develop and Implement the Parks, Trails and Outdoor Recreation Master Plan 2011.
- P.7** Support the policies within Chapter 4 Section 5 World Class Recreation.
- P.8** Consider C.P.T.E.D principles in the design and development of Parks and Conservation Areas.
- P.9** Seek to limit motor vehicle access to, and parking within, parks and conservation areas and provide convenient access by walking, cycling, and transit.

## SSA - Special Study Area

Certain areas of the City have previously been studied as potential locations for major developments within Williams Lake. Development concepts for the RC Cotton Site and the Westside neighbourhood plans were in the last OCP of 2000, and now must be revisited to reflect the revised community's goals and objectives.

The Special Study Area designation is intended to permit existing uses and zoning while ensuring that future development plan are drafted to reflect adequate site specific considerations, recent infrastructure studies, recent community plans, best practices and reflect the goals and objectives of the Imagine Our Future Integrated Community Sustainability Plan (ICSP) document. Special study areas were derived from the previous OCP and public input from the ICSP process. These areas include, the RC Cotton Site, Westside Crown lands, the Industrial lands at the intersection of Hwy 20 and South Lakeside Drive above the Williams Lake River, and the undeveloped Pioneer Lands.

Objectives for this designation include:

1. Maintaining an adequate supply of lands for future development;
2. Supporting the viability and redevelopment of existing parcels of land;
3. Ensuring development plans consider the outlined special considerations affecting the area; and
4. Ensuring that plans for these special study areas are developed in accordance with the City's sustainability policies and community consultation.

Specific policies include:

- SSA.1** Restrict major developments in Special Study Areas until comprehensive plans have been adopted that will address the communities ideas from the ICSP process, infrastructure requirements, amenities, and overall design.

## SSA – RC Cotton Site

- SSA.2** Designate the lands in the RC Cotton Site as Special Study Areas to ensure that a Comprehensive Development Concept is drafted for the site. The following policies have been drafted to reflect the community's ideas from the ICSP process, best practices and concepts from the previous Official Community Plan to Guide the development of the RC Cotton Site and the preparation of a Development Concept:

- a. Encourage developments to use the aesthetic features and amenities of the RC Cotton Site in the design and layout of a development. Direct uses that will benefit from waterfront visibility to locate close to the water's edge, such as tourist commercial, restaurant, public recreation and residential uses. When considering commercial development applications for the area, Council will be cognizant of the policy that the Downtown Core shall remain as the primary retail and office precinct of the city. For certain types of applications, Council may request that a developer undertake a market study examining the impacts of a commercial development on the Downtown Core.
- b. New commercial buildings that are visible by the public from either the water, a trail, or Highway 20 will be required to be designed and constructed with materials and landscaping elements that are respectful of public viewing. This type of design control may be a condition of approval of the development concept.
- c. Incorporating residential units within mixed use buildings will be encouraged, particularly for sites adjacent to the lake and to the river. The design of residential units will be required to take into account noise levels related to the rail operations in the southern portion of the RC Cotton site.
- d. To accommodate a trail network along both Williams Lake River and Williams Lake and the potential connection between the RC Cotton site and Scout Island and the River Valley Trail, land will be secured by the City for the trail network when the opportunity arises as part of the approval process. This will be accomplished either through park land dedication or the obtaining of statutory rights of way. The width of the trail corridor will vary according to site specific conditions, but in no case shall be less than 7 meters, with the traveled portion being a minimum of 3 meters.
- e. To protect the environmentally sensitive riparian areas along Williams Lake and Williams Lake River, the City will require that all new development demonstrates riparian protection and restoration practices and innovation be integrated in to a Development Concept.
- f. Public or private recreational facilities along with Institutional and community based uses will be supported in the area.
- g. Detailed traffic analysis must be completed to accommodate all new development on the RC Cotton site, all costs to be borne primarily by the developer.
- h. The construction of all new roads shall be the responsibility of the developer of the lands.
- i. Upgrading of both the on-site and off-site infrastructure may be required. All infrastructure upgrades will be the financial responsibility of the developer.
- j. The City will require that the developer demonstrate how the development is supporting the direction of the ICSP and the policy sections of this OCP.

- SSA.3** Designate the Pioneer Lands as a Special Study Area to ensure that a Comprehensive Development Concept is drafted for the site. The following policies have been drafted to guide the development of the Pioneer Lands and preparation of a Comprehensive Development Concept:
- a. Commercial and mixed uses will be supported on the site in close proximity to the existing big box store development. When considering commercial development applications for the area, Council will be cognizant of the policy that the Downtown Core shall remain as the primary small retail and office precinct of the city. For certain types of applications, Council may request that a developer undertake a market study examining the impacts of a commercial development on the Downtown Core.
  - b. Creating new residential areas and incorporating residential units within mixed use buildings will be encouraged provided that the development includes additional residential amenities. These amenities include transit development, park and recreations space, sidewalks/walkways and potential institutional space.
  - c. Any new development should consider the retention of the natural vegetation and the environment of the hillside. These considerations should take into account the Williams Lake and Area Fire Interface Plan 2005.
  - d. New residential areas must consider innovative stormwater management in the design of roads and ditch networks such as bio-swales, permeable sidewalks, vegetation, reduced road widths, etc. This design must be completed in conjunction with geotechnical studies of the land.
  - e. Detailed geotechnical investigation and reports must be completed over the said lands as it has been identified that it is located within an ancient landslide.<sup>5</sup>
  - f. To accommodate a trail network throughout the Pioneer Lands that connects to the adjacent South Lakeside Crown lands. Land will be secured by the City for the trail network when the opportunity arises as part of the approval process. This will include appropriate park lands as determined by the Parks, Trail and Outdoor Recreation Plan 2011 and Council's input.
  - g. If residential development is proposed for these lands, adequate institutional space for schools will need to be planned for in consultation with the School District No. 27.

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<sup>5</sup> Golder Associates Ltd., 2006 "Geotechnical Hazard Mapping for the Williams Lake Fringe Area Official Community Plan"

- h. The primary access to the Pioneer lands is off Pioneer Drive. To accommodate new development, additional road access will need to be developed from Highway 20, the costs to be borne primarily by the developer.
- i. The construction of all new roads and services shall be the responsibility of the developer of the lands.
- j. The City will require that the developer demonstrate how the development is supporting the direction of the ICSP and the policy sections of this OCP.

## SSA - Crown Lands Adjacent to the Westridge Neighbourhood

- SSA.4** Designate the area of Crown lands adjacent to the Westridge Neighbourhood as Special Study Areas to ensure that a Comprehensive Development Concept is drafted for the site. The following policies have been drafted to Guide the development of the Crown Lands and preparation of a Development Concept:
- a. Neighbourhood centre uses will be supported and encouraged on the site in close proximity to the proposed Westside Connector.
  - b. Creating new residential areas and incorporating residential units within mixed use buildings will be encouraged, given the development of additional residential amenities. Such as transit development, park and recreations space, sidewalks/walkways and institutional space.
  - c. Consider the retention of the natural vegetation and environment of the hillside. These considerations should take into account the Williams Lake and Area Fire Interface Plan 2005.
  - d. To ensure the implementation of the Parks, Trails and Outdoor Recreation Master Plan 2011 and vision, appropriate park land and trail networks shall be incorporated. This will include a trailhead into the River Valley and Westside Crown land trails.
  - e. If residential development is proposed for these lands, adequate institutional space for schools will need to be planned for in consultation with the School District No. 27.
  - f. Geotechnical investigation and reports must be completed over the areas as it has been identified as being located within an ancient landslide.<sup>6</sup>
  - g. The primary access to the entire Westridge Residential Area is currently off Highway 20 onto Westridge Drive. To accommodate future development, additional road access off Highway 20, the Westside Connector, will need to

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<sup>6</sup> Golder Associates Ltd., 2006 "Geotechnical Hazard Mapping for the Williams Lake Fringe Area Official Community Plan"

be developed.

- h. The construction of all new roads shall be the responsibility of the developer of the lands.
- i. The City will require that the developer demonstrate how the development is supporting the direction of the ICSP and the policy sections of this OCP.

### SSA - Industrial Lands Adjacent to Highway 20

- SSA.5** Designate the industrial lands adjacent to Highway 20 and east of the golf course as a Special Study Area to ensure that a Comprehensive Development Concept is drafted prior to the redevelopment of the site from the current use. The following policies have been drafted to guide the preparation and re-development of the site for a Development Concept:
- a. To ensure the implementation of the Parks, Trails and Outdoor Recreation Master Plan 2011 and vision, appropriate park land and trail networks shall be incorporated. This will include a trail into the River Valley and Westside Crown land trails.
  - b. Consider the rehabilitation of the natural vegetation and environment of these lands.
  - c. The construction of all new roads and municipal infrastructure shall be the responsibility of the developer of the lands.
  - d. Encourage developments to use the aesthetic features and amenities of the Williams Creek Valley escarpment in the design and layout of a development. Direct uses that will benefit from the views of the Valley and use of adjacent park amenities, such as tourist commercial, restaurant, public recreation and residential uses. When considering commercial development applications for the area, Council will be cognizant of the policy that the Downtown Core shall remain as the primary retail and office precinct of the city. For certain types of applications, Council may request that a developer undertake a market study examining the impacts of a commercial development on the Downtown Core.
  - e. Geotechnical investigation and reports must be completed over the areas as it has been identified as being located within the River Valley Escarpment and an ancient landslide.<sup>7</sup>
  - f. Require that the developer demonstrate how the development is supporting the direction of the ICSP and the policy sections of this OCP.

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<sup>7</sup> Same as above