

# Schedule A

## Village Of Telkwa Bylaw 513, 2002

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### Village of Telkwa Official Community Plan

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# Section 1: Context

## **Introduction**

An Official Community Plan (OCP) establishes the long-term land use patterns for a community. The Local Government Act regulates what can be included in an OCP. An OCP provides comprehensive policies, adopted by Council, related to land use, economic development, recreation opportunities and implementation of the Plan.

The purpose of the Village of Telkwa Official Community Plan is to provide a comprehensive set of objectives and policies for existing and future land uses within the boundaries of the Village of Telkwa (the Plan Area). The objectives and policies contained in this OCP reflect community values and co-ordinate with the regulations of regional, provincial and federal agencies with interests in the Plan Area.

The Village of Telkwa Official Community Plan contains a land use designation map representing the long-term land use pattern for the Village. See Map No. 15. In the short-term, zoning regulations may not reflect the long-term designations due to a variety of factors including the lack of infrastructure capacity to support the long-term plan and the ability of the market to absorb land already zoned.

The objectives and policies of the OCP will be carried out through a new zoning bylaw and other implementation measures. Applications to amend the OCP may be made through the Village of Telkwa, in accordance with the process outlined in the Local Government Act.

## Organization of this Plan

The Telkwa OCP includes text and corresponding maps, which collectively form Schedule A to Bylaw 513, 2002. The text is organized in four main sections

- Section One is an introductory section explaining the purpose of the Official Community Plan, the planning process and providing an overview of historic population, housing and economic trends, providing a context for the following section.
- Section Two contains the Plan policies. These express how the community would like to address important issues and achieve its long-term objectives. The policies provide specific direction to the Telkwa Council, the community, and provincial and federal agencies on future land use in the Plan Area. The Future land use provides land use designations for all lands within the Village.
- Section Three Contains specific Development Permit areas
- Section Four provides an outline of implementation measures to realize the goals and policies in the plan.

## Abbreviations

The abbreviations used in this plan are:

ALR - Agricultural Land Reserve

FLR - Forest Land Reserve

Ha - Hectare

LRC - Land Reserve Commission

MOT - Ministry of Transportation

OCP - Official Community Plan

RDBN - Regional District of Bulkley Nechako

DCC - Development Cost Charge

## Planning Process

### Public Consultation

The Village of Telkwa initiated the *Our Community - Our Future* process in May of 2001. The public consultation process involved residents, landowners and stakeholders in the Village of Telkwa over the course of the spring of 2001 and the fall of 2001. The process involved community workshops, open houses, community surveys and newsletters. The following provides an outline of key dates in the planning process.

- May 7<sup>th</sup>, 2001 - Meeting with Council re: Issues & Opportunities
- May 9<sup>th</sup>, 2001 - Meeting with Council re: Public Consultation Schedule
- May 30, 2001 - Community Workshop
- June 5, 2001 - Presentation to two classes at Telkwa Elementary school
- First week in June - Newsletter and Questionnaire distributed to households & businesses in Telkwa
- June 20, 2001 - Public Open House 3:00 - 8:00 pm
- July 25, 2001 - Council meeting to discuss Future Directions
- First week in August - Newsletter distributed throughout Telkwa
- September 5<sup>th</sup> - First Draft of Plan for Discussion Purposes
- September 11<sup>th</sup> to November 5<sup>th</sup> weekly meetings with Council re: Draft Plan
- September 17 - Meeting with Regional District Advisory Planning Committee re: Draft Plan
- First Week in October - Joint meeting with Government Agencies re: Draft Plan
- November 27<sup>th</sup> - Newsletter distributed throughout Telkwa
- December 4<sup>th</sup> - Public Open House

## **Community Values**

The *Our Community - Our Future* process identified important community values. Residents, landowners, and stakeholders throughout the public process consistently voiced these underlying principles. These values provide insight into those aspects of the community that should be maintained and enhanced as growth and development occurs. Within the Village of Telkwa community values include:

1. Support for an improved community water system;
2. Support for strengthening and beautifying the downtown core;
3. Support for developing sidewalks and pedestrian connections;
4. Support for maintaining and strengthening the trail network and developing more recreational trails;
5. Support for maintaining large residential lot sizes;
6. Support for maintaining a small town rural atmosphere in the Village;
7. Support for nurturing home-based businesses;
8. Support for a light industrial subdivision;
9. Support for promoting tourism potential;
10. Support for profiling agriculture in the region including a farmer's market & value-added agricultural opportunities.

## Community Goals

The Village of Telkwa with its picturesque setting and many historic buildings and community trails (based upon historic trail routes) connecting the bench lands and historic Aldermere Townsite to the downtown core, and the Bulkley river, are evocative of the turn of the century. Large country residential holdings, add to the charm of the Village atmosphere. A strong volunteer base adds to the sense of community pride that is evident in the Village. Telkwa is well positioned to market itself as the:

*"Gateway to the Northwest  
Where Rivers meet and Friends gather"<sup>1</sup>*

The following goals and objectives provide a framework for the Village of Telkwa Official Community Plan policies. They outline a general philosophy toward future land use, reflecting community values.

### Community Goals and Objectives

- Maintain a small Village atmosphere and rural character
- Revitalize and beautify the downtown core
- Develop a balanced local economy, supporting commercial and industrial opportunities
- Design with nature in mind and focus on retaining natural landscape features as a part of good development
- Design and plan for an expanded population base, including new residential neighbourhoods, and broadening the housing options in the village
- Support Heritage Conservation
- Promote the safe movement of pedestrians and cyclists while providing an efficient road network for vehicular traffic
- Provide safe and plentiful drinking water to all village residences
- Maintain and enhance the community trail network, and other recreational and community facilities.

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<sup>1</sup> Village of Telkwa Community Business Plan, December 2000, Old Town Adventures

## Regional Context

### Regional District Policies

Under the Local Government Act, when a local government prepares an Official Community Plan they must decide if consultation is required with the board of a regional district in which the area covered by the plan is located., in this case, the Regional District of Bulkley Nechako, (RDBN). The Council of the Village of Telkwa has agreed to consult early and on an ongoing basis with the RDBN to ensure the objectives and policies of the plan are consistent with those of the Regional District.

In 1987, The Regional District Bulkley Nechako adopted the Smithers - Telkwa Rural Official Community Plan. The Village of Telkwa OCP is consistent with the RDBN OCP. Specifically:

*The Smithers - Telkwa Rural OCP identifies two areas adjacent to Telkwa as suitable for rural-residential development: The area adjacent to the southern boundary of Telkwa, which is outside the ALR, is substantially developed and has good access via Coalmine Road, and the Southeast Telkwa area, which is also outside of the ALR, is adjacent to the Village of Telkwa, has a pleasant hillside view and exposure and an arterial road (Highway 16).*

*In response to the RDBN's policy of encouraging commercial development into established municipalities in Smithers - Telkwa area, the Telkwa OCP designates adequate lands for future commercial land uses for the next 5-10 year period.*

*In response to the RDBN's policy of encouraging industrial uses to locate within the Municipalities of Smithers and Telkwa, where serviced lots are available, the Telkwa OCP provides for existing industrial land uses, and expansion of industrial uses through the development of a rural industrial subdivision. The OCP policy is for large-scale heavy industrial uses to be reviewed within the regional context. The Smithers-Telkwa Rural OCP identifies two potential sites for industrial use within the Regional District: an area on Donaldson road between Smithers and Telkwa and an area extending along Tatlow road south of the Smithers municipal boundaries.*

## **Community Profile**

### **Telkwa - An Overview**

The Village of Telkwa is located in the Bulkley Valley, at the confluence of the Telkwa and Bulkley rivers, along Yellowhead Highway 16 approximately 18 kilometres south east of Smithers, and 35 kilometres west of Houston. Telkwa is in the Bulkley-Nechako Regional District.

Telkwa is a Village of approximately 1400 people. It is considered as an attractive, rural alternative to living in Smithers and Houston, especially for young families who are attracted by the larger lots, lower prices and the friendliness of this small community.

### **Telkwa's Land Base**

Incorporated in 1952, Telkwa has a total area of 941 acres (381 ha). Development is concentrated in four main areas, the downtown core, Cottonwood flats, Woodland Park and the Bench area. Residential development is by far the most predominant land use in the Village. Large sections of the community remain undeveloped.

## Population

### Historic Population Growth

The Village of Telkwa is estimated to have a current population of just over 1400. This is an increase of close to 13% from its 1996 population. Over the time period from 1991-1996 the population grew by 24%. Recent estimates indicate that over the last 2-3 years population growth has slowed to less than 1% annually.

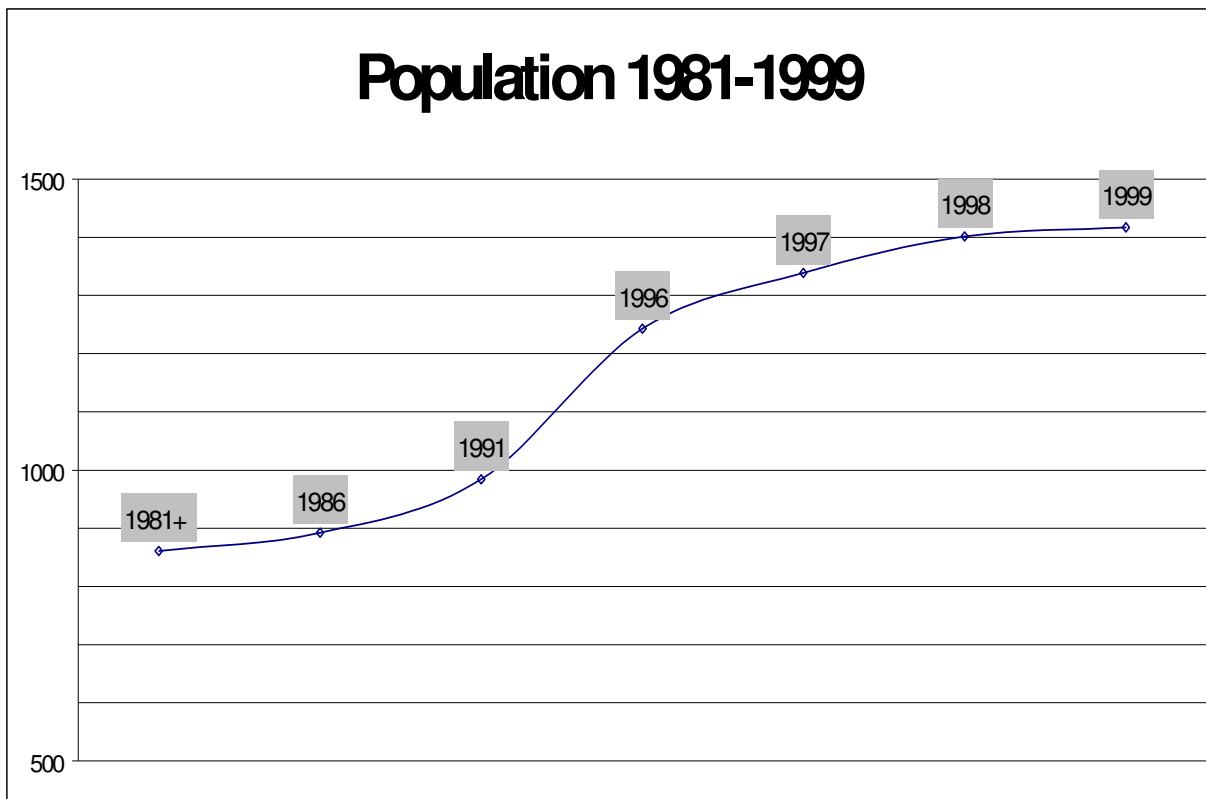


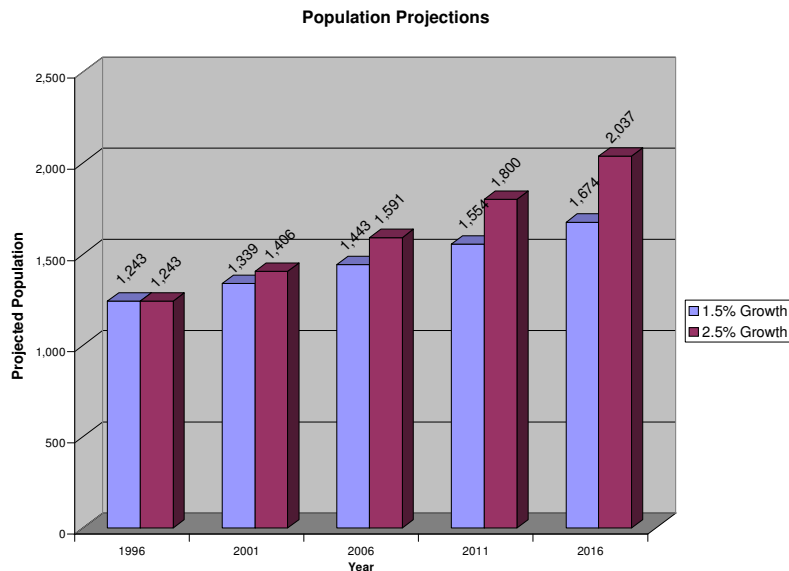
Figure 1: Population 1981-1999 - Source BC STATS

## Future Population Growth

For the purposes of projecting future population growth for the Village of Telkwa, the Ministry of Finance and Corporate Relations projected growth rates for Region 54 were used. Telkwa is expected to grow at a more modest rate than previously experienced of 1.5% per annum over the next twenty years. As a contrast 2.5% per annum growth was also projected, as this is closer to that experienced over the last 10-20 years. Telkwa's growth rate over the last 10 years has averaged 3% per annum. Over the last 20 years the average has been 2% per annum.

These projections do not include the possibility of a rapid increase in population, as would be associated with a significant industrial development, such as the proposed coal mine, should it proceed.

At the projected rate of 1.5% per annum, Telkwa's population could reach approximately 1554 people in the next 10 years. Using a person per house ratio of 3.2 (1996 census data), this population increase could mean accommodating an additional 70 housing units over the next 10 years (about 7 per year). Using a growth rate of 2.5% per annum, Telkwa's population could reach as high as approximately 1800 people in the next 10 years requiring about 123 new housing units (about 12 a year).



**Figure 2: Population Projections**

### Population Characteristics

Telkwa's population presents a very young profile, with 31% of the population under the age of 14. Very few young adults live in Telkwa (age group 15-24). Young families make up the largest proportion of Telkwa's population.

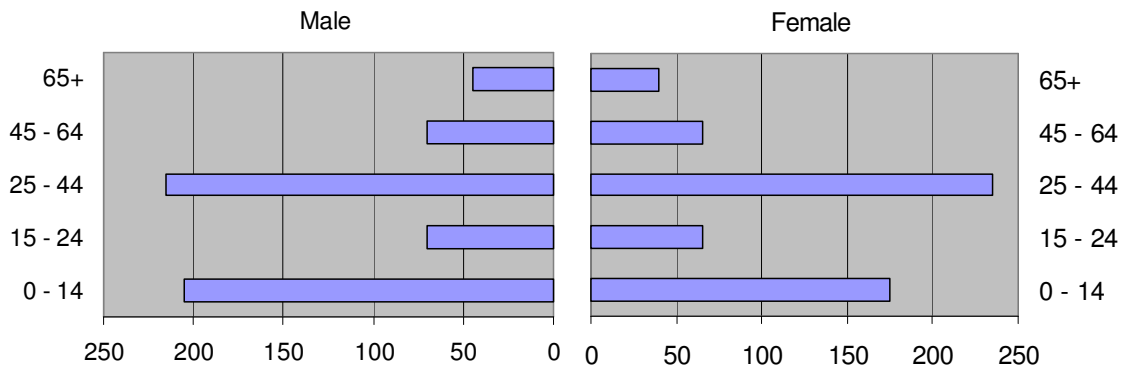
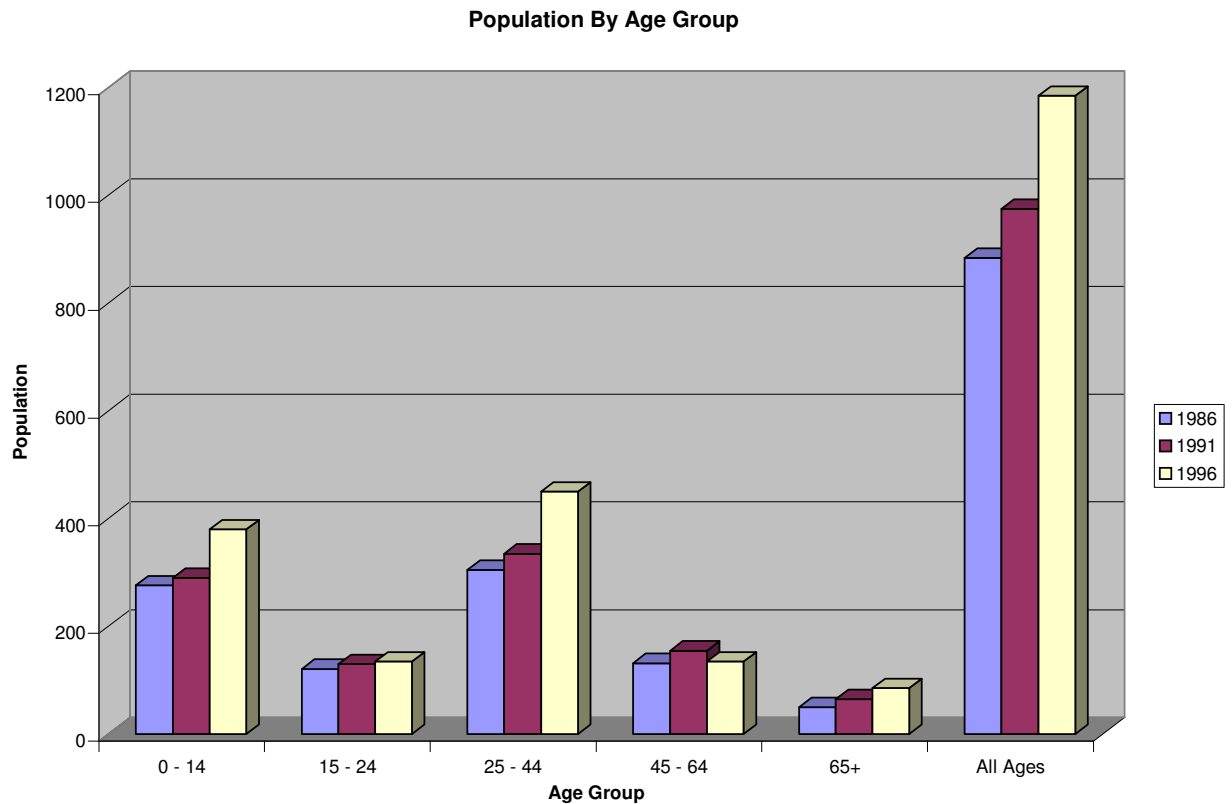


Figure 3: Population Pyramid



**Figure 4: Population by Age Group**

Changes have occurred in age groups in Telkwa over time. Figure 4 illustrates changes that have occurred over the last 3 census periods (1986-1996).

- 0-14 age group - there has been a dramatic increase in the proportion of residents in this group.
- 15-24 age group - virtually no change
- 25-44 age group - another significant increase
- 45-64 - virtually no change
- 65+ age group - a slight increase, growing from 5.5% of the population in 1986 to just over 7% in 1996.

## Housing

### Housing Type

Single family dwellings make up virtually the entire housing stock of Telkwa (96% according to the 1996 Census). This is typical of smaller communities in BC. As Telkwa grows and matures over the next 10-20 years, it may be able to offer a broader housing mix.

### Housing Tenure

According to the 1996 census, the number of homes owned in Telkwa was 360, representing 96% of all units in the community. Only 4% of housing units in Telkwa are rented. This low percentage reflects the basic housing form of single-detached dwellings in the community.

### Subdivision

Over the last 10 years 164 new residential housing lots were created in Telkwa. The vast majority of these were created in the Woodlands Park Subdivision with approximately 50% between 1993 and 1994. The following table provides detail on the lots created.

Table 1: Subdivisions

Year	Location	# Lots
1998	Chestnut Street	9
	Tower/First Street	3
	Aspen Crescent	11
1997	Chestnut Street	12
1996	Chestnut Crescent	12
	First Street	1
	Hunter Ave.	3
	Pine Street	9
1995	Fir Crescent/Cottonwood Street	8
	Hwy. 16	2
	Hudson Ave.	1
1994	Willow Street	30

	Poplar/Willow Street	7
	Elm Street	2
	Coalmine Road	1
	First Street	3
	Telegraph Street	19
	Hunter Ave./Hwy 16	10
1993	Fir Street	1
	Coalmine Road	2
	Walnut Street	11
1992	Cottonwood Street	2
	Tower Street	1
1991	Fir Street	2
	Cottonwood Street	2
Total		164

**Table 1: Subdivisions 1990-1998 - Source: Village of Telkwa**

There is currently a moratorium on development including subdivision, as there is a lack of water capacity to serve new development. Village of Telkwa records indicate there are 375 residential and commercial lots awaiting approval in submitted subdivision plans to date.

## The Economy

Table 2: Telkwa Labour Force By Industry 1991 & 1996

Industry Category	1991 Number of Employed	% of Total	1996 Number of Employed	% of Total
Total all Industries	475	100%	600	100%
Agriculture	40	8.5%	0	0%
Fishing & Trapping	0	0%	10	1.5%
Logging and Forestry	25	5.5%	75	12.5%
Mining	0	0	10	1.5%
Manufacturing	60	13%	50	8.5%
Construction	25	5.5%	70	11.5%
Transportation & Storage	50	11%	45	7.5%
Communication & Utility	10	2%	10	1.5%
Wholesale	20	4%	10	1.5%
Retail	75	16%	90	15%
Finance & Insurance	10	2%	10	1.5%
Real Estate & Insurance agent	0	0%	0	0%
Business service	0	0%	20	3%
Government Service	30	6.5%	65	11%
Educational Service	30	6.5%	10	1.5%
Health & Social Service	30	6.5%	60	10%
Accommodation, food & beverage service	50	11%	25	4%
Other service	0	0%	35	6%

Source: Stats Canada by Census Years 1991 & 1996

Table two indicates:

- Between 1991 and 1996 there were significant changes in Telkwa's labour force. The changes parallel Telkwa's fastest growth period.
- There was a significant increase in the number of individuals employed in Construction industries (25 or 5.5% of the experienced labour force in 1991 compared to 70 or 11.5 % in 1996).
- Both logging and forestry, (5.5% in 1991 to 12.5% in 1996) and government service sector (6.5% in 1991 compared to 11% in 1996) grew significantly as a proportion of the labour force.

- Conversely, there were significant declines in accommodation and food beverage service employment, educational services, manufacturing and agriculture.
- As many of Telkwa's residents work in the Smithers area, Telkwa shares the benefits of a Smithers diversified economic base, including a significant proportion (20% in 1991 and 16.5% in 1996) of individuals employed in the retail and wholesale industries.

# Section 2: Land Use



# Policies and Plan

## **Introduction**

Land use designations have been established for all lands within the Village of Telkwa and are shown on Map No. 15. The land use designations reflect the objectives and policies set out in the Official Community Plan.

Currently commercial and residential uses are concentrated in the centre of Telkwa and along Highway #16. Institutional uses including an elementary school, and the Village offices are found in the central downtown area. Industrial uses are found throughout the Plan Area, in the downtown core, along the Bulkley River and around the airstrip. Approximately 13% of the total land base (50 ha) is within the Land Reserve (LR). Approximately 35% of the total land base is government land (including Crown Land, parks, government buildings and yards, churches and schools). See Map No. 1 for Crown land within the Village boundaries.

In the future, pedestrian-oriented commercial uses will be directed to the downtown core along with some higher density residential uses. Single family residential uses will be directed into well-defined neighbourhoods.

## 1: Natural Environment

Many residents of Telkwa are drawn to the area for its proximity to nature including the Bulkley and Telkwa Rivers and Tyhee Lake, and the picturesque mountain ranges that surround the valley. These natural environment features all contribute to the character and desirability of the area as a place to live. Throughout the "*Our Community - Our Future*" public participation process, residents emphasized protecting the natural environment and maintaining and developing trails to maximize access and enjoyment of the natural environment in and around the community.

The natural environment also poses constraints to development in and around the Village of Telkwa, including the Bulkley and Telkwa river floodplains and steep slopes. Large portions of the Village are located within the floodplain, including the Cottonwood Flats neighbourhood and the downtown core.

### Flooding

The Village of Telkwa is located at the confluence of the Bulkley and Telkwa rivers.

#### The Bulkley River

The Bulkley River bisects the Village of Telkwa and can pose a flood threat to the downtown area of Telkwa. Years of heavy snow pack are the most likely to be flood years. Unseasonably warm weather causing rapid snowmelt at higher elevations contributes to the likelihood of spring flooding. Ice jams on the Bulkley River also pose a serious flood threat to Telkwa's downtown.

The Village of Telkwa has riprapped and dyked the riverbank in the downtown area to protect against flooding.

#### The Telkwa River

The Telkwa River enters the Village of Telkwa boundaries from the southwest. Most of the existing residential development on the Telkwa River Floodplain lies within the Village of Telkwa.

## Flood Protection

The Ministry of Environment constructed the Telkwa cut-off dyke in 1984. Designed to cut-off back channels of the Telkwa River, it protects the Cottonwood Flats area from the breakout of the Telkwa River further upstream.

- Policy 1.1 It is the policy of Council to protect the Village of Telkwa from flood hazards, by way of constructing dykes and other flood protection measures.
- Policy 1.2 It is the policy of Council to manage development to minimize the potential for personal injury or property damage associated with flooding events by permitting only rural residential development in the Cottonwood Flats area.
- Policy 1.3 It is the policy of Council that where lands, subject to flooding, are required for development within the municipal boundaries, the construction and siting of buildings shall be flood-proofed to those standards specified by the Ministry of Water, Land and Air Protection.
- Policy 1.4 It is the policy of Council to process applications for any site-specific exemptions to the Ministry of Water Land and Air Protection construction requirements in flood plain areas within the Village. These applications will be forwarded to the Minister (implementation - Zoning Bylaw)

## Environmentally Sensitive Areas

Environmentally sensitive areas are natural features in Telkwa that are susceptible to damage from use or development. Sensitive areas include watersheds, watercourses, wetlands, steep slopes and fish and wildlife habitats. These areas are designated on Map No. 2 as environmentally sensitive areas.

In this OCP, individual and community stewardship is emphasized as the primary means of protecting environmentally sensitive areas. The residents of Telkwa have shown interest and responsibility for protecting natural features through community effort.

## Watercourses

The Bulkley River is a provincially significant river for fishery resources.

- Policy 1.5 It is the policy of Council to conserve and protect productive fish and wildlife habitats from human disturbance.
- Policy 1.6 It is the policy of Council to encourage that setbacks from creeks and watercourses, in all new developments, are in accordance with the "Land Development Guidelines for the Protection of Aquatic Habitat" prepared by the Federal Department of Fisheries and Oceans and the Provincial Ministry of Environment, Lands and Parks, and the Streamside Policy Directives under the Provincial Fish Protection Act.
- Policy 1.7 It is the Policy of Council to encourage and support community stewardship of environmentally sensitive areas;

### Wetlands

On the bench lands, above the downtown core, accessed by Tower Road and the Telkwa High road, there are approximately 90 hectares (222 acres) of land in natural state, including many wetlands and drainage courses that lead to Tyhee Lake. This area provides good browse for bear and ungulates including moose.

- Policy 1.8 It is the policy of Council to ensure developers preserve environmentally sensitive areas, including wetlands, trees and native vegetation, and incorporate these features into new developments.

### Steep Slopes

Steep slopes divide Telkwas' downtown from the residential bench area east of the Village Centre. Steep slopes are also found at the southernmost entrance to the Village, between Highway 16 and the Bulkley River. A smaller area of steep slopes is located between the Woodland subdivision and Lawson Road.

- Policy 1.9 It is the policy of Council to prohibit development of lands having slopes in excess of 20% unless stability, safe soil bearing conditions, proper drainage and the prevention of erosion of land can be demonstrated by way of a report of a registered Professional Engineer.
- Policy 1.10 It is the policy of Council to encourage the preservation of existing trees and vegetation on steep slopes.

## Visual Landscape

The Bulkley Land and Resource Management Plan (LRMP), approved by cabinet in 1998 manage crown lands surrounding Telkwa. The Ministry of Forests and what was then the Ministry of Environment, Land and Parks (now Water Land and Air Protection) agreed that the best tool to implement the operational practices in the LRMP was through Landscape Unit Plans. In 1999, the Telkwa Landscape Unit Plan was adopted as policy. It outlines the objectives and strategies for the resource management of the Telkwa River watershed within the Bulkley portion of the Bulkley/Cassiar Forest District map. It covers 121,584 hectares including the Telkwa and Howson mountain ranges.

Visual aesthetics in the Telkwa Landscape Unit are a high priority due to this unit being visible from Highway 16. The Bulkley LRMP states that the scenic resources in the District are critical to the viability of the tourism/recreation sector and to the quality of life of area residents.

The LRMP recommends that scenic resources be addressed in the Landscape Unit Plan with special attention given to major corridors, recreation focus points and specific viewpoints.

**Policy 1.11** Council supports the objectives of the LRMP and the policies of the Telkwa Landscape Unit Plan to maintain the visual quality of the Telkwa river, Telkwa range and Howson range, adjacent to the Village of Telkwa.

## 2: Agriculture and Resource Lands

### Agriculture

Agriculture is a mainstay of the local economy throughout the Bulkley Valley. The 1991 census indicates that there are 258 farms in the Bulkley-Nechako Subdivision B, surrounding Telkwa. The main agricultural enterprises in the Valley are cattle and dairy production. Members of the Bulkley Valley Dairymen's Association provide milk and milk products to most of northwest BC.

Beef and dairy herds utilize rangeland and locally produced forage. The agriculture land base in the area is mostly suited to ranching and beef production. There is potential for growth in the beef industry in the Bulkley Valley.<sup>2</sup>

Very little of the Plan Area is designated as within the ALR (approximately 50 acres) Land within the ALR is regulated by the provincial government through the British Columbia Agriculture Land Commission. This Plan recognizes the Land Reserve Commission as the primary agency responsible for protecting the ALR and supports the mandate and regulations of the ALR Act. Lands within the ALR are illustrated on Map No 3.

The Village of Telkwa has recently expanded its boundaries to accommodate anticipated growth and development in the Village, and is in the process of including several smaller properties. Once this process is complete, the Village will be concluding its application for a block exclusion of Lands from the ALR to accommodate growth and development in the Village.

Policy 2.1 It is the policy of Council to support agricultural processing facilities in Telkwa and area.

Policy 2.2 It is the policy of Council to protect the agricultural land base surrounding the Village of Telkwa for present and future food production or other agricultural uses.

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<sup>2</sup> Bulkley Timber Supply Area Socio-Economic Analysis, prepared by Alison Coyne, Economic and Trade Branch, BC Ministry of Forests, August 1994

## Resource Lands

This designation applies to lands that are valued for agriculture, forestry, natural resource extraction or environmental conservation opportunities. This Plan designates as Resource Lands; lands located within the Agricultural Land Reserve, Forest Land Reserve, as well as Crown Lands, other than lands designated as parkland. Those lands designated as Airstrip Industrial reserve on the Land use map 15, are also considered as resource lands.

- Policy 2.3 It is the policy of Council to support the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value and potential.
- Policy 2.4 It is the policy of Council to ensure that resource operations comply with recognized standards and codes of practice and that unreasonable impacts on the natural environment are avoided.
- Policy 2.5 It is the policy of Council to minimize the conflict between residential developments and agriculture, silviculture, and aggregate extraction activities;
- Policy 2.6 It is the policy of Council to permit uses supported by the Land Reserve Commission, such as agriculture, forestry, primary processing, and outdoor recreation uses, including campgrounds, on resource lands.

## Aggregates, Mineral Resources and Natural Energy Resources

The management of mineral resources falls primarily under the jurisdiction of the Ministry of Energy and Mines. In addition, approval from the Land Reserve Commission is required prior to conducting extraction activities pursuant to the Soils Conservation Act on ALR lands. However, processing activities are recognized as being subject to this OCP, zoning and other potential local government regulations.

There is one active gravel pit operation located within the Village of Telkwa, adjacent to the airstrip, which is owned and operated by the Village of Telkwa. Adjacent to the southern boundary and next to the airstrip of the Village is another private gravel pit, which is one of the largest in the Bulkley valley and is expected to continue for several years.

- Policy 2.7 It is the policy of Council to protect known aggregated and mineral resources from development that would render the resource less viable or inaccessible;
- Policy 2.8 It is the policy of Council to minimize the conflicts between extraction activities and adjacent land uses.
- Policy 2.9 It is the policy of Council to recognize the existing policy of the Ministry of Energy and Mines and/or the Oil and Gas Commission, to consider existing OCP's and the zoning bylaws in its review of applications for permits, through referral of to the Village of Telkwa Office, of all aggregate mining proposals within Village boundaries.
- Policy 2.10 It is the policy of Council to recognize the existing policy of the Ministry of Energy and Mines and/or the Oil and Gas Commission to consider comments received from local residents and/or impacted agencies, and give consideration to the impact of aggregate developments on ground and surface water, other land uses, traffic noise and visual screening, prior to approving aggregated mining operations.
- Policy 2.11 It is the policy of Council that any sorting or processing of aggregates shall be subject to the policies of this OCP, shall only occur on an appropriately zoned site, and shall minimize impacts on the community.

### **3: Parks, and Open Space**

In terms of active parks, the Telkwa Barbeque grounds are the focal point for community activities in Telkwa. The Woodland Park residential neighbourhood contains a small neighbourhood park. In the downtown there is Riverside Park and Eddy Park, adjacent to the Bulkley River. The Village of Telkwa has most recently acquired approximately 2.0 ha at the historic Aldermere townsite.

The rural nature of Telkwa, its proximity to Tyhee Lake Provincial Park, and new trail developments linking the community to the Lake, are all factors that contribute to the sense of Parks and open space in Telkwa.

The natural environment surrounding Telkwa offers tremendous scenic, habitat and recreation resources. In 1997/98 the Village developed a series of trails totaling 7 kilometres in length, with funding provided by Forest Renewal BC. The trails are based on historic trails and serve to connect the downtown area with the upper bench area, the historic Aldermere Townsite and Tyhee Lake. The village contains additional informal trails, used for hiking, and cycling.

Encouraging natural recreational opportunities, specifically pedestrian trails, was identified in the *Our Community - Our Future* process as most important to local residents.

#### **Major Recreation Facilities**

Telkwa's recreation facilities include a community hall, two outdoor ice skating rinks, tennis courts and a Seniors Centre. Telkwa residents utilize the major regional recreation facilities located in Smithers, including the swimming pool and indoor ice arena.

#### **The Telkwa Barbeque Grounds**

Policy 3.1     It is the policy of Council to support the development of an indoor ice skating facility within the Telkwa Barbeque grounds.

#### **Soccer Fields and Ball Diamonds**

While it is recognized that there is a shortage of developed fields in Telkwa, the location of additional ball diamonds and soccer fields has not been determined.

Additional fields may be constructed in conjunction with a future school site. However, it may be some time before an additional school is built in Telkwa.

Policy 3.2 It is the policy of Council to encourage partnerships between all levels of government, non-profit organizations, and corporations to benefit parklands and community facilities in the area.

Policy 3.3 It is the policy of Council to consult with residents of Telkwa, to determine priorities for park development.

Policy 3.4 It is the policy of Council to encourage School District 54 to work cooperatively with the Village of Telkwa in developing additional soccer fields and baseball diamonds in conjunction with a new school site in Telkwa.

### The Heritage Trail System

The Heritage Trail system in Telkwa was constructed in 1997 with funds provided by Forest Renewal BC. In total, there are 7 kilometres of developed trails, based upon historic trails connecting the Aldermere townsite with the downtown core of Telkwa and Tyhee Lake. See Map 4 for the location and names of developed trails in Telkwa.

Additional heritage trails on the bench lands between the downtown core have been identified and mapped, including the "ice trail" where residents of Aldermere townsite traveled between the lake and the townsite for ice to preserve foodstuffs.

Policy 3.5 It is the policy of Council to work with developers to ensure that historic trails, on undeveloped land, are preserved and developed as part of the open space trail network, as land is developed.

Policy 3.6 It is the policy of Council to ensure the continuity of the trail system between downtown Telkwa and Tyhee Lake, as part of the development approval process.

Policy 3.7 It is the policy of Council to require a vegetated landscaped buffer along all trail edges.

Policy 3.8 It is the policy of Council to support the concept of a linear park walkway in the downtown area between Riverside Park and Eddy Park.

## Natural Open Space

Telkwa has an abundance of natural features that have shaped the development of the Village. Both the Bulkley and Telkwa rivers and their associated floodplains, transect the community. A steep bedrock escarpment divides the downtown area from the bench lands to the east of the downtown core. These natural features have created open spaces. Many of these open spaces contain opportunities for passive recreational use such as scenic viewpoints and wildlife viewing.

Natural areas that have remained undeveloped on the bench lands between Tyhee Lake and the downtown core contain significant habitats for moose and bear.

- Policy 3.9      It is the policy of Council to maintain undevelopable areas as natural open space.
- Policy 3.10     It is the policy of Council to maintain important wildlife corridors as the Bench lands are developed.
- Policy 3.11     It is the policy of Council to construct trails to connect parks and natural open spaces and to provide pedestrian linkages between residential neighbourhoods and community uses.
- Policy 3.12     It is the policy of Council to acquire Crown land along the Bench escarpment to the north and east of the downtown core and to maintain this land as natural open space, and develop viewpoints of interest.

## 4: Residential

### Current Housing Stock

There are approximately 400 housing units in Telkwa. Single family dwellings make up virtually the entire housing stock of Telkwa (96% according to the 1996 Census). This is typical of smaller communities in BC. As Telkwa grows and matures over the next 10-20 years, it may be able to offer a broader housing mix.

Over the last 10 years, 164 new residential lots were created in Telkwa. The majority of these were created in Woodlands Park subdivision. (50% of these were created between 1993 & 1994). See map No. 5.

According to the 1996 census, the number of homes owned in Telkwa was 360, representing 96% of all units in the community. Only 4% of housing units in Telkwa are rented. This low percentage reflects the basic housing form of single-detached dwellings in the community

### Future Housing Needs

Using future projected growth rates and based on past development trends, it is estimated that there is a need in Telkwa to accommodate between 7-14 housing units per year. There are more than ample lands to accommodate Telkwa's residential land uses for the distant future. New Residential land uses will be primarily accommodated on the bench lands above Telkwa's Downtown Core. Some infilling of single-family homes on vacant lots within established residential areas will occur.

In 1998 the Village of Telkwa placed a moratorium on development, including subdivision, due to the lack of water capacity to service new development. In 1998, Village of Telkwa residential subdivision records indicated approximately 375 residential and commercial lots in submitted subdivision plans.

Future residential subdivision needs over the next 10-20 years will be primarily accommodated by lands on the bench, east of Highway 16, between Tyhee Lake and the downtown core. It is estimated that these lands could accommodate an additional 1500 - 2000 people, thereby meeting the anticipated housing needs of the Village for the foreseeable future. Current Village records indicate 69 un-

developed residential lots. These will also accommodate future residential housing needs.

### Housing Choice

Although Telkwa's residential land uses is predominantly single family, the Village is interested in developing a range of housing choices to attract new residents and retain existing residents. A 24-unit senior's housing project is currently being proposed. The Village has applied to Crown Lands, on behalf of the Telkwa Seniors Housing Society, for a 3.8-acre parcel in the Bench area. See map Number 5. Within single family residential areas in Telkwa there is a range of lifestyle choices from small rural holdings of 2 acres to country residential holdings of 1/2 acre and single family residential lots of 1/3 acre to 1/5 of an acre.

Policy 4.1 It is the policy of Council to recognize the varied housing needs and preferences within the community and provide a mix of housing types to meet the needs of all residents, including apartments, semi-detached and detached smaller housing designed to meet the needs of senior citizens.

### Single Family Residential

Policy 4.2 It is the policy of Council that land use within areas designated Single Family Residential on the Land Use Map be restricted to detached single family residences only. The maximum overall density shall be 2-5 dwelling units per acre or 5-12 units per hectare.

Policy 4.3 It is the policy of Council to direct residential development into well-defined neighbourhoods, with pedestrian access to services and facilities.

Policy 4.4 It is the policy of Council to identify environmentally sensitive areas and potential trail networks, and to require public access for trails as subdivisions are proposed.

Policy 4.5 It is the policy of Council to require that in cases where residential subdivision occurs adjacent to land designated as park land or open space, or along the banks of the Telkwa or Bulkley Rivers, that public access corridors to these amenity areas are provided as part of the subdivision design.

- Policy 4.6 It is the policy of Council to encourage development of new residential subdivisions, which include a mix of single family residential lot sizes.
- Policy 4.7 It is the policy of Council that new mobile homes are restricted to the designated mobile home areas shown on the Land Use Map.
- Policy 4.8 It is the policy of Council that new comprehensively planned mobile home subdivision communities will be considered within single family residential areas excluding rural residential areas.
- Policy 4.9 It is the policy of Council to develop comprehensive development plans to meet long-term residential demand, in consultation with neighbouring jurisdictions.

### Multiple Family Residential

- Policy 4.10 It is the policy of Council to consider low density, ground-oriented multifamily development within single-family residential land use designations of the land use map.
- Policy 4.11 It is the policy of Council with respect to higher density multi-family use to take into consideration the following points:
- Location - along a major road and in close proximity to parks and open space;
  - Servicing - development does not require major public expenditures to upgrade or extend the municipal infrastructure
  - Design - sensitive to natural features and provides for significant open space and landscaping as part of the development
  - Concentration of Uses - approval would not result in the excessive concentration of multiple housing densities in one area.

### Housing Affordability & Choice

- Policy 4.12 The Council of the Village of Telkwa recognizes the role of the private market, and provincial and federal governments in developing affordable housing, rental housing and special needs housing.

- Policy 4.13 It is the policy of Council to work with the private market and wherever possible access provincial and federal programs to develop affordable, rental and special needs housing including seniors housing.
- Policy 4.14 It is the policy of Council to work with the Provincial and Federal Housing Ministries to develop a seniors housing complex.

### Rural Residential Lands

Rural Residential lands are designated on Map No. 15. This land designation applies to residential parcels greater than 2000 metres (1/2 acres) in size. Rural residential lands are found in the Cottonwood Flats neighbourhood and along Spruce Drive.

Although these areas have full municipal services including sewer and water, they are designated as Rural Residential lands in the case of Cottonwood flats due to their location in the floodplain, and in the case of Spruce Drive, to preserve the rural nature of the area.

- Policy 4.15 It is the policy of Council to preserve rural single family residential neighbourhoods, through retaining larger lot sizes in selected areas, including the Cottonwood Flats neighbourhood and Spruce Drive.
- Policy 4.16 It is the policy of Council that new lots created in the Cottonwood Flats neighbourhood within this designation should be no smaller than 2000 square metres (1/2 acre).
- Policy 4.17 It is the policy of Council that new lots created in the Spruce Drive neighbourhood within this designation, should be no smaller than 0.80 hectares (2 acres).

## 5: Community Uses

Community uses are indicated on Map No. 6, and designated on Map 15. They include recreation, education facilities, and community facilities. Typical uses include churches, government buildings, and cemeteries. These uses are found throughout the Plan Area, with the largest concentration of institutional lands being in the downtown area.

### Schools

There is one elementary school within the Village of Telkwa and it is at capacity. Telkwa elementary school serves approximately 225 students, under the jurisdiction of School District No. 54. Due to current socio-economic trends, declining elementary school enrollments are anticipated in the short-term in the Telkwa area. However in the longer term new residential development in the Village will eventually make it necessary to build a new school. Projected attendance is 269 in 2004.

No additional school sites have been designated within the Village of Telkwa. However, given the significant residential development proposed on the Bench area, a school site in this location may be considered in the future. School District 54 is proposing to construct a new and larger Telkwa Elementary School in Telkwa once the need for the additional school has been proven. Public school facilities are available in Smithers for students attending higher-grade levels. High School students are bussed to Smithers.

- Policy 5.1      It is the policy of Council to support the development of new school and educational facilities within the Village of Telkwa, including K-12 schools, satellite college and university campuses, trade schools and the like.
- Policy 5.2      It is the policy of Council to encourage the broader use of school facilities by the community.
- Policy 5.3      It is the policy of Council to cooperate with School District 54 in selecting, acquiring, planning and servicing school sites and to encourage elementary school sites to be developed in a manner so as to reduce walking distances and the crossing of major roads.

- Policy 5.4 It is the policy of Council that School site and parks planning shall be coordinated through signed agreements.
- Policy 5.5 It is the policy of Council to work with School District 54 to develop a K-12 school facility in Telkwa.
- Policy 5.6 It is the policy of Council to work with the Provincial government to develop a comprehensive development plan to include a future school site on the Crown lands surrounding the Aldermere Heritage site.

### Civic Facilities

Civic gathering places including the community hall and Seniors Centre are strategically located at the centre of the Telkwa Barbeque grounds.

Several additional important civic facilities, including local government offices, the Reading Centre, and the museum are located in the downtown core. The Village of Telkwa offices are located on the banks of the Bulkley River, in an area subject to considerable erosion. The size, age and location of the municipal office suggest that a new municipal facility should be considered. The library is also housed in a smaller older building. The museum building is housed in the original school house building and was relocated to its current site in 1986/87.

The Village of Telkwa has recently expanded its boundaries to include the current 3.6 ha cemetery site on Tyhee road. The cemetery is approaching capacity, and the Village of Telkwa is in the process of reviewing potential new sites.

- Policy 5.7 It is the policy of Council to support the establishment of a future municipal office and joint-use facility in the downtown.
- Policy 5.8 It is the policy of Council to investigate the location for a new municipal office and consider a joint use facility for the purpose of developing a facility that serves the educational, health and safety and cultural needs of the Village's residents.
- Policy 5.9 It is the policy of Council to consider acquiring land to develop a new cemetery site, on the bench lands east of the downtown core.

## Public Health and Safety

The chief Public health and safety building in Telkwa is the Fire hall located on Highway 16. A secondary, older facility, Fire hall number 2, is located on Coalmine Road, adjacent to the Barbeque grounds. The Village of Telkwa is served by a volunteer fire department of approximately 17 volunteers. Equipment includes 2 pumper trucks and a tanker. The fire department serves the boundary referendum area, an area within approximately 8-km of Telkwa with a response time of approximately 4 minutes. The Telkwa Fire Department participates in the Provincial Emergency Preparedness Program.

The Ministry of Forests also maintains a fire action base at Telkwa. At the base, located at the Telkwa Airstrip, 22 persons are stationed from March/April (fire season), and 3 persons are located at the base throughout the year.

Telkwa is serviced by ambulance, police and medical services including the regional hospital, all located in Smithers.

The Village of Telkwa has a volunteer Emergency Response Coordinator and an up to date emergency response plan.

Policy 5.10 It is the policy of Council to support the volunteer fire department and its equipment needs.

Policy 5.11 It is the policy of Council to participate in Rural Area Fire Protection in accordance with the Rural Area Fire Protection boundaries.

Policy 5.12 It is the policy of Council to support the efforts of the volunteer Emergency Response Coordinator.

Policy 5.13 It is the policy of Council to work with the Ministry of Water, Land and Air Protection to ensure appropriate flood protection measures are undertaken.

Policy 5.14 It is the policy of Council to work with the RCMP and designated RCMP officer for Telkwa to develop community safety programs

Policy 5.15 It is the policy of Council to support Crime Prevention through Environmental Design principles, in new subdivisions.

## 6. Heritage

The Village has a rich and colourful history and contains many historic buildings. Telkwa has an active museum society and has kept its history alive by creating plaques on a series of heritage buildings in the downtown core and developing an historic walking tour of downtown Telkwa.

The Village is in the process of completing the acquisition from Crown Land of the original Aldermere townsite, as a Heritage Park. Although none of the original buildings remain on the site, an interpretive display marks the townsite and describes the buildings that once comprised the mainstreet.

- Policy 6.1 It is the policy of Council to develop a heritage site development plan for the Aldermere Heritage site.
- Policy 6.2 It is the policy of Council to encourage initiatives of private owners to preserve the heritage characteristics of their sites.
- Policy 6.3 It is the policy of Council to encourage the retention and adaptive re-use of older buildings in the downtown core with significant heritage/architectural merit, and promote awareness of historical sites.
- Policy 6.4 It is the policy of Council that any development or historical reconstruction on the site of the Aldermere Heritage townsite must maintain the historic integrity and importance of the original townsite.
- Policy 6.5 It is the policy of Council to support the efforts of the Telkwa Museum Society to preserve and promote historically significant sites in Telkwa.

## **7: Community Economics**

The Village of Telkwa is reliant to a considerable extent on the surrounding forest industry economy. It is estimated that forestry sector direct and indirect jobs support upward of 35% of all employment in the Village.<sup>3</sup>

Regionally, it is well situated as an attractive residential community between Houston and Smithers. Lower housing costs and a range of fully serviced "country" lot sizes are two factors that make Telkwa an attractive alternative.

Retail services in Telkwa include a major building and farm supply outlet, restaurants, convenience stores, a gas station and a variety of unique stores.

Industrial uses in the Village include a dairy processing plant that opened in 1995 and a concrete plant. A local nursery growing reforestation seedlings is located to the south of and just outside the Village. Although Telkwa lacks a large commercial/industrial base, it serves as a home to a growing number of home-based businesses.

Telkwa is well situated to take advantage of the rapidly growing wilderness and adventure tourism market. Telkwa is home to several guides and wilderness tourism outfitters. Telkwa's boat ramp is well used by both fishermen and rafters.

### **The Telkwa Coal Project**

Future development of known coal reserves, located south of the Village, would contribute substantially to the local economy. These coal deposits were mined on a small scale, from underground and small surface working from 1944 to 1970. Large scale, Crowsnest Resources in the early 1990's first proposed open pit mining. The company was then purchased by Manalta Coal which conducted further work and submitted a revised mine proposal in 1997. In 1999, Luscar Coal Ltd. purchased Manalta; however, current world trends in coal prices have prevented the company from proceeding with the mine proposal. The proposed mine was to produce 800,000 tons of thermal coal annually, with a construction workforce averaging 180 over 15-18 months, and 130 permanent jobs for up to 20 years.<sup>4</sup>

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<sup>3</sup> Telkwa Community Business Plan, Old Town Adventures, December 2000

<sup>4</sup> BC Stats, Bulkley Nechako Community Profile, 1996, Major Projects Inventory

Coalbed methane resources are another known resource in the Telkwa area that could contribute substantially to the local economy. There are no project proposals to develop coalbed methane resources in the Telkwa area at this time.

### Economic Strategy

The Plan supports increasing highway service commercial land use designations and improving the downtown core as well as encouraging and supporting home-based businesses, as means of strengthening the local business economy.

Residents who participated in the *Our Community - Our Future* process indicated repeatedly that there are significant gaps in the services and shopping facilities available in Telkwa, including the lack of a local grocery store.

Policy 7.1. It is the policy of Council to encourage home based businesses through supportive land use policies and/or zoning;

Policy 7.2. It is the policy of Council to ensure adequate lands are available to accommodate future commercial and light industrial activity.

Policy 7.3. It is the policy of Council to actively solicit interest from goods and services providers to develop basic services with Telkwa, including but not limited to groceries, banking, medical and pharmaceutical services.

### Community Economic Development Strategy

In 1997, the Village of Telkwa commissioned a Community Economic Development Strategy. The report contains a range of strategies and actions to achieve a number of priority projects identified by the community, the Economic Development Committee and Council. Many of these projects have been achieved including the development of the trail network, and an Internet home page for the Village of Telkwa.

Policy 7.4. It is the policy of Council to refer to the 1997 Economic Development Strategy as a guiding framework to support economic development in Telkwa.

## Community Business Development Strategy

In 2000, the Village of Telkwa commissioned a community business development strategy "to strengthen, diversify and attract community businesses". Council endorses the December 2000 Community Business Development Plan as the guiding framework to support local business development in Telkwa.

Policy 7.5. It is the policy of Council to work to achieve the action items in the December 2000 Community Business Development Plan.

Policy 7.6. It is the policy of Council to support business initiatives that provide added value to resources and specifically supports development of compatible value-added secondary and tertiary manufacturing business within Telkwa's industrial areas.

## Quality of Life

Policy 7.7. It is the policy of Council to ensure that economic, social and environmental quality of life issues are considered as part of any land use and/or economic decisions.

## Technology

The Village of Telkwa recognizes the importance of communication technology in maintaining both quality of life and stimulating economic development in the area. High-speed broadband services would make it possible for Telkwa to strengthen its local economy, improve health care and make new learning opportunities available.

To this end, the Village of Telkwa is actively participating in a regional proposal to bring broadband high-speed Internet access to the region.

Policy 7.8. It is the policy of Council to support, facilitate and assist in building a high-speed Internet community network for the Village of Telkwa.

Policy 7.9. It is the policy of Council to examine new technologies to distribute highspeed broadband Internet service within the Village of Telkwa.

Policy 7.10. It is the policy of Council to investigate the potential for installing conduit for fibre-optic cable through the Village's infrastructure.

## 8: Commercial

### Commercial Lands

The Village of Telkwa's commercial lands fall into two distinct categories, The downtown core, and highway commercial lands. Both of these categories of commercial land are oriented to the Highway 16 corridor. The downtown core extends to both sides of the Highway corridor and is concentrated between Hankin Avenue and Howson Ave. Highway commercial uses extend on both sides of the highway corridor through the centre of the community.

In total, there are approximately 29 acres of lands designated as commercial within the Village of Telkwa. Of these, there are 11 parcels, (3 acres) of vacant commercial land. These are primarily located in the downtown core and are small lots, making them unsuitable for any large-scale commercial development unless adjacent lots are amalgamated.

### The Downtown Core

Downtown commercial lands are designated on Map No. 15. The Village of Telkwa's downtown core is a mixed-use area providing a focal point for the community and supporting a variety of commercial, residential, recreational, community uses. The downtown core is comprised of 6 blocks of older small lot residential development, much of which is suitable for small-scale, pedestrian oriented retail commercial redevelopment. Residential single family housing remains a predominant land use in the downtown core. Home-based businesses are common throughout the downtown area, and provide unique handcrafted items. The Bulkley River to the west, a steep bedrock escarpment to the east, and the Bulkley River to the south, limit expansion of the downtown core.

As the Highway #16 corridor, (2 lanes wide) bisects the downtown core, much concern has been expressed regarding traffic issues, pedestrian safety, beautification, and parking issues.

**Policy 8.1.** It is the policy of Council to permit a mix of uses compatible with the downtown core without an amendment to the Official Community Plan. Compatible uses include (but are not limited to): tourist accommodations, retail stores, multi-family residential developments,

tourist information booths, offices, restaurants, recreation facilities, public markets, neighbourhood pubs, public assembly uses, personal care services and schools.

- Policy 8.2. It is the policy of Council to maintain the downtown core as the focus for pedestrian-oriented commercial activity and to promote the downtown area as a people-oriented centre for shopping, business, and social activity.
- Policy 8.3. It is the policy of Council to encourage a single or two-storey pedestrian oriented form of development that recognizes the form and the character of existing establishments.
- Policy 8.4. It is the policy of Council to establish development permit guidelines for the construction and upgrading of buildings in the downtown core.
- Policy 8.5. It is the policy of Council to ensure all new parking areas in the Downtown are paved with an impervious material including brick, stone, asphalt etc, and landscaped to improve both their appearance and their usage, with parking spaces to be marked and signed appropriately.
- Policy 8.6. It is the policy of Council to develop a program of downtown beautification including signage, landscaping and other streetscape improvements.

### Highway Commercial Lands

Highway commercial lands are designated on Map No. 15. Highway commercial lands extend on both sides of the highway 16 corridor north and south of the downtown core of Telkwa.

- Policy 8.7. It is the policy of Council to designate the majority of lands adjacent to Highway #16, and key locations adjacent to the Bulkley River, as Highway Commercial as indicated on Map 15
- Policy 8.8. It is the policy of Council to encourage highway commercial uses, which require large parcels with direct highway exposure, to locate along Highway 16, north and south of the downtown core.

- Policy 8.9. It is the policy of Council to encourage tourist commercial use on the current industrial site south of the Bulkley River, accessed by Coalmine Road.
- Policy 8.10. It is the policy of Council to encourage shared parking and access for highway commercial uses;
- Policy 8.11. It is the policy of Council to encourage landscaping of highway frontages and ensure pedestrian routes.

### Home-Based Businesses

It is estimated that over 25% of businesses in Telkwa are home-based businesses. These businesses provide a wide range of goods and services that add to the village's character and charm.

- Policy 8.12. It is the policy of Council to support home-based businesses provided the scale of the business does not detract from the residential nature of an area, it does not create a significant traffic and/or parking increase, and it does not create any audible or visible evidence of the business (with the exception of business signage).

## 9: Industrial

### Industrial Lands

Industrial lands are designated on Map No. 15. A small portion of the Village land base is currently assessed for industrial purposes (10 acres on Birch and Alder Street)<sup>5</sup>. The airstrip Industrial reserve lands off Skillhorn road and the triangular section of land at the intersection of Coalmine and Skillhorn Roads, provide potential for industrial development. The Village is currently working with BC Assets and Land Corporation to develop a nine lot rural (un-serviced) industrial subdivision in this area.

Industry in the village includes a cement plant and forestry related activity. Conflicts between industrial activities and residential and commercial uses in the Village of Telkwa include noise, omissions, and traffic and safety concerns. In residential areas, parked logging trucks and heavy equipment and commercial shops are issues.

Village development patterns and natural features, limit the potential for new industrial sites within the current Village boundaries. In the long-term future the Village will consider incorporating lands at the periphery of its boundaries to service industrial demand and/or working with BC Assets and Land Corporation and the Regional District to identify suitable sites for industrial development outside the Village boundaries.

- Policy 9.1. It is the policy of council to ensure that industrial operations comply with recognized standards and codes of practice and that unreasonable impacts on the natural environment are avoided.
- Policy 9.2. It is the policy of Council to separate industrial uses from residential areas and to decrease impacts of industrial uses on adjacent land uses through the use of landscaping, screening and berming.
- Policy 9.3. It is the policy of Council to collaborate with the Regional District of Bulkley Nechako and adjacent communities, in the suitable location of any future heavy industrial activities in the Telkwa area.

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<sup>5</sup> BC Assessment Role Data

Policy 9.4. It is the policy of Council to consider the potential for long-term industrial land development on the west side of the Bulkley River, and north of the Telkwa river.

## 10: Transportation

Within the Village of Telkwa the overall road network is comprised of a hierarchy of road types that are distinct in terms of both their form and function. The Village road network includes major arterial roads, residential collectors and local roads.

Policy 10.1. It is the policy of Council that the overall road network for Telkwa shall, as far as possible, be in accordance with the existing and proposed roads indicated on Map 7.

### Major Road Network

A safe and efficient road network is important to the community of Telkwa, given the rural nature of the area and both the Bulkley and Telkwa rivers bisect the community. Within the Village of Telkwa the two major roads (arterials) are Highway 16 and Coalmine Road. The Ministry of Transportation maintains both of these roads. Arterial roads carry large volumes of all types of traffic, moving at medium and high speeds. They serve as main connections between major traffic generators and form boundaries between neighbourhoods and subdivisions. Direct access to arterials should be limited.

**Highway 16** is the major transportation route through Telkwa. Highway traffic through the Village has been a concern of the Village for many years. Highway 16 Traffic counts taken in 1997 and 1998 indicate a total of 3,800 vehicles per day, both directions east of Telkwa and a total of 5,400, both directions, west of the Telkwa High Road. Truck traffic accounts for approximately 12% of the total traffic volume.<sup>6</sup> Over the last 10 years, The Ministry of Transportation has investigated several major road network plans for the rural area surrounding the Village of Telkwa and Smithers.

At one point a Smithers-Telkwa bypass route was discussed, west of both Smithers and Telkwa. Another alternate bypass route was considered on the bench lands between Telkwa and Tyhee Lake. Four-laning the highway through the Village of Telkwa has also been considered and rejected by Council and the community.

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<sup>6</sup> Luscar Project Report Update, July 29, 1999

Re-aligning the intersection of Highway 16 and Hankin Street is currently under discussion between the Ministry of Transportation and the Village of Telkwa. The safety of pedestrians and traffic traveling from the Hankin-Highway intersection to the Bulkley River Bridge on Riverside Street is of concern.

Policy 10.2. It is the policy of Council to support improvements to the existing Highway system through Telkwa and work with the Ministry of Transportation to upgrade and beautify the Highway system through Telkwa.

Policy 10.3. It is the policy of Council to work with the Ministry of Transportation to manage access to the Highway system from adjacent properties in a way that improves pedestrian and traffic safety.

Policy 10.4. It is the policy of Council to support the use of traffic calming measures in order to reduce traffic speed and increase pedestrian safety in the community.

Policy 10.5. It is the policy of Council to work with the Ministry of Transportation towards the designation and eventual construction of pedestrian walkways along the Highway system in Telkwa.

As the road authority, MOT has designated existing roads and the approximate location of proposed major roads, as illustrated on Map No 7. It is not anticipated that any major public roads will be constructed during the next 5-year period.

The Village of Telkwa's Development Cost Charge Bylaw identifies roads for widening and paving, at a total cost of 5 million dollars. The total road upgrading program is beyond the Village's immediate funding capabilities.

Policy 10.6. It is the policy of the Council of Telkwa to maintain a continuous program of road upgrading as outlined in the Comprehensive Development Plan for the Village.

### **Coalmine Road**

The Ministry of Transportation maintains Coalmine Road although part of Coalmine Road is within the Village Boundaries. The paved section of Coalmine Road within the Village boundaries is considered an arterial. Logging trucks regularly use

Coalmine Road. Truck traffic accounts for approximately 4.5% of all vehicular traffic on Coalmine Road. Logging truck traffic through Telkwa from Telkwa River Forest Road is approximately 1,600 one-way truck loads annually.<sup>7</sup>

Coalmine Road is also a school bus route and as such is designated a Class C road. It is used heavily by pedestrians as a connecting road to the downtown and elementary school.

Policy 10.7. It is the policy of Council to develop pedestrian improvements to Coalmine Road as a priority. Map 9 suggests some possible improvements.

### Residential Collector Roads

Residential collector roads provide traffic connections between local streets and arterial roads and give full access to bordering properties. Within the Village of Telkwa, residential collector roads include Cottonwood Street, Willow Street, Tower Street and the Telkwa High Road.

Policy 10.8. It is the policy of Council that in residential subdivisions, the road system should permit the safe, efficient and orderly movement of vehicles for transportation, garbage collection, snow removal, emergency services, pedestrians and cyclists.

Policy 10.9. It is the policy of Council to identify the location of a residential collector on the bench lands, east of the downtown core and to acquire the right of way for the proposed residential collector as land is subdivided in this area. **(Implementation - Subdivision Bylaw. See map 8 for the proposed location of the residential collector road.)**

Policy 10.10. It is the policy of Council to review the location of the residential collector, as part of the Heritage Site Development Plan (policy 6.1), in terms of potential impacts on the Aldermere Heritage site.

Policy 10.11. It is the policy of Council that residential collectors be designed with sufficient overall right of way width to accommodate future requirements such as landscaping and pedestrian use, and pedestrian

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<sup>7</sup> Luscar Telkwa Project Report Update, July 29<sup>th</sup>, 1999

and cyclist use, including access to community trails.

**Implementation: Subdivision Bylaw**

## Local Roads

Local roads provide direct access to all abutting properties. They are not intended as through routes and should be designed to discourage through traffic other than to immediately adjoining streets.

Policy 10.12. It is the policy of Council to work toward an urban standard on local roads, with curbs, gutters, and a minimum of sidewalks on one side of the street. **Implementation: Subdivision Bylaw**

Policy 10.13. It is the policy of Council to participate with owners of private property to pave gravel streets in existing residential neighbourhoods. **Implementation: Local Improvement Policy - application of majority of homeowners, and DCC Bylaw.**

## Pedestrian Safety

Residents of Telkwa enjoy being able to easily walk to stores and services within the community highlighting the importance of providing non-automobile alternatives such as pedestrian and cycling links through the community. Village of Telkwa roads are characterized by a standard narrow road surface with no provisions for pedestrian or bicycle travel.

Both ICBC and the Safe Travel Committee of the Telkwa Elementary School Parent Advisory Council have investigated pedestrian safety in Telkwa and made recommendations to address pressing concerns. In response, the Village of Telkwa has adopted a pedestrian traffic plan to guide pedestrian improvements in the Village. Map 9 outlines the suggested improvements.

Policy 10.14. It is the policy of Council to work in concert with the Ministry of Transportation and ICBC to examine a number of options for pedestrian improvements in the Village of Telkwa.

Policy 10.15. It is the policy of Council to utilize the pedestrian traffic plan as the basis for pedestrian improvements and to concurrently review and refine the plan towards the standards proposed for roads referred to in Policy 10.11 and 10.12.

- Policy 10.16. It is the policy of Council to work with local citizen's groups, ICBC and the Ministry of Transportation to address pedestrian safety concerns in Telkwa.
- Policy 10.17. It is the policy of Council to develop a priority list of pedestrian improvements.
- Policy 10.18. It is the policy of Council to encourage safe pedestrian and bicycle travel as alternatives to automobile travel.
- Policy 10.19. It is the policy of Council that new subdivision plans include pedestrian and cycle routes.
- Policy 10.20. It is the policy of Council to encourage the Ministry of Transportation to consider providing pathways for safe and convenient use by pedestrians, and cyclists in re-paving schemes and when planning for any new major road development in the Village of Telkwa.
- Policy 10.21. It is the policy of Council to investigate, in conjunction with the Ministry of Transportation, and the Town of Smithers, a cyclist route between Telkwa and Smithers, as an alternative transportation corridor.

## 11: Infrastructure

This section establishes strategies for maintaining and enhancing community sewer services, community water services, and community storm drainage services.

The Village of Telkwa provides local government services and facilities such as sewer and water services. The RDBN provides solid waste management facilities.

- Policy 11.1 It is the policy of Council to ensure the location of community service infrastructure is sited to avoid the disturbance of environmentally sensitive areas and to minimize negative impacts on the environment.
- Policy 11.2 It is the policy of Council to consult with the Ministry of Water, Land and Air Protection, and Federal Department of Fisheries and Oceans before approving the location of infrastructure in proximity to fisheries sensitive areas.

### Community Water

#### Water Source

Telkwa draws its water from two sources: a well located behind the fire hall on Hwy. 16 and an infiltration gallery on the Bulkley River located next to the Village office. The infiltration gallery provides water indirectly from the river and is not subjected to thorough treatment. The well is able to pump up to 132 gallons/minute (600 L/minute) and the infiltration gallery is able to pump up to 260 gallons/minute (1182 L/minute).

#### Water Demand

Average per capita residential water consumption in the Village is 132 gallons/day or (600 L/day). The water supply from the well alone is not sufficient to meet the Village's daily water demand. Over the past two years Telkwa has lead a comprehensive water conservation program, which has resulted in a reduction in community water consumption.

### **Water Quality**

A high level of suspended solids in the river water poses potential health concerns for area residents. When turbidity is high, complete disinfection of drinking water is difficult.

Forty-year-old asbestos concrete pipes in Telkwa's downtown are breaking down and asbestos is possibly entering the water system, posing another potential health risk to residents. In addition, these pipes are prone to leaking and line ruptures, further reducing the capacity of Telkwa's water system.

### **Water Reservoir**

The Village currently has a reservoir located on Morris Hill south of the Bulkley River and outside the Village boundary. Telkwa's present water storage capacity is 200,000 Imp. Gallons (909,000 L). More storage is needed for adequate fire protection, and to balance peak day demands, for emergency storage and to provide adequate water pressure to allow for future growth.

Existing water mains serve the majority of the developed portion of Telkwa as illustrated in Map No. 10. Community water service is available to a small developed area on the bench area east of the downtown, and this area suffers from low water pressure.

The Village is concerned with both quality and quantity of water supplied from its two existing sources. The Village of Telkwa has applied to the Canada/BC Infrastructure program for a 5.8 million-dollar grant to develop a new water treatment plant, build a second water reservoir and replace old asbestos concrete water lines in the Village.

**Policy 11.3** It is the policy of Council to give a high priority to water capital projects associated with providing safe, sufficient water for domestic demand and fire flows.

**Policy 11.4** It is the policy of Council to apply for government assistance to construct a water treatment plant, a second water reservoir and replace old asbestos concrete water mains.

- Policy 11.5 It is the policy of Council to maintain an annual water conservation program, including water compliance monitoring checks and public education.
- Policy 11.6 It is the policy of Council to maintain a moratorium on new subdivision development, until such time as the water system is capable of supporting additional development.
- Policy 11.7 It is the policy of Council to evaluate the impact of major land use proposals on service infrastructure prior to subdivision approval and/or rezoning.
- Policy 11.8 It is the policy of Council to phase-in a program of water metering in the Village, over the next 5 years. All new construction will be meter ready.
- Policy 11.9 It is the policy of Council to loop all water lines within the Village.

### Community Sewer Service

Community sewer services the main built-up area of Telkwa as illustrated on Map No. 11. In 1995, Telkwa completed a new community sewer system worth 5.5 million. The system has the capacity to serve 1750 persons and can be upgraded readily to serve a population of 2500, after which point major system improvements would be required.

The sewage is treated in an aerated lagoon located on the west side of the Bulkley River, outside the Village boundary. Treatment includes an aerated lagoon, discharged into an exfiltration zone. Treated sewage flows through gravels into wetlands and then underground for approximately 3 km, where it is discharged into the Bulkley River.

- Policy 11.10 It is the policy of Council to give priority to sewer projects associated with providing efficiency improvements to the current treatment/disposal facilities.

### Solid Waste Management

The Regional District of Bulkley-Neckako is responsible for regional solid waste management. The Village of Telkwa operates its own garbage collection service within the village boundaries. The Village's garbage collection service is primarily

for residential users. Refuse is trucked to a District-operated waste transfer station at Donaldson road, where it is then transferred to an expanded District-owned landfill site at Knockholdt, east of Houston.

Policy 11.11 It is the policy of Council to encourage and support re-cycling.

Policy 11.12 It is the policy of Council to review means to reduce Village solid waste, including public education and separation of materials.

## 12: Growth Management

### Boundary Extensions for Residential Purposes

The Village of Telkwa has incorporated a number of properties into the Village over the last 5-10 years. In total 6 properties totaling 210 acres (85 ha) have been brought into the Village boundaries. See map 12.

There are ample lands within the newly expanded Village boundaries to service residential development for the next 10-20 year time period. Residential demand will be largely met through the development of the bench lands east of the downtown core.

However, there may be residential areas outside of the town boundaries that may be considered for future inclusion within the Village boundaries for purposes of servicing and controlling existing rural residential development adjacent to the Village.

Policy 12.1 It is the policy of Council to consult with the Regional District of Bulkley-Nechako with respect to all proposed boundary expansions.

### Other Possible Boundary Expansion Areas

As the Village of Telkwa works towards diversifying its economic base, additional lands may be required to provide opportunities for industrial development within the Village.

Policy 12.2 It is the policy of Council to be receptive to considering boundary expansions that could provide a full range of development opportunities.

Policy 12.3 It is the policy of Council to ensure the values articulated by the public are given every consideration with respect to future boundary expansions.

# **Section 3: Development Permit Areas (DPA)**

## **Authority for Development Permit Areas**

Section 919.1 of the Local Government Act states that an Official Community Plan may designate development permit areas for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

The Village of Telkwa has established Development Permit Guidelines to regulate development in the areas indicated as Development Permit Area One on Map 13, and Development Permit Area Two on Map 14.

## Downtown Telkwa DPA No. 1

### Purpose

The Downtown Telkwa Development Permit Area is designated under the authority of the Local Government Act, Section 919.1 for the purpose of revitalizing the downtown core. The DPA is designated to promote the establishment and maintenance of a unique architectural style based on Telkwa's rich cultural heritage, scenic natural landscape surroundings, and strategic location as the "Gateway to the Northwest".

### Area

The extent of the Downtown Telkwa Development Permit Area No. 1 (DP-1) is shown on Map 13, DP-1. The following development permit guidelines apply to all new development and redevelopment on parcels within the DP-1.

### Exemptions

A development permit is required prior to issuance of a Building Permit or Final Subdivision Approval Except for:

- a. Interior renovations that do not result in any exterior changes to the building;
- b. Construction that amounts to less than a 20% increase in total floor area or a maximum of 300 square feet of new floor area.

### Justification

Telkwa is proud of the historic roots and picturesque natural setting of its downtown on the east bank of the Bulkley river. Telkwa's downtown core contains more than 20 turn of the century buildings, which have been incorporated into a walking tour of the area. Telkwa has a long history compared to other communities in the Northwest. An active museum society and the museum are housed in the downtown area within an original 1920's schoolhouse.

Over time many older buildings in the downtown area have fallen into disuse and neglect. Over the past decade the Village of Telkwa has turned its attention to maintaining and maximizing historic and natural assets and utilizing its unique character and natural setting as an economic generator.

In 1992, the Village commissioned a Village Square Report that identified a number of projects that could improve the downtown as a shopping and tourist area. Identified projects included downtown core beautification, development of a Village Square and Eddy Park Development.

In the year 2000, the Village of Telkwa commissioned a Community Business Development Plan to strengthen, diversify, and attract community businesses. Key recommendations in the report include downtown beautification strategies, management strategies for heritage buildings and developing a Village Theme:

*"Gateway to the Northwest,  
Where Rivers Meet & Friends Gather"*

The implementation of the Development Permit Area for Downtown Telkwa will ensure that the concepts and projects suggested in these previous studies will be implemented in a cohesive strategy. The objective of the Downtown Commercial DPA No. 1 is to assist with the revitalization of Telkwa's downtown to meet both economic development objectives and community values. Specifically to:

- a. Enhance the overall appeal of the downtown area
- b. Promote the heritage resources of the Village
- c. Promote Telkwa's natural setting, including the rivers, lakes and mountains and wildlife that surround the community
- d. Develop a pedestrian oriented streetscape

## Guidelines

The construction of new or the renovation of existing buildings within the Downtown Telkwa DPA shall be made to incorporate the "Gateway to the Northwest" Theme. The Village of Telkwa is proud of the leadership that individual downtown businesses have shown in developing attractive storefronts and is relying on the business community to utilize their own creative talents to develop storefronts that are in keeping with the "Gateway to the Northwest" theme. Until such time as detailed architectural guidelines are prepared, the following general guidelines shall be followed:

### **a) Basic Design Approach**

- i) Where practical, heritage facades will be retained and restored as authentically as possible, using original materials

- ii) Design and site planning shall reflect Telkwa's heritage, and/or the natural landscape surrounding the Village
- iii) New structures should have an authentic and unique character derived from either the heritage of the area or alternately the natural surroundings of the village, which where appropriate can be achieved through the use of false fronts, and by linking buildings with boardwalks.
- iv) Construction shall be of durable materials that can withstand the harsh effects of the northern climate and year round activities

**b) Landscape Design**

- i) Encourage landscaping elements including seating, lighting, planter and plant material, at the street level
- ii) Stone is recommended as a building material for planters and building foundations
- iii) Red brick or paving stones are encouraged in all plaza and pedestrian areas
- iv) The use of traditional wood walks should be considered

**c) Pedestrian Orientation**

- i) Develop convenient connections between street and indoor activities
- ii) Encourage new developments on Hankin and Riverside Streets to identify and incorporate pedestrian walkways.
- iii) Building height should be limited to 2 stories
- iv) Streetside access to upper floor is encouraged
- v) Upper floor facade design that reflects the character of the use in place (i.e. Office or residential) is encouraged
- vi) Building design should accommodate sheltered pockets of sun and public spaces in neighbouring properties

**d) Basic Architectural Design**

- i) False front, turn of the century facades are encouraged
- ii) Decks, balconies and porches are encouraged

**e) Building Materials**

- i) Building materials shall emphasize durability, natural materials and compatibility
- ii) Primary exterior materials shall be wood, stone, red brick and concrete

- iii) The use of large expanses of any one material is not acceptable unless broken by other architectural details.

**f) Lighting**

- i) Heritage style lamp posts will be encouraged
- ii) Indirect, incandescent and warm coloured lighting is preferred
- iii) Illumination should be low level and low glare

**g) Colour Coordination**

- i) All colours should add to the natural surroundings of Telkwa and must coordinate with surrounding buildings.

**h) Parking**

- i) Parking areas must have controlled access points with well-designed entry points (driveways)
- ii) Paved, off-street parking areas are required at the side or rear of buildings
- iii) Solid fencing, landscaping or a combination of the two must adequately screen parking adjacent to a sidewalk or roadway.
- iv) Communal parking should be encouraged in the area, rather than small parking areas for individual developments.
- v) Signage should direct people to available parking areas

**i) Laneway access**

- i) Service access to businesses and other developments in the downtown should be from back or side streets wherever possible
- ii) Wherever possible, pedestrian and commercial traffic should be kept apart
- iii) Maximum use of lanes should be encouraged with easy pedestrian paths to the street and building

**j) Screening**

- i) Roof mounted equipment such as satellite dishes and mechanical equipment must be concealed from all pedestrian viewpoints.

**k) Signs**

- i) New signage applied to existing buildings must provide the appearance that the sign was part of the original building design.
- ii) Front lighting for highlighting is encouraged
- iii) The use of backlit, plastic face aluminum sign box type signs should be avoided

### Application Submission Requirements

Every submission for a Downtown Telkwa Development Permit shall include:

- a. A site plan
- b. Floor plans
- c. Elevations
- d. Perspective drawings
- e. Materials to be used
- f. Signs to be placed
- g. Landscape plan
- h. Colour coordination plan

## **Natural Environment and Hazardous Conditions - DPA No. 2**

### **Purpose**

The Natural Environment and Hazardous Conditions Development Permit Area is designated under the authority of Section 919.1 of the Local Government Act (for the protection of the natural environment and for the protection of development from hazardous conditions).

### **Area**

All lands shown on Map 14, DP-2 are designated as a Natural Environment and Hazardous Conditions Development Permit area.

### **Justification**

Natural features in Telkwa include steep slopes that divide the downtown core from the Bench area and Tyhee Lake, and a considerable amount of undeveloped forested land on the bench area containing both natural drainage courses and wetlands, providing moose and bear habitat.

The bench lands are an important natural resource area adjacent to the Tyhee Lake Provincial Park, with natural drainage leading to the lakeshore. New development should be sensitive to these natural features, in order to maintain the environmental integrity in these areas.

The objectives of the environment and hazardous conditions development permit designation are to:

- Allow urban development while avoiding residential construction in areas with more than 30% slope
- Protect natural landforms, environmentally sensitive habitat, significant stands of vegetation, watercourses and downstream development

## Guidelines

Development permits issues in DPA-2 shall comply with the following guidelines:

- a) No site clearing, re-contouring, servicing, issuing of building permits, or subdivision may occur without issuance of a development permit for such activity unless otherwise provided for in these guidelines.
- b) Notwithstanding the density provisions of the Zoning Bylaw, the density of development shall be based upon the ability of the site to accommodate development without creating a hazardous condition.
- c) No development shall take place, which would result in erosion, sloughing, flooding, landslip, or excessive run-off and siltation, or be detrimental to the fishery resource. Mitigation measures may be used to meet this guideline.
- d) No development shall be permitted in the area necessary to protect the fishery resource.<sup>8</sup>
- e) Re-grading should provide a smooth transition between the site and adjacent properties.
- f) Buildings, structures and paved surfaces shall be located:
  - i) Away from areas subject to erosion, sloughing, flooding, or landslip, or damage;
  - ii) At such distance from a watercourse so as to prevent erosion, sloughing, flooding, landslip, excessive run-off or siltation, and to protect banks and the fishery resource;
  - iii) To preserve the natural vegetation on the steeper slopes;
  - iv) To minimize cutting into slopes and avoid the use of retaining walls over 1.5 m in height.
- g) Measures shall be put into place to:
  - i) Direct surface run-off away from areas subject to erosion and sloughing and to handle storm water run-off appropriately;
  - ii) Contain any excessive run-off, erosion, or siltation at the clearing and construction stage, and from the completed development.
- h) Retention of natural geographic formations, such as escarpments, ravines, rock promontories, hilltops and natural drainage courses, shall be strongly encouraged.
- i) The sequence and timing of earthworks shall be designed to minimize run-off and avoid erosion or siltation.

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<sup>8</sup> see Fisheries and Oceans Land Development Guidelines for the Protection of Aquatic Habitat

- j) Ensure connections to adjacent wildlife reserves.

## Application Submission Requirements

Every development permit application shall be accompanied by:

- a) A plan showing existing and proposed grades, all trees having a diameter of 30 cm or more, 90 cm above the ground and located outside Fisheries designated leave-strip areas, and, if applicable, toe of slope, top of bank, or any watercourse setback area. The boundary of the watercourse setback area shall be physically located on the ground by a BC Land Surveyor, and the mapping of trees, toes of slope, and top of bank shall be based on survey data.
- b) For areas proposed to be disturbed, a slope analysis plan at the same scale as the plan required in (a) above.
- c) In the case of residential subdivisions, a lot layout plan superimposed on the plans referred to in (a) and (b) above. Each lot shall indicate a suitable building envelope and indicate driveway grades.
- d) In the case of multi-family residential, institutional, and commercial projects, a site plan showing buildings and structure, parking areas, access, circulation elements, toe of slope and top of bank, and any watercourse setback areas that are located on or that the site.
- e) A plan showing areas to be cleared and areas of cut and fill, and the proposed sequence and timing of the clearing and re-contouring operation.
- f) A plan showing selected cross-sections through the site.
- g) Where the subject site includes slopes in excess of 20%, a report prepared by a Professional Engineer or geoscientist registered with the Association of Professional Engineers and Geoscientists, with experience in soils and/or geotechnical analysis, setting out conditions and requirements appropriate to ensure slope stability.
- h) Other information as may be necessary to assess the development proposal.

# **Section 4: Implementation**

## Implementation

The Telkwa Official Community Plan has been prepared in accordance with the provisions of the Local Government Act. The objectives and policies of this Plan are reflected in land use designations illustrated in Map No. 15.

All proposed changes to this Official Community Plan must follow the amendment procedures pursuant to the Local Government Act. In addition, any proposed changes will be advertised to allow the residents, landowners and stakeholders of Telkwa to provide comment.

The Telkwa Official *Our Community - Our Future* is intended to be implemented through a variety of measures, including updating the zoning bylaw, improved communication with senior levels of government and the direct involvement of residents, landowners, and stakeholders.

The Village of Telkwa is not the only party responsible for implementation of this Plan. Certain issues are fully under the jurisdiction of senior levels of government and any actions must be initiated and implemented by the relevant agency. The residents of Telkwa will implement other measures. Business interests and private individuals also play a role in implementing the objectives and policies of the Official Community Plan.

The following chart outlines key implementation actions and the responsible party or parties for each action. Senior government refers to provincial or federal agencies with interests and jurisdiction in the Plan Area. RDBN refers to the Regional District of Bulkley-Nechako. Community refers to the residents, landowners, and stakeholders of Telkwa.

The timing of the implementation activities is broken down into four categories:

1. Immediate (to be initiated in 2001/2002)
2. Short term (to be completed within 5 years, prior to the next scheduled review of this OCP)
3. Long-term (to be completed over 10-20 years); and
4. Ongoing (to be initiated in the short term with no planned date of completion).

The following outlines the implementation strategy for this Official Community Plan:

Plan Implementation

<i>Implementation Actions</i>	<i>Timing</i>	<b>Responsibility and involvement of:</b>			
		<i>Senior Gov't</i>	<i>RDBN</i>	<i>Village of Telkwa</i>	<i>Community</i>
1) Update of Zoning Bylaw	Immediate			✓	
2) Update of Subdivision Bylaw	Short-term			✓	
3) Preparation of Downtown Design Guidelines	Short-term			✓	
4) Undertake Boundary Expansion	Long-term		✓	✓	
5) Apply to LRC for block exclusion of lands recently included in Village boundaries	Immediate			✓	
6) Develop a comprehensive Sign Bylaw	Short-term			✓	✓
7) Confirm Map Reserve for lands surrounding Aldermere Historic townsite	Short-term	✓		✓	
8) Develop a Seniors Housing Facility	Short-term	✓		✓	✓
9) Community Education on land use in environmentally sensitive areas	ongoing	✓	✓	✓	✓

<i>Implementation Actions</i>	<i>Timing</i>	<i>Senior Gov't</i>	<i>RDBN</i>	<i>Village of Telkwa</i>	<i>Community</i>
10) Continue to Develop the community trail network - specifically ensure trail connectivity on bench lands as they are developed.	Ongoing	✓	✓	✓	✓
11) Communicate transportation policies and recommendations contained in OCP	Immediate	✓		✓	
12) Continue ongoing discussions re: Highway improvements in Telkwa and long-term plans for highway relocation	Ongoing	✓		✓	
13) Develop a schedule of pedestrian improvements based on pedestrian traffic plan and budget for next 5 years	Ongoing	✓		✓	✓
14) Discuss guidelines and requirements of DPA One with Department of Fisheries and Oceans to ensure meets standards recommended for fish protection.	As needed	✓		✓	
15) Discuss guidelines and requirements of DPA One with Ministry of Water, Land & Air Protection	Short-term	✓		✓	

<i>Implementation Actions</i>	<i>Timing</i>	<i>Senior Gov't</i>	<i>RDBN</i>	<i>Village of Telkwa</i>	<i>Community</i>
16) Community Education re: Water conservation measures	Ongoing			✓	✓
17) Develop new Water Treatment Plant	Short-term	✓	✓	✓	
18) Develop Water Storage facility	Immediate	✓		✓	
19) Replace Asbestos Concrete Water lines	Short-term	✓		✓	

# Sources

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3. Bulkley Timber Supply Area Socio-Economic Analysis, August 1994, prepared by Alison Coyne, Economics and Trade Branch, BC Ministry of Forests
4. Feasibility Report to Village of Telkwa on New Reservoir, May 1998, prepared by Dayton and Knight Ltd.
5. Luscar Telkwa Project Report Update, July 29<sup>th</sup>.
6. Safe Walkway Plan, June, 2001, prepared by the Safe Travel Committee of the Telkwa Elementary School Parent Advisory Council
7. Smithers - Telkwa Rural Official Community Plan, 1988, Regional District of Bulkley-Nechako
8. Telkwa Economic Development Strategy, March 1997, prepared by Cutting Edge Consulting
9. Telkwa Landscape Unit Plan, September 1999, Bulkley/Cassiar Forest District
10. Telkwa Pedestrian Facility, prepared by Tim Murphy, Urban Traffic Safety Specialist, ICBC
11. Village of Telkwa Community Business Development Plan, December 2000, prepared by Oldtown Adventures

12. Village of Telkwa Trail Development Plan, January 1997, prepared by Hillcrest Recreation Consulting Inc.
13. Village of Telkwa Water Supply Study, February 2000, prepared by Dayton and Knight Ltd.
14. Village of Telkwa, Comprehensive Development Planning Report, January 1998, prepared by Stanley Consulting Group Ltd.