



DISTRICT OF HUDSON'S HOPE

OFFICIAL COMMUNITY PLAN



Bylaw No. 680, 2005

DISTRICT OF HUDSON'S HOPE

Bylaw No. 680, 2005

A Bylaw to adopt the Official Community Plan

WHEREAS the Council wishes to repeal the District of Hudson's Hope Official Community Plan Bylaw No. 556, 1996, as amended and wishes to adopt a new Official Community Plan as a general statement of the broad objectives and policies of the local government respecting form and character of existing and proposed land use of the community, pursuant to the *Local Government Act*.

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

1. This Bylaw shall be cited as the "Official Community Plan Bylaw No. 680, 2005."
2. The following Schedules attached hereto are hereby made 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) except for Section 1 and Section 2 and the poem on Page 4 and the story excerpt on Page 81 which are provided for information, convenience and endpapers;
 - (b) Schedule B (Land Use Map – Townsite);
 - (c) Schedule C (Land Use Map – District);
 - (d) Schedule D (Hazardous Areas Map);
 - (e) Schedule E (District Trails Map);
 - (f) Schedule F (Heritage Sites); and
 - (g) Schedule G (Community Enhancement).
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be reversed and the decision that it is invalid shall not affect the validity of the remainder.

4. District of Hudson's Hope Official Community Plan Bylaw No 556, 1996 and all amendments thereto are hereby repealed.

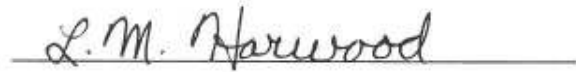
READ for a First Time on the 26th day of April 2005.

READ for a Second Time on the 10th day of May 2005.

A PUBLIC HEARING was held on the 16th day of August 2005.

READ for a Third Time on the 21st day of November 2005.

ADOPTED on the 30th day of November 2005.



MAYOR



CLERK

**DISTRICT OF HUDSON'S HOPE
OFFICIAL COMMUNITY PLAN
BYLAW NO. 680, 2005
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Acknowledgements:

- The Pictures on Pages 12, 20, 30, 61 and 69 are of posters produced by the youth of Hudson’s Hope reflecting what they liked best about their community.
- All photographs by Edward Stanford.
- The poem on page 4 by Earl Pollon
- Letter on page 15 by Leo Rutledge
- The story excerpt & sketch on page 81 by Ethel Rutledge

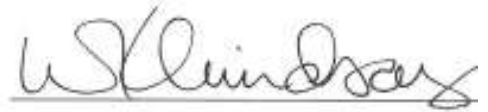
SCHEDULE A

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN BYLAW
TEXT**

Below is Schedule A referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005. (Sections 1 and 2, the poem on page 4 and the story excerpt on page 81 are provided for information and convenience only.)



Mayor



Clerk

THIS IS THE LAND

This is the land where the old die young;
This is the land where the young die old;
 This is the land of the timid men;
 This is the land of the bold;
 This is the land of sixty below;
 Of a hundred and ten in the shade;
This is the land that will steal your heart
 A land of which you're afraid.
You will learn very young to stand on your feet
 The old will stand on their own;
This is a land that is slow to condemn
 Yet mighty fast to atone.
This is the land of the towering peaks
 With her fertile valleys low;
This is the land of the driving gales;
 A land where your gardens grow.
This is the land, the friendly land,
 The land of the gentle Peace
That wends her way through the mountain high;
 May her waters never cease!
This is the land of the changing moods,
 A land of waters cool;
 He, who would weather prophesy
 Is a Johnny-come-late, or a fool.
This is a land to take your youth;
 Now I think it's an even trade,
For this is the land where fortunes are lost;
 A land where fortunes are made.
This is the land where I was born;
 The land where I hope to die.
Please, don't ask me the reason,
 For I cannot tell you why.

By Earl Pollon

SECTION 1 INTRODUCTION

1.1 - OVERVIEW

The District of Hudson's Hope is truly unique and differentiable from any other community in the Province. Its setting, as town-site perched above the mighty Peace River and surrounded by almost a quarter of a million acres on the eastern slopes of the Rocky Mountains makes for an idyllic address with a rich heritage having been very much a part of the exploration route and subsequent colonization of Western Canada. The Council recognizes and respects this individuality and perceives that through an encompassing Official Community Plan, this uniqueness can not only be preserved as *extending the present*, but also may enhance this respect and love for this District as a benefit to both existing and future generations. Here is a community where a high emphasis is placed on the quality of life, both humanitarian and environmental, making it a safe, clean, progressive and family-oriented community.

An Official Community Plan (OCP) offers ways to anticipate changes while respecting existing conditions. It tries to marry the two for the benefit of not only its residents and visitors, but also for its surrounding neighbouring communities.

The winds of chance are often considered as the storm just over the horizon, in the guise of such things as oil and gas exploration, forestry development, intensive agriculture, a third dam, interruption to the supply of drinking water accommodating an aging population of rumours of a franchise fast food restaurant or retail outlet coming to town to the detriment of existing local businesses. These changes need not be negative storm clouds; clouds mean rain; and the rains can bring benefits if they are anticipated, planned for and harnessed. Directing and managing these changes and being prepared for the future is anticipating these changes.

The District has an extremely strong foundation on which to build, and a passionately interested population balanced with strong leadership.

A respect for the past, enhancement of the present, and controlling the direction of the future goes a long way in achieving the sort of community and environment to which we all aspire.

1.2 – HISTORICAL PERSPECTIVE

The Hudson's Hope we know and appreciate today is really the result of circumstances and events outside of the localized area that have shaped this community.

A small community of trappers, part of the burgeoning fur trade, is credited for establishing Hudson's Hope – one of the province's oldest settlement. To satisfy a growing European market for furs, the Hudson's Bay Company, in its westward move, established a trading post in Hudson's Hope in 1805; but it would take another century before any further major changes affected these lands. During that 100 years, Canada became a nation in 1867, and British Columbia joined as a province in 1871.

Until 1912, homesteading was prohibited in the Peace River Block – the area east of the Rockies and stretching to the Alberta border. The reserve of three and a half million acres had been set aside for the Federal Government in return for land being used for railway construction in the southern parts of the province.

In 1912 the Government of Canada opened the Block, prompting an influx of pioneers across the Peace country, including the rich green bench lands above the river. This area, Hudson's Hope, had by 1913 attracted approximately 40 settlers who followed closely in the steps of the first land surveyors. Within a year colonization crashed in the Peace and across the rest of Canada as the men left their fields to fight in the mire of foreign fields during World War I.

Populations did not significantly increase until the land boom of 1948/49, when a new set of pioneers appeared from war-torn Europe, hoping for a new start.

Aiding in this boom in 1948 was the opening of the Alaska Highway which created a trucking transportation hub and enhanced fledgling tourism.



As a consequence of the mushrooming population increase in the lower mainland and advances in technology in both dam building and long-distance transmission, the mighty Peace River was dammed at Hudson's Hope by the largest existing earth-filled structure.

The W.A.C. Bennett Dam construction required 5,000 workers – a massive population increase for any community. Much of the infrastructure we appreciate today – roads, recreation, and housing, etc. – is a direct consequence of accommodating this temporary workforce.

The District of Hudson's Hope was incorporated in 1965 with Quentin "King" Gething (son of 1922 pioneer, Neil Gething) as its first Reeve. The District's first bylaws were passed in 1966, establishing a progressive line of community management.

The construction of Peace Canyon Dam that was completed in 1980 resulted in a second temporary population boom.

Hudson's Hope initial development resulted from the exploitation of the fur industry; its largest growth resulted from hydro-electric production; and certainly the future will see more major local changes.



SECTION 2 LAYING THE FOUNDATION OF AN OFFICIAL COMMUNITY PLAN

2.1 – WHAT IS AN OFFICIAL COMMUNITY PLAN?

An OCP is used by municipal councils to express their objectives and policies for future development within their communities. The OCP's primary purpose is to guide a Council when making decisions about future development, zoning and services. It also reassures the residents that the Council has prepared for, and can accommodate, anticipated growth within the community.

The OCP is very much a tool to be used by the Council to guide and direct its decisions concerning the future use and development of land within the District. This tool is not to be used for definitive decision making but as a reference informing and reinforcing intent as direction. The OCP could be written as declared goals and objectives describing the desired vision or future concept policies to obtain those goals and objectives. These are combined with graphics as plans to reiterate this vision.

The plans attached to this OCP (Schedules B through H inclusive) should be considered conceptual, for this is not another level of zoning but should be seen as being somewhat elastic. The OCP is also a tool for potential private developers and the general public to be informed of the overall strategy for development within their community.

This anticipated development may very well not happen in the near future, if ever. This is not to insinuate that the District or town site has reached some stalemate benchmark for development. It may instead have already found some equitable balance. The OCP sets a plan in place that, in the event of any such changes, preparation is set to accommodate these.

An opportunity also exists to piggy-back a number of other issues concerning the future of the District as attachment to the OCP, thereby giving precedents to these local topics and recognition of direction.

2.2 – LEGISLATIVE AUTHORITY

The Council is given authority to enact an OCP by the Provincial Government through the *Local Government Act*.

Importantly, once an OCP is enacted by bylaw, the Council must not adopt bylaws or undertake works which are inconsistent with the OCP. The OCP however, does not restrict a landowner, other than the District itself, from continuing activities which he or she is lawfully entitled to pursue.

The OCP encourages senior levels of government to take action, but it can not force that action.

The Council is not obliged to undertake works or to commit funding for projects that are included in the OCP. Conversely, the Council can not endorse activities that are wholly contrary to the OCP without amending it first.



2.3 – REQUIREMENTS OF AN OFFICIAL COMMUNITY PLAN

Under the *Local Government Act*, the Province provides a list of topics to be included as required content in the District's OCP.

"A Community Plan must include statements and map designations for the area covered by the Plan respecting..."

- *The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five (5) years;*
- *The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;*
- *The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;*
- *Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;*
- *The approximate location and phasing of any major road, sewer and water systems;*
- *The approximate location and type of present and proposed public facilities including schools, parks and waste treatment and disposal sites, and*
- *Housing policies of the District especially affordable housing, rental housing and special needs housing.*

2.4 – BACKGROUND TO THE PREVIOUS OFFICIAL COMMUNITY PLAN

This OCP replaces the previous District of Hudson’s Hope Official Community Plan Bylaw 556, 1996 that had begun in 1992 and was eventually adopted in 1996.

The previous OCP addressed those direct requirements of the former *Municipal Act* and has served as a standard form of reference document for the Council, staff and residents concerning the form and character of existing and proposed land use and servicing requirements within the District until its revocation and replacement.

As a document required for every municipality, the OCP need only strictly adhere to that given framework, as outlined in the *Local Government Act*, but an opportunity also exists to use this document as a vehicle for being very much more specific and wholly representative of that particular community. At the same time the Plan attempts to promote and direct a greater community vision.



2.5 – BACKGROUND TO THE CURRENT OFFICIAL COMMUNITY PLAN

The OCP is intended to provide stability and predictability to residents while at the same time showing that the municipality has a plan in place to wholly accommodate growth in that community. The plan is not an inflexible document and amendments can and will be made before the next plan is made in approximately 2010.

The OCP is a broad statement of the Council's general intent with respect to matters directly under local jurisdiction and provides a broad framework for the detailed regulatory documents such as zoning bylaws and subdivision bylaws, etc.

Further to a given content as inclusion as specified by the *Local Government Act*, the Council has taken the opportunities presented through a community document to attach some further areas it wishes to address with regard to a chosen direction for this community.

The District of Hudson's Hope is in a unique position in that it has taken a long, hard look at itself since its 1996 dissolved OCP, and has identified just how we wish our community to develop over the next few years. The future does not necessarily follow the standard trend of a municipality doing everything it can to attract more development seen as light and heavy industry, franchise type businesses, subdivision housing development, casinos, theme parks or sports venues. The general consensus for Hudson's Hope from a Business Ideas Survey, Steering Committee Meeting and Public Open House is for "...extend the present...I like the small town atmosphere...don't change it..." prevails.



Notwithstanding this desire, the Council recognizes that change is inevitable. Hudson's Hope experienced substantial and relatively rapid changes in the 1960s and 1970 with the construction of the W.A.C. Bennett and Peace Canyon Dams

which brought thousands of workers and their families to the community. The impetus for these two mega-projects was external forces.

The goal of the Council is to manage change in order to preserve as much as possible the small town values because so many residents treasure that quality of life.

These changes may include:

- A far greater degree of oil and gas exploration set to enter the District lands in keeping with the annual record breaking drilling going on in the rest of the Peace Country and North East of British Columbia;
- Potential mining industry exploration in and around the District as fluctuating world demand for varying mineral resources continues. These could be realized locally where attempts to exploit just a century ago floundered. Innovations in prospecting, extraction, smelting, transportation, waste management and reclamation has pushed resource extraction to the farthest corners of the earth previously deemed impractical to exploit in order to satisfy a growing consumer demand;
- Forestry has always been an important employer for Hudson's Hope. Technological advances in harvesting and extraction methods, combined with the now utilization of the massive aspen and cottonwood resources growing in the NE for the manufacture of Oriented Strand Board (OSB), is counter balancing the dramatic changes being felt by communities traditionally dependent on the coastal forest industry. Existing and future OSB plants proposed in the District's neighbouring communities can only impact the District of Hudson's Hope as the forestry companies look further and further a field for a supply of raw logs. The Peace Region has seen an increase in the annual allowable cut;
- Ongoing land clearing as expansion of arable sections by breaking of those Agricultural Land Reserve (ALR) designated parcels, scrub burning, ploughing and drilling of forage crops, cereals and vegetable oil crops. A world trend in the agricultural industry from farms being diversified

towards having a mono-culture production crop or intensive animal husbandry through indoor rearing and high density feedlot finishing continues as a specialization and alteration of farming as a rural lifestyle into factory type production, and

- Potential changes in the utility structure of this Province with potential deregulation of electrical generation and distribution. Renewed discussion of pressures beyond provincial and national borders concerning electrical power demand and sales revenue with opportunity to fulfill this through a Site C and possibly Site E dam options.

Provincial and international pressures bowing to the basic human needs as food, clothing, shelter and security around the globe will turn, in part, to the District for supply as:

- Demand for hydro-electric power as opposed to coal-fired or nuclear generated forms increases to balance concerns for long term personal and environmental health;
- Escalating oil and gas requirements to satisfy consumer demand;
- Directed changes in the home building construction industry in order that techniques require increased reliance on OSB, and
- Increased farmland in production due to pressures from the food industries.



An integral part of producing this OCP was to have clear and open channels of communication between the Council, the Steering Committee and importantly, the general public of Hudson's Hope. This transparency and dialogue was in order to gain maximum input and involvement in order to ensure the production of a complete, representative and all encompassing plan that had been democratically endorsed at every stage.

The Plan presented at a number of information gathering meetings, public open houses and public presentations, combined with draft copies available through the local library and District Hall, all brought in an encouraging level of involvement by interested parties taking the opportunity to participate.

The process of public endorsement through this opportunity for involvement in an OCP prior to the statutory first, second and third readings with Public Hearing, ensures a smooth bylaw adoption and promotes an open and accountable level of governance.

Leo Rutledge
RUE 270 HLEDCMS - OPE, R.C.
VOC 178
ethel

June 20th, '01.

Hudson's Hope's Municipal Council.

Mayor & Councilors:

Many thanks for compiling Hudson's Hope's Official Community Plan and for the invitation to comment.

Briefly, I'd suggest: Retain Hudson's Hopes present tempo. To quicken the pace a little, perhaps such as 'state of the art' ski and golf facilities, plus some enhanced sport fishing could be considered? As our area's sport-hunting has already oversold itself, no need to tout it.

Further, I'd suggest: Let's try to keep heavy resource extraction industries at 'arms length' (e.g. logging, drilling, mining and further Peace Valley bottom and island flood destructions). Also, in my opinion, Hudson's Hope's present ambience can do without an influx of fast-food outlets, mega-stores and such. If later expansions should seem warranted, am sure our excellent stores and restaurants will rise to the occasion. In other words, let's leave all that whiffs of frenzied boomtown 'growth' to our good neighbors -- that seem to revel in it.

Obviously, in view of its geographic position and unique surroundings, Hudson's Hope is decidedly 'different' and accordingly destined to become something more than a blip of convenience for through-traffic. Indeed, at one time I had starry-eyed visions of Hudson's Hope becoming a veritable Shengri-La, not only a nice place to live but also, the Peace Country's Centre of Culture. In due course, my vision of "nice place" certainly came true and in some form, the remainder may yet unfold ...?

However, whatever the past may have been, even at this late date, Hudson's Hope (the fortunate one) still has abundant options and opportunities to make its mark in the annals of time: unfold into a place of consequence

Nevertheless, the place is not indestructible, so I'd say that from here and on, extra care must be taken to see that rash actions do not jeopardise the future before it gets here. In my opinion, we simply can't afford further land-base destructions -- if Hudson's Hope's tomorrows are to matter.

Thanks again for the opportunity to comment.

Respectfully submitted,

Leo Rutledge

2.6 – POLICY STATEMENTS

The *Local Government Act* limits the Council to making only broad statements about planning and development initiatives which are not within the jurisdiction of the District, unless specifically required or authorized by the Minister.

The *Local Government Act* states that this Community Plan may include policies of the District concerning topics such as social needs, well-being, development, regional context statements, maintenance of agricultural land statements or policies relating to preservation, protection, restoration and enhancement of natural ecosystems and biological diversity. With this proviso, the Council recognizes and respects the location of the town site and surrounding District within a virtually pristine environment and have stated policies in this OCP reflecting this.

Schedule G concerning and exploring opportunities for community enhancement within the townsite has been included in the Bylaw.

It is intended to later include as a schedule, a local history and bibliography, to be a reasonably comprehensive list of information concerning Hudson's Hope and its environs. This community has such a very rich heritage and has been a part of so many people's lives; it is felt to be important to include a bibliography of available information. This list could include references to published and unpublished text, photographs, sound recordings and film material. With the ease of transferring data into a digital format, this information would then be available through the District's website for the benefit of residents, researchers and future generations.



2.7 – REVIEW, MONITORING AND AMENDMENT

An OCP should not be static, but a working document. It should remain flexible and comprehensive in scope and in anticipation of future social, economic and environmental change. As conditions change, revisions and amendments to the plan will be necessary, since the ongoing management of the District's development should take into account new development commitments, budget constraints, shifting public and political priorities and changing market forces.



The purpose of OCP monitoring is to ensure that the intent of the plan always remains valid and realistic over time. Many factors can change over the course of a few years; some of these have been alluded to in the reasoning behind having this new OCP written. When these changes are not generated internally within the District but by outside forces, or where a municipality is wholly dependent on the natural resource sectors and tourism for its economic livelihood combined with a Province intrinsically dependent on the power generation capacity within that District, changes can and will occur that will need to be addressed in the OCP. To retain the relevance of this Plan, monitoring will be conducted on an annual basis in order to consider such subjects as in:

- Significant changes and continued validity of assumptions used in the preparation of this OCP;

- The realization of those anticipated changes and emergence of new trends or major developments which may require new objectives and policies;
- Changes in focus by local public and political objectives for the community;
- Focus changes by public and local politicians for long term vision for that community;
- Major changes in provincial politics and compounding effects felt at the District level, and
- Progress in the achievement of a number of Plan objects and the total effectiveness of those policies in achieving those objectives.

Any application for amendment to the OCP over its projected five-year time frame should not deviate from the intent of the Plan. The *Local Government Act* outlines requirements and processes for amendments to be followed. All proposed amendments to this OCP should be assessed for consistency with the plan's general intent as direction with regard to objectives and policies stated.

The regular amendment and updating of a policy document and mapping are essential for continuity of successive management and for the ease of preparation of subsequent OCPs.



SECTION 3 BUILDING A COMMUNITY PLAN

3.1 – COMMUNITY GOALS

In 1996, the Council adopted a series of 18 Community Development Objectives for its Official Community Plan. These objectives varied from encouraging development of empty commercial lots along Highway 29 to ensuring a mix of housing types in most residential neighbourhoods. These Community Development Objectives remain valid today, but the Council is limited legislatively and financially from addressing all of the challenges which exist for the District's residents. Many of the original Development Objectives have been incorporated into other sections of this OCP, and the community goals are now set out below as being larger focussed mission statements.

The Council recognizes the need to consider both the strengths and weaknesses of Hudson's Hope when setting a course for its future development. With these in mind, the following general community goals have been established to guide growth and development of this community. These goals are not to be assumed to be listed in any particular order of importance:

- To "*extend the present*" by building on those positive attributes that make Hudson's Hope so special in the first place like a clean environment, visual quality, friendly community, the Peace River, and safety;
- To create an atmosphere suited to the needs of the community by providing a sound framework for human development, accommodating a range of community services, while respecting the natural environment and minimizing pollution;
- To maximize on the District's setting with associated physical natural heritage for encouraging visitors to the area by promoting Hudson's Hope as "The Playground of the Peace", "The Front Door to the Back Country" and "The Land of Dinosaurs and Dams";
- To work with the managed oil and gas, forestry and mining industries to establish within the District's boundaries by ensuring that these industries

3.2 – A DISTRICT IN A GLOBAL COMMUNITY

The District is part of a global community; events beyond the District's border impact on the economic and social fabric of the District and, consequently, influence the District's plans for its resources and the use of land within its boundaries.

The District's physical remoteness does not equate to an actual remoteness. The District's boundaries contain nearly a quarter of a million acres but that does not cocoon one from events happening around the world. Conversely, actions taken within the District can have direct and cumulative far reaching effects on the global community.

The world knows of Hudson's Hope and not just for Dinosaurs and Dams. The District web site (<http://www.dist.hudsons-hope.bc.ca>) is playing a role by making information and news available to people online. Forestry and agricultural products of lumber, livestock and crops join those as part of the Peace Country, a region distributing to consumers around the world. Hydro electricity generated locally is providing up to 40% of the Province's power output with distribution internationally, keeping cities illuminated, hospitals performing and homes warm.

By having a pristine wilderness at one's back door and the major local industry being the production of hydro electricity could very well prevail as complacency toward the global environment. The Council recognizes that particular attention needs to be given to intangible



values seen as the protection of the environment for the greater good. Further recognition of the interdependence of the environment and the economy necessitates re-evaluating every action made in order to make a positive contribution to the environment through having the District be more sustainable.

In recognition of the part that the District plays in the global community, the Council pledges to work toward the following goals:

- Prevent and eliminate pollution and environmental nuisances;
- Maintain and protect the biosphere;
- Manage resources to maintain an ecological balance;
- Ensure that development improves the quality of living and working conditions for all, and
- Take care that environmental aspects are included in all regional planning.



3.3 – A DISTRICT IN A REGION

At a more local level, the District of Hudson's Hope is influenced by changes within the Peace River Regional District (PRRD) which is recognized as both the geographic area containing the District of Hudson's Hope, and the federation of municipalities which make up a further political level upon which the District of Hudson's Hope has a very necessary Board representation. The importance of Hudson's Hope working together with its neighbouring municipalities through regional representation strengthens its position not only regionally and provincially but also nationally.

The Peace River region could be equated as the powerhouse of the Province with potentially real ecological, economical and political influence. Key industries and resources include:

- An oil and gas exploration and development industry amassed over the largest coal-bed methane resource in the Province;
- Significant mineral resources, dominated by coal;
- Energy development through the W.A.C. Bennett and Peace Canyon Dams supplied by Williston Lake as BC Hydro's largest storage reservoir producing up to 40% of the Province's power output;
- Forestry harvesting and management with state of the art wood processing facilities using both deciduous and coniferous timber supplies;
- High proportion of privately owned farmlands making up the western portion of the Canadian Great Plains. Up to 90% of the Province's grain production and 95% of its canola are harvested in the Peace and destined for distribution around the world. The Peace region grows higher value grass seeds than the rest of Canada combined, while beef cattle, horses, swine,



bison and sheep play a vital part in making up a diverse agricultural industry. Making up a significant portion of the whole Provincial and National agricultural equation is the Peace Region's contribution for specialty crops, seed production and diversified farms such as bison and llamas. The Peace Region is home to 2% of the Province's registered beekeepers, yet produces 30% of its bulk honey;

- The historic Alaska Highway is a major tourism feature attracting visitors from all over the world to enjoy this Region;
- The Muskwa-Kechika Management Area's potential as being one of the most significant recreational, conservation, researched, managed resource extraction areas in North America if not the world, an area that is literally at the District's back door;
- Private and commercial outdoor recreational activities associated with the pristine wilderness of the eastern slopes of the Rocky Mountains. Thousands of square miles of forests, rivers, lakes and muskeg accommodating guide outfitting, hunting, boating and backcountry recreational enthusiasts;
- Nationally and internationally significant wildlife resources as resident and migratory animal species in combination with geo-climatically diverse and delicate flora systems, and
- Recognizing the opportunity in the Peace for developing alternative energy systems. This includes:

Solar

Wind

Geothermal

Run-of-the-River

Ground Heat

Co-generation

The District is very much part of all of this and has a significant role to play in managing, promoting and representing the Region, and thereby prospering from this association.

3.4 – PLANNING OBJECTIVES

The following objectives were the subject of specific public input during the information gathering for this OCP.

- Maintain or moderately increase current level of population to ensure a healthy and viable community with a mix of employment opportunities;
- Future development emphasizes quality of life considerations like liveability and neighbourliness over other factors such as major heavy industrial expansion;
- Any new residential development be encouraged throughout the townsite in keeping with neighbourhood character – that the need for non-market housing be recognized and the provision of affordable and adequate accommodation for lower income households be supported;
- Recognizing the need for a diversity of residential lot sizes within the District;
- Any industrial development to be encouraged to the east of the townsite near the municipal works yard, near the Transtor station and the Beryl Prairie turnoff;
- The District provide a high level of recreational and leisure time facilities;
- Public access to the waterfront (river) be achieved through the development of walkway trails down to the water and viewing lookouts along the top of the bank;
- That the natural and planted park and open space environment be preserved, enhanced and total area increased. That an intersecting network of trails be established utilizing these green corridors;
- Provision of sidewalks as a transportation equity, in that promotion of cycling and walking within the community could be done at a far higher

level of safety with these road edge assets. Particular emphasis would be access to schools from residential and town centre neighbourhoods. Further partnering with the Ministry of Transportation (MoT) or other parties in establishing additional infrastructure and

- That the District strives for conservation of significant heritage resources identified as diverse in subject as physical structures, natural features, place names, artwork and pioneer stories. Heritage, in its broadest sense, is an important aspect of the District's development and more needs to be done to record this.



SECTION 4 LAND USE

4.1 – LAND USE DESIGNATION

The future use and development of land within the District of Hudson's Hope shall be consistent with the overall pattern of land use shown in Schedules B and C. These are based on the following designations:

1. Commercial;
2. Industrial;
3. Industrial Anticipated;
4. Institutional, Service, Public Access and Assembly;
5. Parks, Recreation, Trail and Greenbelt;
6. Parks, Recreation, Trail and Greenbelt Anticipated;
7. Residential;
8. Residential Anticipated;
9. Seniors;
10. Seniors Anticipated;
11. Agricultural Land Reserve;
12. Protected Area;
13. Area of Recreational Significance;
14. Rural Resource;
15. Provincial UREP (Under Reserve for the Enjoyment of the Public);
16. Butler Ridge Protected Area;
17. Bullhead Mountain Recreation Area;
18. Portage Mountain Recreation Area;
19. Sand and Gravel, and
20. Water.

The general types of uses encouraged in each land use designation are explained more fully under subsequent sections of this OCP.

The Council recognizes that some existing land uses do not conform to the designations shown in Schedules B and C. The intent of the Council is not to change the use of land in the immediate future, but only to illustrate the preferred pattern/vision of land use when redevelopment occurs while this OCP is in place.

4.2 – REDESIGNATION CRITERIA

When reviewing any application for a land use re-designation in this OCP, the Council will consider any of the following criteria where they are relevant, and may, in addition, consider any other factors above and beyond those listed below if it is deemed relevant to the specific site.

- The proposed designation should be compatible with the surrounding stipulated land uses;
- The proposed designation should be compatible with possible future land uses shown as “anticipated” on the Land Use Maps in Schedule B and Schedule C;
- The proposed use should not have serious negative environmental impacts;
- The landowner should identify and address any potential hazardous conditions, contaminated soils, unstable soils, etc. through presentation of professional documentation by a geotechnical engineer or equivalent for the hazards identified;
- The landowner will demonstrate that the site will have full access to adjacent roadways and, if within the townsite shown in Schedule B, be provided with adequate water, sewer and drainage services, and
- The proposed designation should be consistent with the intent in this OCP.



4.3 – REZONING CRITERIA

When reviewing a rezoning application, the Council may consider any of the following criteria where they are relevant. In addition, the Council may also consider factors beyond the following criteria and within the general intent of this OCP:

- The permitted range of uses in the proposed zone should be compatible with the permitted range of uses on the adjacent parcels;
- The parcel should be large enough to accommodate the intended use and associated uses (ie. parking, deliveries, storage, etc.);
- Specific measures should be set out by the landowner to address any hazardous or environmentally sensitive conditions, ensuring that the land can be used safely for the use intended;
- The landowner must demonstrate that the site presented for rezoning will have access to adjacent roadways and will be provided with adequate water, sewer and drainage services, and
- The proposed zone should be consistent with the stated general intent of this OCP.



4.4 – RESIDENTIAL

Hudson’s Hope population was estimated to be 1,039 by Statistics Canada Census 2001. This represents a small decrease from 1,122 in 1996, and the District is projected to see little or no population changes. Nevertheless, a number of residential issues remain.

The distribution of residential areas is divided into five quite distinct areas known as Jamieson, Beryl Prairie, Lynx Creek, Thompson and the townsite (centre). This division is not purely by physical geography, for each residential area is unique from its neighbours in character, size, history and aspect.

Jamieson; named for Tom Jamieson, former Provincial constable, magistrate and rancher led a group of homesteading settlers to Hudson’s Hope in 1912 immediately following the dissolution of the Peace River Block Government Reserve. He was granted the first official land title in this area. From 1960, Jamieson went on to subdivide his quarter-section into one acre residential lots that is now an 84 lot subdivision serviced with District water.

There is an opportunity to make a greater degree of physical connection between the Town Centre and Jamieson Subdivision by expanding southward with a similar style of one acre lots that would be serviced at the developer’s expense. In order to maintain the rural character of this area, special attention will need to be paid to tree retention, provision of substantial park space, as well as inclusion of an extensive connecting trail system for pedestrians, cross country skiers and bicycle riders to access the Town centre.

Beryl Prairie was named for Beryl Linklater (née Gething), granddaughter of Neil Gething, one of the original pioneers of the area working several coal seams in the Peace Canyon, as well as farming around Hudson’s Hope. The Gething family operated a sawmill at what is now known as Beryl Prairie from the 1930s. Beryl’s maternal grandfather was one of the original homesteaders breaking the prairie into farmland.



Beryl Prairie is a rural subdivision of approximately 63 lots of varying sizes on the flatlands above the river valley. This is seen as a jewel of agricultural land surrounded by large undulating fields and quite different in both setting and character to the other, more heavily treed residential areas.

This close association with farmland is seen as a blurring of lot line boundaries into the surrounding fields and adds to the appeal of this subdivision, as well as its convenient location close to the W.A.C. Bennett Dam. A District operated water well and water stand supplies residents with water for hauling.

Demand for a neighbourhood park at Beryl Prairie has been raised with regard to having a need for a local community gathering place that could be associated with some eventual indoor facility such as a neighbourhood hall. Opportunities for trails for walking or cross country skiing should also be explored. The recent resurrection and maintenance of the former riding ring area to accommodate a new generation who wanted somewhere to ride and exercise their horses safely should be encouraged, providing the overall programming of this site does not conflict or replicate that of the rodeo grounds and arena.

A potential park and recreation type opportunity in the Beryl Prairie area have been identified but would need further exploring for feasibility. The remainder of the NW ¼ of District Lot 1202, presently held as Crown land, is centrally located and presents an ideal candidate for a community type meeting area such as a ball diamond or village commons.

Lynx Creek is named for the creek that runs adjacent to this site. This name first appeared on the 1912 map of the Peace River Block. Lynx Creek of today is seemingly two separate subdivisions and yet is essentially several quite separate entities enveloped under one name. The influx of large numbers of temporary workers in the early 1960s for the construction of the W.A.C. Bennett Dam required accommodation outside the main townsite. The area now known as Lynx Creek was crown land and developed into at least seven trailer parks to house this temporary workforce. Danny Smith Trailer Park (now known as Hammacks); Lockharts and Powells (now collectively referred to as Neils) was south of the highway. Gordy Chow Trailer Park, Vernons and Reschke Trailer

Parks that spanned the north and south sides of the highway made up this collection of semi-permanent addresses. BC Hydro bought these lands and have held them ever since.

In 1984, a separate subdivision of lots set out as a Crown subdivision was established by BC Lands. This area constituted larger rural lots of seven acre parcels serviced with road access and power. Most residents have private wells for domestic water and septic tanks with drainage fields for sewage treatment and disposal.

The Lynx Creek of today makes for a mix of large, well treed lots and the remaining trailer sites, all as a satellite to the townsite, yet with an enviable rural charm. The need for some neighbourhood facility has been expressed for this subdivision as a local focus and gathering point to call their own, such as a community park with associated trails. The divisive layout of this subdivision makes creating a physical heart as central community space difficult. Land has been identified south of the highway against the river (see Schedule C) and opportunities for this site should be explored.

Thompson Subdivision, named for Ernest (Ernie) C. Thompson, a farmer from the Dawson Creek area who purchased these lands in two parcels, first in 1959 from Lena Blanche Kohner Smith of Whiterock BC and later in 1962. The subdivision of 22 lots set on a level bench above the townsite has retained a rural charm and distinction through a mix of appropriately scaled timber framed buildings, well kept and productive gardens, rambling fence lines and virtual seamless transition to surrounding farmlands. The proximity of this subdivision to the Pioneer Cemetery makes for a popular walking route from the townsite for visitors and residents alike. Thompson subdivision is connected as part of the townsite water system only.

The Townsite, situated on a bench land overlooking the mighty Peace River, makes for an idyllic setting like a large rural hamlet surrounding its village squares as Beattie and Centennial Parks. The residential areas are divided into quite distinct neighbourhoods achieved through a more organic road alignment layout that is conducive to the natural topography rather than the standard reliance on the grid system more common in other communities.

Tree retention and further opportunities for having a more inclusive and designated greenbelt (see Schedule B) and dedicated parks or green space, makes for a setting as a little Eden. This townsite within a lush green valley, that even in the depth of winter has its own charm where its setting is wholly appreciated by the residents as being somewhere truly distinct and unique.

It is the policy of the Council:

- To encourage any further residential development to occur on the empty townsite lots as infill, thereby creating more cohesive neighbourhoods;
- To review measures to consolidate and eventually eliminate the small 10 x 40 metre type lots originally designed to accommodate trailers within the townsite by creating larger lots;
- To recognize the necessity for mobile/manufactured home type housing as being often the most practical financial option for first time and low income home buyers. The townsite is currently amply supplied with such housing and that no further single-wide mobile/manufactured zoning designated type development will occur. The exception is for temporary housing on a townsite lot by the property owner only for accommodation during construction of a new house;
- That future residential development shall take place to the extents and locations set out in Schedule B as Residential-Anticipated, and
- To encourage the development of 1 – 5 acre lots in appropriate areas as set out in Schedule B and C Residential Anticipated.



4.5 – SPECIAL NEEDS HOUSING

The Council recognizes that as a responsible and caring community, the accommodation of special needs individuals and families is necessary wholly within that community, rather than being dependent on the larger city centres.

The Council shall address an information gathering to determine the District's special needs housing requirements. An area to the west of the Medical Centre has been identified as a possible candidate site for this type of development, if the need is shown. The availability of this site and proximity to the commercial centre, medical building, education centres and recreation and cultural facilities makes for an ideal positioning depending on the type(s) of facility deemed to be necessary.

Special needs housing can be seen to be accommodating a wide variety of causes:

- Group homes for individuals with physical and/or mental challenges;
- Transition homes for women and children;
- Low income/low rent type housing;
- Drug and alcohol dependency rehabilitation units, and
- Seniors housing, which can be seen as both strictly independent type living or as accommodating differing degrees of long term care.



The Council supports the development of a variety of focus of housing, including co-op and cluster types, where there is a demonstrated need.

4.6 – COMMERCIAL

The commercial area designation in Schedule B encompasses what was referred to as Commercial and Highway Commercial in the previous OCP. The total amount of commercial property in Hudson’s Hope does not warrant separate designations.

Part of this OCP’s statement under Community Goals is for focussing the highway on the town rather than having the town focus on the highway. This is to develop some sense of centre or core. Council recognizes respects and encourages the commercial operations functioning in Hudson’s Hope. Commercial ventures have traditionally been a struggle locally when the draw to the larger centres of Chetwynd and Fort St. John are all within an hour away for all of one’s supplies.

With a prevalence of empty commercial buildings and empty commercial lots within the townsite, Council encourages the infill of these existing parcels. No “Anticipated Commercial” parcels have been identified in Schedule B due to this recessing localized infill that needs to occur, and to avoid development sprawl. The full range of commercial land uses shall be permitted in the area designated as Commercial in Schedule B.

In order to provide for and encourage pedestrian orientation throughout the commercial core area to the fullest extent possible, Council encourages the development of common/shared parking areas.

It is a policy of Council to 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.

The District shall go beyond the basic building code requirement for its own properties by recognizing universal accessibility aspects to existing and proposed indoor and outdoor facilities.



The Council will endeavour to maintain and enhance its outdoor facilities such as campgrounds, picnic areas, parks and trails for being universally accessible as part of an ongoing recognition that programming of any outdoor environment must address physical access.

As a means of reinforcing a commercial core as a town centre, Council will encourage incremental downtown improvements through small steps potentially including a number of facets presented in Schedule G.

In order to stimulate growth and investment in the town centre area, Council shall provide a flexible range of development options for the area designated Commercial in Schedule B. Allowing residential development to happen in this commercial area may well create a general commercial/mixed use neighbourhood that would be in keeping with both encouraging infill in the core townsite while developing a village square atmosphere. If the need was shown, this could be an ideal opportunity for seniors-type housing being accessible and close to commercial and cultural facilities.

The Council encourages the growth of home-based businesses as a means of supplementing income while promising not only employment opportunities but servicing local client needs. Encouragement for promoting Hudson's Hope as a great place to relocate for the emerging home-based Internet/web based businesses shall be enacted. Home-based businesses would too be ideal candidates for locating within the commercial core area.



4.7 – INDUSTRIAL

The District is home to two massive hydro electric dam facilities with their associated infrastructure as buildings, works yards and utility corridors. BC Hydro is the main single industrial employer in the District providing stability, necessary employment, a tourist interpretive draw and a good property assessment and other revenue for the District. These facilities are situated well outside the town site and were the determining factor in the setting of an inclusive District boundary making for the second largest municipality by area in the province.



Industrial lands are identified within the townsite in four areas shown in Schedule B and C:

- Solid waste transfer station shown in Schedule C and operated by the Regional District for drop off and temporary storage of District generated wastes and recyclables before transfer to the Peace River Regional District landfill in Chetwynd;
- Terasen Gas/BC Hydro site on the north side of Beattie Drive across from the school;
- Yellowhead Road and Bridge (YRB) Works Yard at the intersection by Ross Street, Highway 29 North, and
- Lands to the south and east of Clarke Avenue. This area includes the District wastewater lagoons and public works yard, also a number of small businesses.

The Council recognizes the importance of industrial lands being available to encourage growth of existing small industrial type businesses and facilitate and accommodate potential new employers to the area.

Lands designated as "Anticipated Industrial" in Schedule B ensures that adequate area is set aside for industrial use (based on the level of past development in the District) and to direct all potential development so that it occurs in a phased manner and does not lead to sprawl.

Anticipated Industrial Sites are listed below and shown in Schedule B and C:

- lands to the east of the townsite near municipal works yard;
- lands to the south of the Beryl Prairie turnoff;
- lands to the west of the solid waste transfer site covering the north side of the entry road, and
- lands to the south east of the airport.

It is the objective of the Council to limit industrial development to locations where they will not pose any negative impacts on non-industrial areas. Public opinion has been clearly expressed for not having offensive impacts as noise, dust, smoke or visual pollution associated with industry within the townsite so that the Council will carefully consider any industrial type future applications to follow the public's desire to *"extend the present"*.

The Council wishes to encourage compatible industrial development in order to broaden the economic base of the community and to utilize existing serviced lots, yet these industries should have some local relevance to being located in the townsite beyond their being a ready supply of cheap industrial lots and available labour. Having a District and Regional significance such as service industries directed towards tourist traffic passing through to access the Alaska Highway as auto repairs, mill working as a value-added manufacturing to raw forest products harvested locally, river boat building, log home construction, agricultural support



as feed mill, oil and gas pipe lay-down yards or machinery manufacturing are the types of industry that could and should be occurring on the District's designated "Anticipated Industrial" lands.

Any future, as well as existing, industrial properties must make concerted efforts at providing adequate sensory screening through landscaping. Screening such as tree retention, supplementary planting, as well as earthworks berming and fencing will go a long way to providing this ideal living and working environment we all come to appreciate as part of the hometown community pride.

Industrial lots are expected to have the full range of municipal services, and developers must pay for upgrading and extension of any new services required for new industrial development.

The supply of undeveloped industrial land should be adequate to provide sites for any new industrial business for the foreseeable future based on past local trends. If demand for further land intensifies with the development of an oil and gas exploration, as well as forest resource extraction within the District, then the Council will investigate the possibility of opening up further lands.



4.8 – INSTITUTIONAL, SERVICE, PUBLIC ACCESS AND ASSEMBLY

For a community with the population size of Hudson’s Hope, the residents are fortunate, proud and participate in an extensive range of existing services available. This range and quality of facilities reflects the support and cohesiveness of this community. Maintaining or building upon these assets greatly encourages not only young people to stay in the area to find work and raise a family, but also gives seniors a very real opportunity to remain and feel fully accommodated by their community.

Institutional infrastructure makes an important contribution to the local economy by providing jobs and services that would otherwise need to be accessed by commuting to neighbouring communities. With the District accommodating these institutions, a far greater degree of autonomy exists which is paramount for a community such as this in being self-reliant.



The Council authorized the municipal contribution of \$100,000 for the building of a full-size school gymnasium. In recognition of this, the School Board agreed that this would be a Community facility in perpetuity.

A list of existing and proposed Institutional, Service, Public Access and Assembly type facilities are set out below as a guide to the range of services that are covered under this designation:

District Hall	Churches
Courtroom	Public Works Yard
Government Offices	Solid Waste
Fire Station	Fire Halls
EOC Room	Recycling Depots
RCMP	Ambulance
School	Dental Clinic
Medical Centre	Daycare Facilities
Museum	Gas Infrastructure
Library	Public Washrooms
Senior Centre	Sani-Dump
Northern Lights College	Water Stand Building
Tourist Information Centre	Communication Towers
Community Hall	Care Homes
Pump Houses	Emergency Preparedness Storage
Electrical Substations	Pearks Centre
“The Den”	Riding Arena
Airport	Rodeo Grounds
Water Reservoir	Cameron Lake Centre
Sewage Lagoon	Hudson’s Hope Rod and Gun Club
Cemeteries	

The Land Use Plan in Schedule B and C outlines graphically the location of existing and proposed institution type facilities.

A number of policies have been used by the Council as a fundamental directive of intent for the District concerning this land use type:

- That the Council encourages senior levels of government to be established in Hudson’s Hope with a regard to making this community a regional headquarters;



- Public and institutional uses may be considered in any land use designation. Each proposal shall be evaluated based on individual merit and compatibility with surrounding land uses;
- Notwithstanding the above policy, facilities that necessitate the interaction of the local population for its function are encouraged to be located in the central commercial core of the town site;
- The Council will work closely with the School Board in order to encourage joint use of facilities seen as outdoor school areas combined with public park land ensuring these spaces are fully accessible to the public throughout the year;
- The Council will promote every opportunity for outdoor learning by making space available for the school, Northern Lights College or Federal/Provincial/ industry research stations to be seen as garden plots, field crop and tree nursery trials, weather and earth sciences experiment plots and wetland or stream bank studies for enhancement and research;
- Outdoor space currently associated with the school will be preserved for play and recreation;
- The Council will strive to maintain the existing level of public protective and emergency services and upgrade facilities as required;
- Public protective services, identified specifically as volunteer fire service outstations shall be permitted to locate in any area of the plan;
- The Council will explore further methods of expediting swift water (river) and reservoir access for search and rescue;
- The Council highly encourages the principle of multi-use of public/institutional facilities and lands wherever feasible;
- The town site at present may be viewed as having very much a park-like setting and, for this reason; a strict adherence to on-site tree retention as

far as property development is encouraged through manipulation of building orientation, location and size;

- Large churches with greater than 465 m² (5,000 sq. ft.) in floor area are not encouraged within the District townsite;
- Small churches with less than 465 m² (5,000 sq. ft.) in floor area will be considered within the commercial core or within a residential area if it is sensitive to the scale and character of that neighbourhood and where it is shown there is a need and community support for the proposal;
- All existing and proposed institutions that necessitate having public access or regular employee access must make every attempt to link this facility for access by pedestrian and cyclist routes through a safe and convenient fashion. Also, the wheelchair or mobility aid ramping and bicycle storage racks at the entrance to all necessary facilities further promotes this community as being a progressive and caring society, and
- The Council has encouraged the introduction of cellular telephone service to Hudson's Hope with the very real benefits of having such a service link for the local community, BC Hydro, tourism industries, and anticipated resource extraction. Guidelines and monitoring covering visual impact, aesthetic considerations, safety and security may need to be addressed.



4.9 – PARKS, RECREATION, OPEN SPACE, GREENBELT AND TRAILS

It is good to consider the term “Park” in its broadest sense. Parks do not only include playgrounds, trails and sports fields, but also encompass steep slope embankments, wetlands and street boulevards. Parks contribute greatly not only to social well being, but also to the ecological health and integrity of our community.



A healthy community (physically, mentally, socially and environmentally), functions for its own good as well as its neighbours.

Hudson’s Hope is a healthy community, a community of parks. Large stands of trees, turf grass boulevards and vibrant floral display all add to this mosaic of parks designation.



The “Playground of the Peace” is an easy assimilation to pin on Hudson’s Hope for its park facilities within the townsite and on into the surrounding countryside.

It is the intention of the Council to build on this “Playground of the Peace” and “Front Door to the Back Country”, as well as, “The Land of Dinosaurs and Dams” for the future programming and promotion for the benefit of residents and visitors alike through:

- Preservation of the natural environment;
- Developing a system of trails, walking and bicycle paths, cross country ski tracks, and bridle paths that link neighbourhood centres, parks and other community amenities. These trails will fan out from the townsite to link with the neighbouring subdivisions in an interconnected system which are depicted in Schedule E;

- Greater access to the waterfront, both physical and visual, through trails, boat launch, lookouts and view corridors to achieve a greater connectivity to the river;
- The integration of art, culture and special events in parks and recreation settings as a means to create a more liveable community;

- Setting operational requirements so that levels of maintenance are compatible with community needs and resources in the conservation and enhancement of these facilities;



- The establishment of greenbelts, not only as linear avenues of trees through the townsite and subdivisions, but acting as wildlife corridors for song birds and small mammals. Greenbelts contribute vastly to physical screening of visual pollution and act as wind breaks;
- Ensuring that existing subdivisions are adequately provided with neighbourhood park facilities, either as open space, treed area or both;

- Encouraging a landscape plan to be provided and forming part of any development plan proposal;
- Permitting public parks and playgrounds in areas designated as residential or commercial;



- Continuing to work in cooperation with the School District for joint use of school recreation facilities by all members of the community;

- Designing, maintaining and operating parks and recreation facilities to provide the opportunity for residents to interact with one another;
- Exploring the opportunity for a multi-use skate board / roller blade / scooter park as an outdoor recreation facility in conjunction with the youth of Hudson's Hope;
- Enhancing the physical appearance of the arena through graphics, lighting and delineation of the pedestrian realm;
- Upgrading the existing ball diamonds regarding drainage, shale surfacing and fencing;
- Development of interpretive District wide signage used at trail heads, points of interest and community facilities;
- Provision of pedestrian scale lighting along trails and paths;
- Providing recreational programs and facilities for all age groups and levels of ability;
- Continuing to encourage local service clubs, community groups and industry to assist in the development of parks and recreation type facilities;
- The development of a Parks and Recreation Master Plan for the District. As existing facilities are coming up for extensive refurbishment or replacement, combined with calls for additional items as facilities, a needs assessment and layout plan should be undertaken to organize this planning process for these infrastructure types;



- Exploiting the river as a recreational opportunity by providing a public boat launch are examples that could be organized through a planning type document;
- Negotiating with the Tyrell Museum and the Royal Ontario Museum to develop protocols for repatriating dinosaurs' footprints currently held. To review the opportunity to house known and future find fossil specimens at a local facility, and
- Those areas identified as:
 - Swimming Pool;
 - Curling Rink;
 - Ice Arena
 - Skateboard Park;
 - Ball Diamond;
 - Portage Mountain Ski Area, and
 - Tennis Courts.

These are included under the Schedule B and C mapping as parks, recreation, greenspace, greenbelt and trails.



SECTION 5 GENERAL MATTERS

5.1 – HERITAGE

The District has evolved into a relatively diverse community reflecting the nature of development in the area from the days of early fur traders and the settlers who came to break the land or mine, through the booms of dam construction, to the stability of the present where local and regional needs are being met. This OCP sets out the manner in which the District may change to meet the needs of the future.



It also recognizes that, as changes occur, it is imperative to retain those connections with our past. This will help maintain the unique identity of our community and allow individuals to rediscover and respect our past accomplishments, while giving a clearer understanding of how we achieved the present. This acknowledgement of the past will result in a diverse, interesting and comprehensible place to live, work and play in conjunction with representing to visitors a community with a clear knowledge and understanding of its past as a solid foundation for the future.

It is proposed that the Council should implement a District Heritage program to strive to formulate a comprehensive heritage inventory of its resources. Such resources may include buildings, structures, sites, landscape features, traditions, stories, names, artwork and utilitarian objects.



To achieve the goals and objectives identified in the OCP, the following policy priorities have been presented and should continue to form the basic framework of such a District Heritage Program:

Public Awareness

- The District will undertake initiatives to promote a public understanding and appreciation of the diversity and nature of heritage resources present and a commitment to their conservation.



Heritage Inventory

- The District is to complete an inventory of heritage resources. This document is to be in a digital format or an interactive extension of the District's website. This could include a comprehensive description of heritage resources including photographs, historical records, recorded dialogue, etc. This inventory should be updated every five years, at a minimum, to ensure that it reflects the community's current vision of its heritage and new information unearthed.

Heritage Funding

- Ongoing awareness and application to Federal, Provincial, Regional and other funding sources to partner in the District's goals toward heritage preservation and presentation. Financial or other incentives are to be considered in support of heritage conservation.

Provincial Legislation



The *Local Government Act* and other statutes allow local governments to take a proactive role in heritage conservation. This can range from creating a heritage register to providing heritage protection through a permitting procedure.

Monitoring and Maintenance

- Inventoried heritage resources should be monitored to ensure that conservation levels are being achieved where possible. The programs and significance of the Heritage Program should be reviewed and updated as necessary.



Foresight

- There should be recognition that today's buildings, plantings and development within our community may be contributing to the heritage of tomorrow. For example; the architecture of Bill Rhone and Randle Iredale's Gordon M. Shrum generating station at the W.A.C. Bennett Dam – may be classified, and therefore recognized, in some way locally as part of the ongoing inventory. Heritage is more than the distant past. It is also about what contributions have been made recently and what contributions are being made today that will become the heritage of tomorrow.

Burial Sites

- There is an identified Beaver Indian Grave site beside the Pioneer Cemetery and these have been fenced off for their protection and designation, and
- Schedule F – Heritage Sites, is attached as a plan showing known historical sites.



5.2 – AGRICULTURAL LAND USES



Farming forms one of the most vital fabrics to achieving a whole community, and is very much more than a means of providing necessary foods to sustain us, an employment basis or a viable economic activity. Farming makes up a component of understanding life outside of the urban

jungle while still supporting it and yet, too often is misconstrued as some pastoral picture frame ideal that forms the quilt of the rural landscape.

Too often profitability is associated with agriculture as a global commodity supply and demand, with national marketing boards and international trade agreements seemingly blurring the boundary between farming as a culture or lifestyle and farming as an industry.

Loss of agricultural lands outside of the District has the effect across the Peace Region of creating demand for more lands to be set into production within this area of the Province. Agricultural expansion will continue, particularly on those lands adjacent to existing operations within and surrounding the District. These pressures will especially be realized for forage crops rather than strictly cereal or vegetable oil production. The Agriculture Land Reserve's (ALR) existing designation encompasses 40% of the District's lands, or approximately 372 square kilometres.

For an area that had initially attracted the homesteader as farmer, only to have its focus altered through its capabilities for hydro electric generation, further agricultural development may prove to be a significant aspect of the future for the District.



Recognizing agriculture as being of great significance in the present and potentially even more so in the future, it is the policy of the Council:

- To direct agricultural uses to those lands designated as ALR as shown in Schedules B and C;
- To support agricultural activities in the ALR and the mandate of the Provincial Land Commission;
- Farming as a best practices operations to minimize conflict between agricultural operations and non-agricultural uses through support of the use of screening as buffer utilizing earth berms, hedgerows, tree retention, etc.;
- To ensure that intensive agricultural operations are not situated in proximity to neighbouring properties thereby negatively affecting these neighbours sensory pleasures of their own property. Intensive agricultural operation could include, but is not limited to, indoor poultry and pig rearing, hammermill animal feed operations, grain dryers, fur farms, land farming agricultural by-products and feedlots;
- To raise the level of awareness within and without of the community about agricultural heritage within the District;
- Council recognizes the opportunities available in being in association with a regional initiative for "Branding the Peace". Supporting this opportunity as a positive way of value adding products grown or processed in the Peace region purely by name association for consumers may have significant effects on the Region. Branding the Peace has particular significance for not only agriculture, forestry, oil and gas products, but also very much for tourism potential. As a marketing strategy for distinction concerning area of definable physical boundary that reinforces environmental stewardship, highest quality products, certification, strong northern vigour, etc. has a host of opportunity for diversification, creation of wealth and jobs locally;

- To promote Hudson's Hope as being very much a part of the Peace Region's agricultural industry in as far as provincial, national and international marketing strategies;
- To promote responsible and sustainable agricultural practices regarding animal and crop husbandry, herbicide and pesticide uses, prevention of damage or contamination of watercourse, protection of conservation of ecologically sensitive areas;
- The Council shall review opportunities for developing guidelines and/or policy directions concerning farming practices covering those areas where boundaries border no agricultural properties in order to reduce potential conflict between adjoining land uses. The requirements for tackling buffering, water detention, setbacks, fencing, screening, etc. with regard to standard agricultural practices needs to be addressed for a community that has, not only a close relationship with farming, but recognizing that a number of residential areas abut agricultural lands. Addressing the challenges of agricultural practices from fur farms, feed mills, manure storage, intensive livestock housing, etc. as necessary functions of farming. This should be achieved through careful planning and siting to mitigate or minimize impacts and conflicts, and
- To support smaller operations in the agriculture industry, such as apiaries and bison ranching. Although the summer season is shorter at this latitude, the extended daylight hours and the abundance of suitable crops (e.g., alfalfa and clover) provide ideal conditions for honey production. The large tracts of farm land are suitable for grazing herds of bison as these animals require space and distance from people.



5.3 – FORESTRY

By its very setting, forestry has traditionally had a significant impact on the development and employment opportunities within the District. Today, the forestry, logging and hauling industry is one of the top three employers by type in the District. This is despite there being little resource end-product manufacturing locally. The harvest and hauling occurring within the District and its surrounding areas is all directed toward the neighbouring communities of Chetwynd, Dawson Creek, Taylor and Fort St. John, for conversion from raw log to value added products. The District is without rail access for product distribution and does not aspire to having a heavy type industry like a large sawmill, pulp facility or OSB manufacturing plant in or near its townsite.



The District of Hudson's Hope makes up a small portion of the much larger Peace Forest District that is bounded to the north by the Fort Nelson Forest District, the west by the Mackenzie Forest District, the south by the Prince George Forest District and to the east by the Province of Alberta. The Peace Forest District (formerly Fort St. John Forest District and Dawson Creek Forest District's) is implementing a Land and Resource Management Plan (LRMP) approved in March 1999, incorporating the principles of a stable strategic planning framework for resource development and ensures continued access to the natural resources, except those covered as Protected Areas (see Schedule C). This LRMP is unique in that it supports all the major resource uses (with the exception of commercial fisheries) in BC:

- Oil and gas exploration and development;
- Mineral resources (mining);
- Hydro electrical energy generating;
- Forest harvesting and management;

- Agriculture;
- Tourism, and
- Private and commercial outdoor recreation and guide outfitting.

The Council, through this OCP, supports the actions of a forest industry that operates to a fully sustainable mandate for the harvest and management of the whole forest and associated lands and waters for the benefit of future generations. Setting a high standard for forestry operations within the District establishes a forest stewardship that respects and adheres to the:

- Promotion of biological diversity;
- Mitigation of the cumulative effects of harvesting (to every aspect of the watershed);
- Restriction of clear cut harvesting practices where they pose negative environmental or visual impacts;
- Principle that all forestry planning is accomplished with a long term (minimum 25-year) objective outlook;
- Attainment of "green-up" for a logged site before harvest can proceed on any adjacent sites;
- Need for adjacent logging sites to be separated by a wind firm buffer area of standing trees, with no felling works to be carried out in this zone. Dimensions of this buffer will vary depending on aspect, topography and existing tree density cover, but is intended to minimize the visual and environmental impact of adjoining clearings;
- Need to work with forestry companies and the Ministry of Forests concerning all aspects of the industry operating within and surrounding it's municipal boundaries;



- Need for a level of consultation by the Ministry of Forests with the District particularly regarding the issuance of grazing licences and tenures that encompass areas with District road allowances;
- District's Visual Quality Objectives (See Visual Recourse Management Section 5.13);
- Environmentally sensitive forest road building standards, and
- Adoption of Land and Resource Management Plans as Higher Level Plans.

The Council is prepared to explore the opportunities of the District obtaining some form of Forest Tenure such as the establishment of a Community Forest License. The objective is to create local employment.



5.4 – GUIDE-OUTFITTING, HUNTING AND FISHING

One of the themes of this Plan is to promote Hudson’s Hope as the “Front Door to the Back Country”. The support and encouragement of guide-outfitting is an excellent way to accomplish this.

Hudson’s Hope has a long tradition of being the back country entry point and provider of excellent guide-outfitters. These guides are highly skilled and have a practical local knowledge base to accommodate visitor’s requirements to access the wilderness for fishing, hunting or viewing.

The District is home to 11 of the 18 big game species: black bear, grizzly bear, moose, elk, mule deer, white tailed deer, caribou, stone sheep, mountain goats, wolves and cougars. Sports fishers know that they can find the following in Hudson’s Hope: rainbow trout, dolly varden, Arctic grayling, bull trout, Rocky Mountain white fish, lake trout, northern pike and pickerel.

The OCP recognizes the contribution this segment as a source of not only vital local employment, but also the cultural importance and significance for the region as a whole and promotion of a way of life. The Peace Region and particularly those areas directly accessible from



Hudson’s Hope, present unique guiding opportunities in a diversity of landscapes with a prevalence of fish, wildlife and flora hardly matched elsewhere in the province.

The promotion of largely non-mechanized access to the back country is encouraged as is the support for local tenured guide-outfitters working on the expansion of hiking trails, trail rides and wildlife viewing points.

An international trend towards ecotourism shows a greater number of people desiring to access the back country for wildlife viewing, photography and outdoor experiences as opposed to that of traditional activities of fishing and hunting.

This should be exploited and promoted by the District in support of its tenured guide-outfitters as part of the development and advancement of local opportunities of having visitors accessing this region.

The District will explore opportunities for promotion of, and its association with, the back country, to access this through the utilization of local knowledge and outfitter resources.

The District will recognize guide-outfitters' values when dealing with future forestry, oil and gas, and mining resource extraction within its boundaries.

- Back Country / Heli Skiing / Cat Skiing
- Snow Machine Tours
- River Boat Tours



5.5 – SKI HILL

The Hudson's Hope Ski Association is developing a regional recreation asset on Portage Mountain southeast of the W.A.C. Bennett Dam. Portage Mountain is a conical-shaped mountain with a base elevation of about 800 metres and a summit of over 1,400 metres. It could be an excellent site for a regional ski resort. With the demise of the Big Bam Ski Hill near Taylor, Portage Mountain could draw on people from the entire North East region.



The Association has built a chalet at the 900 metre level and will begin with a rope-tow and/or t-bar that would initially service runs from the 780 metre level to the 1,080 metre level with a length of 1,350 metres. In addition to downhill skiing and snowboarding, cross country and snowmobile trails could be developed, as well as hiking and mountain biking trails for the summer.

Council supports the development of recreational opportunities at Portage Mountain and has designated Portage Mountain as a Recreational Area on Schedule C for this purpose. Further work needs to be completed and Council recognizes the need to create a Master Plan that is consistent with the Province's Commercial Alpine Ski Policy. The Canada West Ski Areas Association may be helpful in assisting the Hudson's Hope Ski Association with their plans.



5.6 – OIL AND GAS EXPLORATION



Oil and gas reserves are distributed geologically across several distinct basins within the province. The Queen Charlotte / Winona / Tofino basin, Georgia basin, Whitehorse / Bowser / Nechako / Quesnel basin, Fernie basin and the Western Canada basin, of which the whole north east of the province is part. This north east region is where the majority of oil and gas exploration is occurring. Bordered by the northern Rockies to the west and Alberta to the east, this region's 142,000 square kilometres encompass the north-western portion of the Western Canada Sedimentary Basin.

Industry revenues and job growth in the sector of oil and gas with associated services have risen dramatically for this area and are expected to continue. The region's considerable supply of oil and gas resources are continually being discovered and recovered, with the lands in and around the District's of Hudson's Hope and Tumbler Ridge soon to be realized.

The Council acknowledges the development of oil and gas reserves in and around its boundaries – subject to the following provisions:

- That the District directly benefit in the Ministry of Energy and Mines Oil and Gas Initiative for direct proportional support for the upgrade of roads;
- That through provincial royalties and tax policies, the District benefit from the Best Environmental Practices;
- That proportionate research investment be made for wildlife inventory assessment within the District;

- That the District be included in the archaeological database research currently being undertaken in other parts of the region;
- That the Oil and Gas Commission work closely with the District to ensure sound development by fostering a healthy environment, a sound economy with protection and promotion of the community's well being;
- That the District directly benefit from the oil and gas exploration through the utilization of existing and promotion of the establishment of extra contractors and service industries within the District, rather than wholly relying on those regional service centres of Fort St. John, Grande Prairie and Fort Nelson;
- Visual quality is important to the District and this should be respected in relationship to the location of extraction site (see Section 5.13 – Visual Resource Management);
- That there needs to be full consultation with the Council and the public prior to any offer of sale concerning petroleum and natural gas leases within the District boundaries, and
- The superior quality of life experienced as the Hudson's Hope environment are represented as an abundance of clean air, water, and a lack of ambient noise or light pollution. These qualities are important to the District's residents and require protection.



5.7 – SAND AND GRAVEL

The District's existing working sand and gravel pit identified pictorially in Schedule C is more than adequate in anticipated supply volumes and quality to accommodate the District's aggregate needs for the near future. Further sand and gravel designations are not anticipated during the course of this Plan.

Council strategy encourages the timely reclamation of all sand and gravel extraction sites as being an ongoing process of site remediation. Through the actions of careful stockpiling, storage and replacement of topsoil's, use of an appropriate reclamation seed mixes of vegetation, site contouring and management of surface drainage being undertaken, a return of mined lands to re-use potential condition should be achieved concurrently.



5.8 – ENVIRONMENTALLY SENSITIVE AND HAZARDOUS AREAS



The District contains some known hazardous areas, generally characterized by steep slopes. It is possible and should be expected that other hazardous areas and hazard types exist within the 140 km of municipal boundary, and these should be recognized in the OCP as the District is made aware of them (as a reference for an

OCP update and inventory for future OCPs).

Steep slopes are characterized as those with more than a 30% grade (a 30% grade is identified as being an increase in 30 metres in elevation achieved for every 100 metres traveled in horizontal distance).

Steep slopes are identified as:

- Along the whole north and south river edges as bank to the Peace River;
- Banks behind the townsite up to and above the WAC Bennett Dam access road, and
- The east and west banks of Lynx Creek.



Included in this steep slope designation are all lands within 15 metres of the top of the steep slopes. These areas are included as being potentially hazardous due to the risk of land slippage close to the top of the banks.

Any development within a steep slope hazardous area is strongly discouraged by the Council reflecting on the total availability of other lands in the District.

If a developer wishes to pursue works in an area deemed to be a hazardous area, permission will only be considered if the landowner provides a report from a professional engineer with specific experience in dealing with the subject hazard and setting out how the area can be developed safely and in an aesthetically pleasing manner.

It should be stressed that the District has not completed a Hazard Land Assessment as a precursor to this OCP. Those areas recognized as hazardous and/or environmentally sensitive have been incorporated into the "Parks – Anticipated" designation in Schedule B. In addition to those areas listed above and those areas identified in Schedule B, there is likely to be hazardous land throughout the District.



Further areas designated as environmentally sensitive and identified in Schedule C include:

- Protected Area – as physical connection between the existing Butler Ridge Protected Area through to the Bullhead Mountain Recreation Area and also Portage Mountain Recreation Area. Through the designation of this area, the long term opportunities (20 to 50 years) for combining recreation with conservation and sustainable resource extraction options are being safeguarded from potential indiscriminate development in this area;



As part of this Protected Area, all the islands within the Peace River are included.

It is the intent of the Council to work with Provincial agencies to ensure the appropriate conservation of these areas:

- Protected Area, Peace Forest District (formerly known as Dawson Creek Forest)

District) – this is a Peace Forest District designation through the Land and Resource Management Plan, and through this OCP, the boundaries for this area have been transferred to the Schedule C plan. The PFD LRMP definition of Protected Area is: existing areas such as provincial parks, federal parks, wilderness areas, ecological reserves, and recreational areas that have protected designation according to federal and provincial statutes. Protected areas are land and water set aside to protect the Province’s diverse natural and cultural heritage.

The Council recognizes this area as being of importance and shall work with the Ministry of Forests to have this area covered under the full Protected Area Status;

- Area of Recreational Significance – this is a designation that Council has adopted for including in Schedule C, encompassing a broad area around Dinosaur Lake, the Peace River Corridor and Butler Ridge.

Management of these areas as river corridor is an important component of the broad planning goal of sustainable natural resource management. Management covers biodiversity, soil conservation, fish and wildlife, air quality, sound and light pollution; recreation and tourism, visual quality, First Nations, culture and heritage, trapping, guide outfitting, water, agriculture and range;



- The Council shall review opportunities for implementing monitoring programs to study existing site conditions of slope stability along the north and south banks of the Peace River to establish baseline data. Concerns are stated for river dynamics, ground water levels, riverbank infiltration/saturation, wave/ice dam or current erosion actions affecting this slope stability as a consequence of a possible Site C Dam being

constructed and the effects that flooding all of the river's islands upstream of such a dam would have on existing conditions, and

- The Council will work towards developing a comprehensive and area specific Policy and Procedure Manual with associated mapping in order to guide development within the District directed specifically towards hazardous lands.

Development of lands on steep slopes carries potential for extra liability and increased maintenance costs covering concerns for public and personal safety, as well as long term liability issues for the District.

The necessity to cover off topics such as: slope stability, setbacks, geotechnical analysis, maintenance costs/bonds, permitted land use, geotechnical probability factor estimates, historical air/satellite photo analysis, test drilling requirements, construction procedures and long term monitoring, as an adopted policy should clarify not only the development procedure, but also the technical complications of these sites.



5.9 – ENVIRONMENTAL MONITORING & BASELINE STUDIES

The history of Hudson's Hope has been wholly focussed upon extraction of resources from its surroundings for export to other parts of the country. From trap lines to gold panning, coal mining to big game hunting, farming to forestry, and then came the big dams with their all encompassing reservoirs.

No baseline monitoring was undertaken prior to the impoundment by BC Hydro of the Peace River and its major tributaries, the Finlay and the Parsnip to form the 1,779 square kilometre surface area Williston Reservoir. Without baseline information, then localized environmental and climate changes as well as distortion of the river ice dynamics or deformation of the Peace/Athabaska delta are speculation.

Now too with oil and gas resource exploration, drilling, evisceration and transmission in the localized region this will have impacts both positive and negative on the community and environment.

The Council has shown great foresight by implementing the first steps towards a comprehensive environmental study that addresses the quality and condition of the local environment. These studies include the acquisition of baseline information and analysis of that information to develop a comprehensive environmental assessment for the short and long term monitoring of trends in the status of the environment.

A baseline study is conducted to determine the level of toxic contamination taken from different local mediums and comparing the concentration of certain chemicals of concern to allowable standards. The baseline study establishes a starting point from which any variation on levels, positive and negative, can be compared. The baseline data reflects conditions, and this will take into account both natural processes and those that result of human activity.

A Comprehensive Baseline and Watershed Assessment to monitor water quality by the Oil and Gas Commission is established. Particulate air quality testing by the Provincial Ministry of Water Land and Air Protection is also being undertaken that will develop the localized baseline information.

5.10 – RURAL RESOURCE

The rural resource designation encompasses a wide range of activities including forestry, agriculture, recreation, guide-outfitting, oil and gas and rural residential properties. Council directs these similar uses to the Rural Resource designation on Schedules B and C. Council will work with the responsible Provincial Ministries, the Provincial Agricultural Land Commission, BC Hydro and other organizations to effectively manage these areas.

The Council recognizes its responsibility towards protection of those lands established as Rural Resource, and that not all lands must be regarded as being potential financial generators. Concern for the exploitation of range land through expansion programs, poor fence line monitoring, over usage of natural watering holes and tributaries by livestock, destruction of ungulate wintering habitat or increased access or disturbance of known elk calving grounds, all add to the long term and often irreparable damage to fragile natural ecosystems.



5.11 – MAJOR MUNICIPAL SERVICES



these services.

The Council's objective is to ensure that municipal engineering infrastructure, seen as water, sewer, drainage, roads and other are provided to a high standard. This high standard will support good health, protect the environment, support recognized needs and the ability of residents to pay for

A breakdown of medium term infrastructure requirements is set out below, although no weight is implied to the order in which they appear in this format. Much of the District's infrastructure was established to accommodate the expansion of the townsite as a consequence of the construction of the W.A.C. Bennett and Peace Canyon Dams. These works started in the mid 1960s, making for a system that is now approaching close to 40 years old and starting to show signs of needing more than ongoing maintenance.

The following, then, are the medium term infrastructure priorities which are expected to begin during the life of this Plan:

WATER

- In-line conventional water treatment plant with clarifier working to a capacity of 0.5 mIgal per day;
- Well drilling for secondary source of water for the town-site was studied in 2001. The test results showed high levels of iron and barium;



- The municipality has two water reservoirs (100,000 and 500,000 gallons) which were recently refurbished;
- Consider replacing older fire hydrants (approximately 2 to 3 each year) and implement an annual inspection and maintenance plan for hydrants, valves and main lines. Review of fire protection options at the aerodrome (e.g. installation of water storage tank);
- User pay systems for all water stands. An equalization of costs needs to be addressed for townsite taxpayers who are subsidizing the provision of water through well and pump houses to satisfy rural residents in order to offset the cost of maintenance of these sites and cost of producing the water;
- Except for the King Gething Campground which is connected to the municipal water supply system, the three other municipal campgrounds (Alwin Holland, Dinosaur Lake and Cameron Lake) are equipped with underground tanks which are filled with potable water and outfitted with hand pumps;
- Consider a water modeling analysis of the existing system to determine capacity as supply lines and storage at the existing reservoir. The water supply system was designed for a maximum population of 8,000 to 10,000. Test for leakages in the water supply system;
- Water main looping – this is paramount in any drinking water supply system to maintain flows through the lines in order to eliminate any stagnation of water at the ends of the lines. Watermain looping will also greatly maintain higher flow rates to fire hydrants necessary during an emergency. A booster pump maintains a minimum pressure for the Jamieson and Thompson subdivisions and these water mains cannot feasibly be looped to the system in the lower town site. Several locations have been identified that will need addressing:
 - 150 mm lines ending on Gaylor Avenue and Kruger Street;

- Junction of Canyon Drive and Clarke Avenue, and
 - In the areas of Taylor Avenue, Carter Street and Ferguson Street. It may be opportune to accomplish looping here if a sewer system is established for Jamieson.
- Per capita water consumption is approximately double the Provincial average. This may indicate leaks in the system or the need for household meters. Undertake a public education program to encourage water conservation, and
 - Move forward on a water filtration system;

SEWER

- Replacement Program – some sewer collection mains were laid with too low a grade for efficient flow and whenever practical, they should be reconstructed;
- Sewer extension and lift station to accommodate future development on Clarke Avenue;
- Investigation of a sewer extension to Jamieson subdivision and tie-ins, and
- Continue sampling of sewage at the lagoons.

DRAINAGE

- Investigation and subsequent mitigation of high ground water table to alleviate erosion along the edge of the north bank of the Peace River below residential lots, and/or
- Investigate the drainage issues during spring run-off through the Jamieson subdivision to mitigate flooding issues.

SOLID WASTE

- The municipality participates in the regional solid waste program of the Peace River Regional District. Household waste is dumped into large containers at the solid waste transfer site. The waste in these containers is transported to a regional landfill site north of Chetwynd;
- The Council encourages residents and businesses to divert material from the solid waste stream through recycling, composting and reuse. Bins are provided for the recycling of glass, plastics, paper, cardboard and metal tins. Derelict vehicles, white goods, tires, batteries and wood waste can be stored at solid waste transfer site until this material can be compacted and transported for industrial recycling. The Council has provided other opportunities for recycling such as waste oil, oil filters and oil containers, household batteries and a community compost site for yard waste, and
- The Council and the Northern Environmental Action Team provide a subsidy for the provision of backyard composting units.

ROADS

- Development of a townsite and rural subdivision road paving program or implementation of the Local Improvement Project (LIP) process;
- Exploration of traffic calming opportunities throughout the townsite;
- Review of opportunities for traffic calming along Beattie Drive, particularly in front of the school. This stretch of road has a 30 km/hour speed limit. The construction of a sidewalk has improved the safety for pedestrians. However, the speed of traffic past the school continues to be a concern despite various measures having been taken, and therefore, more needs to be done;

- Intersections of Ross Street and Ardill Avenue with Canyon Drive (Highway 29) need to be studied with the Ministry of Transportation for safety and ease of access and egress, and
- Sidewalks and Cycle Paths – in order to encourage a greater number of residents and visitors to walk or bicycle around the townsite, provisions are being made to accommodate this in conjunction with addressing safety concerns. Schedule “E” sets out the alignment of corridors which have been evaluated as feasible routes for pedestrians and cyclists. Some of these routes will require clearing and construction before they can be used, but others are in use now. The District will continue to work with the Ministry of Transportation to extend the sidewalk and cycling routes along Beattie Drive and Canyon Drive, particularly for routes that are used most frequently by children, seniors and residents who desire an alternative to motorized vehicles for work, school or errands.

OTHER

- Infrastructure Management System – a geographical information system to inventory and evaluate the District’s infrastructure (particularly water and sewer). The development of such a system includes a database of fire hydrants, manholes, service connection locations, property taxation, zoning and other information;
- Boat dock at the foot of D.A. Thomas road. Enhancement of river access facilities for the District follows the *"Playground of the Peace"* theme by encouraging and accommodating visitors to utilize those back country recreational opportunities. Making Hudson’s Hope a destination for recreational boaters will have a cumulative effect on local retailers and service industries;
- Public boat launch at Lynx Creek with associated truck and trailer parking in proximity to the boat launch;

- Lookout over river view from the museum site, the foot of Rutledge Road and off Canyon Drive. Interpretive signage presenting heritage, hydrology and geology of the Peace River and area;
- Pedestrian scale lighting in parks – opportunity for lighting along those streets and trails as a direction for community enhancement combined with user safety and further encouragement for accommodating walking and cycling between residential and commercial areas;
- Communication towers – review opportunities for locating these so that they have minimal negative visual impact to neighbourhoods. Council encourages the co-location of antenna sites;
- Review the opportunity to implement street lighting connecting the townsite to the Jamieson and Thompson subdivisions;
- Adoption of an updated subdivision and servicing bylaw;
- Evaluate usage of aerodrome to justify degree of runway upgrades and ongoing maintenance, and
- Investigate opportunity for development specific to the aerodrome directed at aircraft, fuel and materials storage.



5.12 – TEMPORARY COMMERCIAL, RESIDENTIAL AND INDUSTRIAL USE

The OCP and Zoning Bylaw provide the development framework for the District. Occasionally, these long term planning documents do not provide enough flexibility to allow for short term responses to land use problems.

The *Local Government Act* allows temporary industrial and commercial uses where a municipality has provided for such uses in its OCP. The community has experienced two dramatic temporary influxes or worker populations for the construction of the dams in the past. Council recognizes the implications of the expanding interest in oil and gas in this region with subsequent opportunity for temporary housing. It is the wish of Council to include temporary housing in this section. This section outlines the District's policy with respect to temporary uses. Temporary commercial, residential and industrial permits may be issued throughout the District. The evaluation of applications for these permits shall be based on the following criteria:

- The development of a temporary industrial or commercial use should not unduly curtail the redevelopment of land in accordance with the interest of this OCP;
- A temporary or commercial use will not be permitted where such a use would have a negative impact on adjoining properties;
- A temporary or commercial use permit will not be issued purely in order to resolve ongoing land use problems on private property;
- A temporary or commercial use permit is intended for short term community benefit purposes only and where a broad range of the public's interest will benefit from its issuance;
- Full environmental clean up of site at termination of temporary use will be undertaken to a standard at least as high as when the use commenced, and
- Housing for temporary workers in temporary camps.

5.13 – VISUAL RESOURCE MANAGEMENT

From Alexander Mackenzie's May 1793 expedition description through this area, to today's residents and visitors appreciation of the setting as Hudson's Hope, the District certainly has a number of overlapping visual draws that contribute to this landscape palette.

This landscape palette is seen as the Mighty Peace River, the river edges, bench lands, forested cover, farmland, mountains, lakes, massive earthen and concrete architecture, the highway drive to Fort St. John, etc. These are an amalgamation of visual assets that require some degree of not only recognition, but value attachment for their preservation and enhancement.

Visual resource management involves controlling the appearance of the landscape so that people will, in general, find it pleasing. Council proposes to commission some study of visual resources present within the District and its surrounding areas.

Visual resource management is a way of describing, classifying and evaluating the way landscapes look, with an inherent and interpreted value, the qualities that people like about them and want to preserve, as well as those qualities people dislike and want to change. Visual resource management can be used as a tool for simulating changes to landscapes in order to assess these changes visually before they occur. It is also a way of integrating aesthetic qualities and values into the planning, design and management of landscapes - urban, rural and wilderness.



Visual Resource Management (VRM) is important because:

- People are primarily visual in their perception and appreciation of their environment;

- People care about the way their environment looks, and are often willing to ascribe value and investment through political actions and decisions;
- VRM is a way of translating people’s qualitative and subjective aesthetic preferences into guidelines for management and public decision making, and
- The way a landscape looks is somewhat indicative of the way it functions as an ecological system and as a cultural system.

Within Hudson’s Hope, Visual Resource Management refers to:

- Landscape ecology, since both deal with understanding and analyzing the patterns of landscapes and their implications;
- Recreation and tourism within the District, including conservation and development, since many tourism and recreation facility users are sensitive to visual quality;
- Land economics and real estate, since visual quality influences the economic value of the land;
- Architecture, urban landscape design and land planning, since the control of views and aesthetic is expected by the public in more urban areas, and
- Natural resources conservation and integrated forest management, since residents and visitors place a value on wilderness aesthetics and wishes to see scenic quality integrated into the management of natural landscapes and resource extraction.



With the anticipated changes coming to the District and their associated outcomes such as:

- Forestry with clear-cuts and logging roads;
- Mining with waste rock dumps and polishing ponds;
- Oil and gas exploration with extraction;
- Seismic and survey lines and subsequent pipeline construction;
- Bush clearing for agriculture, and
- Proposed Site C dam with subsequent flooding and loss of all of the islands in the Peace River.

The purpose of a study would be to identify those visual corridors through a rating scale, and assessment of anticipated changes affecting this asset so that those changes could be directed as being positive contributions to the District's visual resources.

Council recognizes the District's visual setting as being very much one of its resources, equal in importance to any other tangible resource (standing timber, buried oil and gas, reservoir water, etc.). The District shall enter into a landscape ecological visual resource management data collection process seen through landscape classification as view shed and view corridors recording by sponsoring professional input from consultants and/or the Ministry of Forests covering the Peace Forest District to determine:

- Management principles;
- Measures of effects;
- Visual resources to be managed, and
- Viewing group for which resource(s) are to be managed.



5.14 – DUNE PROTECTED AREA

In Schedule B & C an area has been newly identified as Parks, Recreation, Trial and Greenbelt covering that space north and south of Taylor Avenue in the north east of the townsite. This area is to be recognized as the “Dune Protected Area”. Concern for this area was raised during the Public Open House and at the Steering Committee meetings for the apparent physical uniqueness within the District. A micro system of pines set onto a fragile forest floor has experienced extensive damage to an extremely thin top soil layer. Damage to what appears to be an ancient dune system has been caused by dirt bikes and all terrain vehicles.

The Council wishes to direct an investigation concerning this site to:

- Determine the extents of this pine and dune area;
- Seek technical input as to whether this area is of the same or similar ancient dune system identified as a Special Management – Sensitive Area in the Dawson Creek Land and Resource Management Plan. These Pine River Dunes located between Septimus Creek and the Pine River, north east of Stewart Lake, are classified as “outstanding example of parabolic sand dune”;
- Discuss with the Provincial Agricultural Land Commission that part of the identified area that is within the Agricultural Land Reserve;
- If a Special Management – Sensitive Area designation could be associated with this site through the Peace Forest District, then District staff shall present options for protection of this site, and
- Until special designation can be found for this site, it is proposed that signage be implemented at access points into the area outlining the damage being inflicted and the reasoning behind deterring vehicle access. Information concerning this site should be posted in “The Bulletin” paper and possibly a mail out to townsite residents in the proximity, while the site investigation is being conducted.

5.15 – PESTICIDE USE ON DISTRICT OWNED PROPERTY

The Municipal Works department does not apply pesticides in its parks or playgrounds. The Council will undertake a review of pesticide use on other District owned property. The purpose of the review will be to investigate the extent of its use, its impacts on the environment and what strategy, if any, should be employed for its use.

Pesticide is to be taken as a general term which would include herbicides and insecticides and may well include other products, but not fertilizers. Any information gathering and outcomes would not apply to property used for agriculture and forestry or private residential and commercial property.

The Council will approach the School Board and attempt to enter into an agreement to work in parallel to cover those areas where pesticides are used for plant and turf maintenance. An analysis of the fundamental issues, the recommendations and implementations are to be presented for public review and comment.

The District will work towards a safe, responsible and cost-effective invasive plant management program to minimize the use of pesticides based on a review of:

- The extent of their use;
- Effects on the environment;
- Effects on personal health, and
- Alternative environmentally conscious methods as plant husbandry for noxious weeds (new invaders) and integrated pest management.

STORY

AH, THOSE CHRISTMAS CONCERTS IN THE HOPE



The first concert I remember is the one our daughter, Valerie, was in when she was five. She and little Kenny Kylo had to go to school at the early age to keep the attendance up to the required eight pupils. That year the concert was held in Mr. Stege's new store, a three storey building made of lumber. Such excitement getting the stage ready, the mothers supplying the sheets and large safety pins. There was a wire strung across the stage which the pinned sheets were attached to and they worked well for the curtains. The youngsters trimmed the walls with spruce boughs and the room took on a festive air. The seats were long planks nailed to stumps, a little hard on the back perhaps, but no one minded.

Concert night finally arrived and we'd wondered if our friends across the Portage and others out of town would be able to make it. But yes!! – they kept arriving, we could hear the sleigh bells coming in the distance, then see the breath from the horse's nostrils in the cold air, as each sleigh drove up. Friends we hadn't seen since summer; the Ardill family – somehow they always made it.

Some of the trappers would also be in for the Christmas season, all shiny clean with new clothes, happy to be with us again after so many lonely months.

Mrs. Kylo was the teacher I remember best, she taught before she was married and again during the war years and no one missed her concerts if they could possibly get there. There was the main play, a little skit or two, each child said a poem, then they would combine their efforts to sing a few carols. Sometimes a line would be forgotten but the teacher would be behind the curtain to help them along.


The foregoing is an excerpt from *The Little Ranch in the Valley* by Ethel Rutledge.

SCHEDULE B – LAND USE MAP – TOWNSITE

SCHEDULE B

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
LAND USE MAP - TOWNSITE**

Below is Schedule B referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk

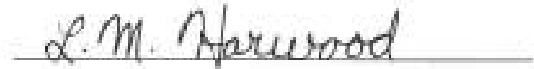
Insert Schedule B, Land Use Map – Townsite here.

SCHEDULE C – LAND USE MAP – DISTRICT

SCHEDULE C

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
LAND USE MAP - DISTRICT**

Below is Schedule C referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk


Insert Schedule C, Land Use Map – District here.

SCHEDULE D – HAZARDOUS AREAS MAP

SCHEDULE D

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
HAZARDOUS AREAS MAP**

Below is Schedule D referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk


Insert Schedule D, Hazardous Area Map here.

SCHEDULE E – DISTRICT TRAILS MAP

SCHEDULE E

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
DISTRICT TRAILS MAP**

Below is Schedule E referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk


Insert Schedule E – District Trails Map here.

SCHEDULE F – HERITAGE SITES

SCHEDULE F

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
HERITAGE SITES**

Below is Schedule F referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk


Insert Schedule F – Heritage Sites here.

SCHEDULE G – COMMUNITY ENHANCEMENT

SCHEDULE G

**DISTRICT OF HUDSON'S HOPE OFFICIAL COMMUNITY PLAN
COMMUNITY ENHANCEMENT**

Below is Schedule G referred to in the District of Hudson's Hope Official Community Plan Bylaw No. 680, 2005.



Mayor



Clerk

1. WHAT IS COMMUNITY ENHANCEMENT

Community enhancement is so much more than a downtown beautification initiative. It is about making our communities great places to live, work and play. It is about blurring the boundaries between urban and rural by borrowing the very best elements of both and integrating them to create a seamless entity. Importantly, community enhancement is about keeping people living in that community by recognizing that it accommodates, is accessible to young and old, a safe and great place to raise a family, work and retire.

Community enhancement is about investing in ourselves first. All enhancement works need to be done first and foremost for our community. The taxpayer residents need to invest in themselves. This equates to recognition that this is a great place to live. Vain attempts at creating a wholly themed town purely for the benefit of trying to attract tourist dollars does very little at developing a real community with vision as perpetuity. Visitors as both friends and tourists will immediately recognize and appreciate the works done by a community through enhancement at creating a comfortable, safe and caring environment.

Breaking up community enhancement initiatives into achievable projects through taking a planned approach will get more projects built following a set coordinated path. A community enhancement plan needs to be developed encompassing achievable projects that could be built over a five year period. The coordination of local groups is essential for directing enhancement works so that individual projects form part of a greater whole.

The attachment of enhancements to every capital project where infrastructure is being proposed should be encouraged. With landscape restoration, an opportunity is presented for a number of enhancement initiatives from placing street trees to establishing a base for a walking trail.

2. COMMUNITY ENHANCEMENT AND AN OCP

An Official Community Plan will not usually include any strategic planning, linking community enhancement, community economic development and land use in a municipality. The District of Hudson's Hope needs a coordinated and comprehensive approach to land use planning and a traditional OCP does not contain the tools to realize this goal. With the inclusion of a Schedule entitled Community Enhancement, a focus on creating linkages between community planning, economic development and growth management in a coordinated approach will harness the positive energy in the community and provide direction for future development.

Focussing on the physical appearance as beautification and enhancement of the community by providing opportunities for innovative change and investment in the District and strive to become the route of choice to access the Alaska Highway, but to also create a vibrant comfortable and safe centre for residents.

3. OPPORTUNITIES FOR HUDSON'S HOPE

The District is in a fortunate position in which to consider community enhancement. Having an existing collection of superior sports, recreation, health and educational facilities, developing the opportunity for directing focus onto other elements within the community could be started.

A community with such a rich and pertinent heritage needs to address and respect aspects of this so as to be reflected throughout the community. Opportunities for using community enhancement as a tool for developing Hudson's Hope as the route of choice to access the Alaska Highway while creating strong gateway features that define the District should be further explored. The District's promotion of itself as the "Playground of the Peace" and the "Front Door to the Back Country" must seek out representative opportunities of these two elements from the surrounds and have them wholly representative of any developments within the townsite.

4. SPECIFIC COMMUNITY ENHANCEMENT INITIATIVES

Listed below are a series of opportunities that the District may wish to pursue. This is not a definitive list as other elements may be included that follow the District's goals and visions.

4.1 Trails

Trails ha been a recurring topic of discussion at the Public Open House and Steering Committee meeting. The District has a number of existing and challenging trails for a range of users:

- Bullhead Mountain – Forestry Tower, South Face, Bullhead Lake;
- Maurice Creek Falls;
- Rocky Mountain Trail; and
- Lakeside View Trail.

The overriding emphasis was for a trail system based in and around the townsite with convenient connectivity between the residential subdivisions and importantly, access to the Peace River. Through the promotion of transportation equity for providing safe and convenient alternate routes, then residents are given a real opportunity to choose to walk to school, work, and shops or as recreation within the community.

Designated trails utilizing road right of ways, utility corridors, greenbelts and street boulevards could be geared up as combined pedestrian ways, cycle paths, bridle paths, cross country skiing trail. Provision should also be made for directing users of snow machines and all terrain vehicles along designated routes within the townsite and accessing the surrounds both safely and legally.

Maximizing the use of existing lineal corridors makes for more efficient trail planning. A coordinated palette of materials should be used as associated furniture enhancements such as benches, waste receptacles, trail lighting, signage, trail maps, trail surface finish, etc. so that no one trial is independent in character, form or importance from another, but makes up a network.

4.2 Sidewalks

Sidewalks were a close second in response during the information gathering for this OCP. This is closely associated with trails above, but greater emphasis was placed on safety and, particularly, access along the Highway to the school.

The provision of sidewalks that could be linked to a trail system in and around the townsite would go a long way towards encouraging greater pedestrian and bicycle usage within the community. Seeking opportunities for public art as enhancement associated with sidewalks should be explored through the use of colour additives to the concrete mix. The unique opportunity of stamping the placed concrete with the imprints of known species of dinosaur footprints from those discovered locally and placed randomly across the surface would make a very relevant and educational element associated with a public infrastructure.



Sidewalks could be used as a tool in storm water management with a curb, gutter and catchbasins for limiting surface water pooling on roads, through over ground flow to culverts, ditches and retention ponds. This use of sidewalks as a palette could be expanded to include hand prints or signatures of local pioneers, as has been started with the re-naming of the roads. Recognition of local achievers could be set in perpetuity into sidewalk imprinting – the school’s graduating class, a local athlete or team as recognition and pride.



4.3 Lighting

The District has already embarked on the implementation of lighting by installing attractive classic light poles through Beattie Park. This standard should be expanded to incorporate other areas in the townsite, thereby tying all these facilities together under a uniform use of furnishings. Opportunity for lighting at the entrance to the District Hall, library, senior centre and medical centre would be a start to associating these municipal assets together under a blanket enhancement. Light poles could also be used for hanging locally designed banners and floral displays as well as plug-ins for the white lights at Christmas.

4.4 Gateways

The gateway is a representation of what lies beyond, an invitation – how we perceive ourselves and wish to be represented as introduction. A stronger presence as a gateway needs to be developed as hierarchy covering both the District boundary and the townsite itself. As part of this hierarchy, the rural subdivisions need greater recognition on the respective highway frontages.

The District of Hudson's Hope is one of the largest municipalities in the Province. This magnitude needs to be reflected at its gateway entrance through structure and plantings, as enhancement. Scale, materials and design cues should come from within and represent the District at its boundaries.

Structures, signage and current information mapping need to be set out in a way that will inform and direct visitors, while educating residents. The divisive nature of through roads within the townsite works against the establishment of the parameters to the commercial and residential areas.

4.5 Signage

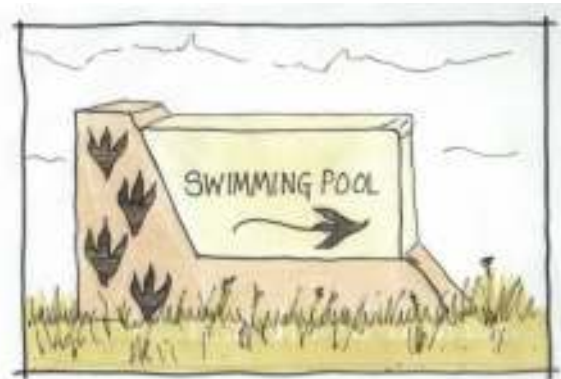
The need for a District-wide coordinated signage style is required for recognition and designation of municipal owned assets. Pride in those assets by advertisement of their association, while acting as a resident and visitor information guide.

Utilizing blank building facades as an opportunity for graphics and text as a representation of buildings' function. Coordinating awnings, colours and graphic symbols as a District wide initiative associates District assets while informing.



Use of the District's logo/crest on all District assets from street signs to works truck doors will also tie all these entities together for recognition.

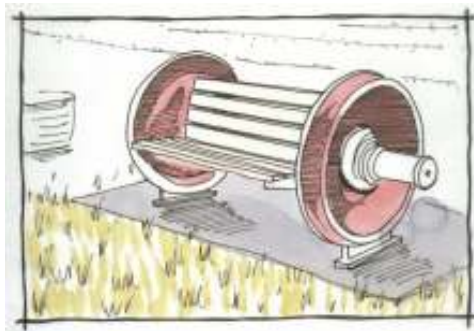
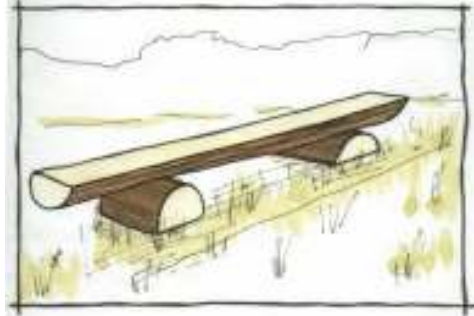
Have a hierarchy of signage types to reflect the entity it is representing. From large formal signs for the Recreation Centre, Curling Rink and Library – to smaller markers for trail heads.



4.6 Furniture

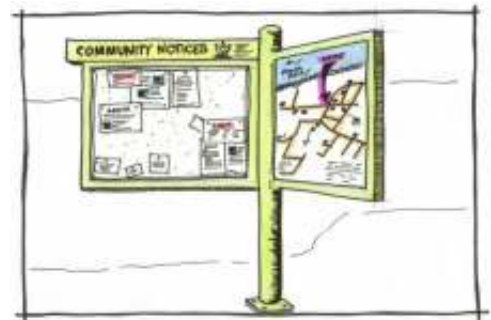
As with the need for a coordinated lighting standard, other elements of street furniture need to be determined. The use of local materials and local crafts persons is paramount in developing a unique setting and ideal for creating a representative picture of the community.

Street furniture such as benches, waste receptacles, bicycle racks, picnic tables, planter boxes, etc. need not be purchased through mail order catalogues. The District has an opportunity to show off its unique character and history by using its public spaces to showcase both local materials and talent. For example, have local log home builders construct the District's benches and picnic tables to develop a unique palette of items distributed throughout the townsite.

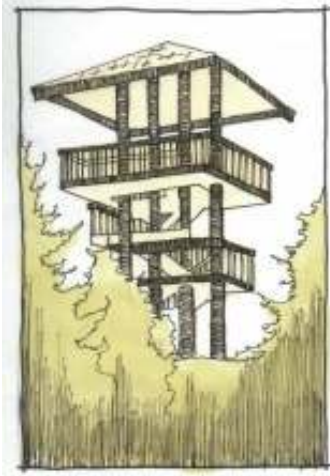


Combining public art opportunities with the functionality of street furniture so that scrap hydro electric turbine sections become bench seats or retired farm machinery is reincarnated to become a bicycle rack or park gateway. This would offer representative elements of the District as both a functional and pictorial display.

Seek out opportunities for inclusion of street furniture in as many convenient locations as possible. Public community notice boards at cross roads in foot paths, benches outside of the library, picnic tables outside of the medical centre, etc. Bring furniture traditionally reserved for park settings out into the commercial areas to encourage a more friendly and comfortable environment.



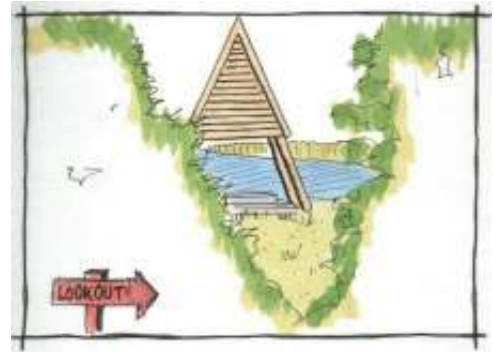
4.7 Recognizing the River



Access to the Peace River was emphasized during the information gathering for this OCP. Access does not necessarily need to be physical, as visual access is equally important. Recognition of the river and its connectivity to the townsite is important for residents and visitors crediting the establishment of a community here.

The use of viewing points overlooking the river at several locations could be achieved at several positions between the museum site and Alwin Holland Park. Opportunity for elevated lookout towers should be explored in order to open the perspective of achieving a different view of the river and its associated valley.

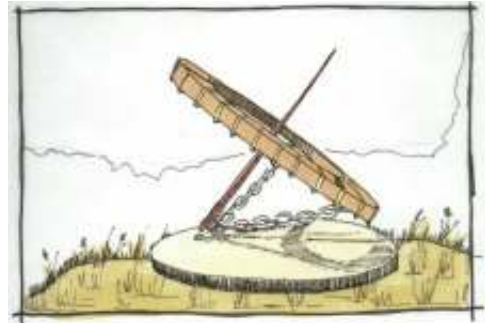
Introduction of other forms of lookout architecture could be employed at ground level as shelter points with opportunities for interpretive signage covering geomorphology, river hydrodynamics, heritage river route travel, power generation, etc. and providing positions for telescopes. These river lookout points would be linked by a trail system that would connect with a boat launch and fishing points.



4.8 Public Art

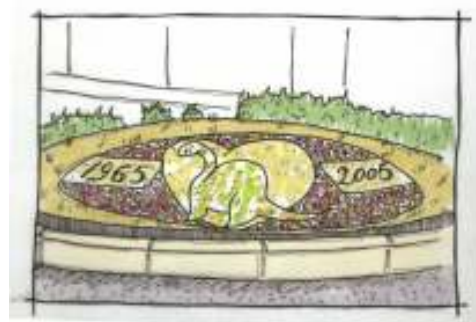
With such a rich and vibrant surrounding landscape, there is often an understandable apprehension at trying to match this splendor with some physical introduction using public art in an urban setting. However, often the inspiration for this are can be found in its near surroundings and can compliment this.

Recognition of the long daylight summer hours by providing a prominently located sundial that could still cast a shadow late into the evening in mid-summer, could be manufactured from recycled materials found locally.



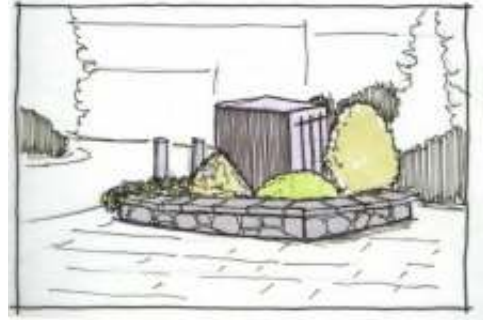
Attaching a creative element to every infrastructure project could be as simple as employing a local artist to paint panoramic scenes of the Peace River on garbage cans. These could be sponsored by the businesses outside of which they are placed.

Using plant material as floral display for a formal planting that could be changed annually, placed as a permanent planter in the townsite at an intersection, would be an opportunity for an annual community design competition.

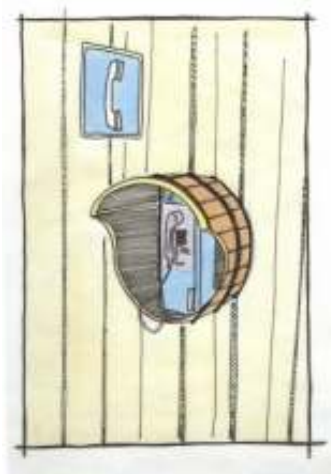


4.9 Services

Infrastructure utility services provide an excellent opportunity for community enhancement initiatives. Two ends of the spectrum could be explored; to promote the function of the particular utility feature by making it more visible or alternately to mask or hide the utility.



Electrical transformer boxes, telecom switching boxes, cellular telephone towers, gas metering points, pipeline check valves, pump stations; dumpsters etc. can all have a level of enhancement attached to them to lessen their visual impact throughout the community. Use of rock or timber walls, tree and shrub plantings, local materials and colours can all be adopted to screen sites.



These infrastructure utility services are all very necessary elements of community development, and occasionally working with them rather than against them, incorporating them into the built environment is achievable.



4.10 Sustainability

Community enhancement can be employed for promoting sustainability by providing demonstration projects.

Storm water retention and detention, compost gardens, recycling depots and alternative energy uses should be active elements of any plan. Community enhancement is more than aesthetic beautification; the enhancement portion references the creation of a better localized environment for all.



4.11 Partnerships

Community enhancement is not an undertaking that should be tackled by District staff alone. Community enhancement is for and about the community, and therefore should be conducted by the community.

Critical to any successful community enhancement initiatives are leaderships and monitoring. Following a series of goals the District will need to show leadership in getting things built. There should be a Councillor and staff member that will champion community enhancement – bringing it to the forefront at every opportunity. Monitoring of any plan should be undertaken to ensure that progression is being made and that all works are following a common thread or theme.

External funding sources for community enhancement remain an excellent possibility for the District. The District should work with the Business Association, Historical Society, New Horizons Seniors Club, Rod and Gun Club, School District and service clubs to help formulate applications for funding available to those organizations. The District should work with service clubs, local industry, church groups and volunteers to coordinate and organize contributions towards projects as donations of materials or “sweat” equity.

The District will consider developing a donation program whereby individuals could contribute to community enhancement through the purchase of an item of street furniture in recognition or memory of a local person.

