



Corporation of the Village of Pouce Coupe
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OFFICIAL COMMUNITY PLAN BYLAW # 930, 2010

A Bylaw which is a statement of objectives and policies to guide planning and land use management decisions within the Village of Pouce Coupe, in accordance with the provisions of the *Local Government Act*.



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Under section 876 of the *Local Government Act*, the Council may, by bylaw, adopt an Official Community Plan. In accordance with the selfsame *Act*, the Council has undertaken the necessary consultations and other steps for adoption of a new official community plan.

The Council of the Village of Pouce Coupe, in open meeting assembled, enacts as follows:

1. This bylaw, number 930, is cited as the *Official Community Plan Bylaw, 2010*.
2. The plan titled *The Village of Pouce Coupe Official Community Plan 2010* set out in Schedule A to this bylaw is adopted and designated as the official community plan for the Village of Pouce Coupe.
3. The Map Entitled 'Pouce Coupe Beautification & Recreation Plan' is an integral part of, and forms Schedule 'B' of, this Bylaw.

This bylaw may be cited for all purposes as the "VILLAGE OF POUCE COUPE OFFICIAL COMMUNITY PLAN BYLAW, NO. 930, 2010."

READ A FIRST TIME this 22nd day of March, 2010.

READ A SECOND TIME this 3rd day of May, 2010.

READ A THIRD TIME this 17th day of May, 2010.

RECONSIDERED AND FINALLY ADOPTED this 7th day of June, 2010.

Mayor Lyman Clark

Chief Administrative Officer Peter Thomas

Certified a true copy of "The Corporation of the Village of Pouce Coupe
Official Community Plan Bylaw No. 930, 2010".

Chief Administrative Officer, Peter Thomas

Approval & Date

District Manager (or Representative), BC Ministry of Transportation and Infrastructure



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SCHEDULE 'A'
VILLAGE OF POUCE COUPE OFFICIAL COMMUNITY PLAN

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1. Introduction

This *Official Community Plan (OCP)* has been prepared pursuant to the *Local Government Act* and



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the *Climate Change Charter*. It is comprised of a map illustrating a pattern of proposed land uses, and a set of objectives and policies dealing with pertinent aspects of community development.

“Objectives” in this context articulate the type of community that is desired by its residents, or the community vision toward which the actions or policies aspire.

“Policies” are statements of intent or action that seek to fulfill the stated objectives. They are the instruments by which the objectives can be attained. The policies and plans are intended to provide direct guidance to municipal staff, the development industry, the general public, Village Council, and various regulatory agencies with respect to land use, development, redevelopment, servicing, and transportation within the Village of Pouce Coupe.

The Official Community Plan deals with development in the long term and must be applied and interpreted with some flexibility. Official Community Plans should be periodically reviewed and updated to take into account changing circumstances and municipal preferences.

This OCP is an update of the 1993 plan, and is based upon the requirements of the *Local Government Act* and *Climate Change Charter* as well as and including meetings with the Village of Pouce Coupe Council, Village staff, and the general public. As such, it reflects the shared vision of the residents of the Village of Pouce Coupe.

While all bylaws enacted or works undertaken by a Council after the adoption of an OCP must be consistent with the Plan, it does not rule out amendments based on changing circumstances.

1.1. Relationship with Zoning Bylaw

The policies of this plan are to be implemented through the collective action of the community, primarily through the decisions of Council on matters such as zoning, subdivision, heritage preservation, development permits, and capital expenditures. As such, the Zoning Bylaw (ZBL), being updated at the same time as this OCP, acts as the primary regulatory arm of the OCP. Schedule ‘A’ of the ZBL, the Zoning Map, acts as a key descriptor of permitted land uses.

1.2. Key Sections of the 1993 OCP to be Carried Forward

The Village of Pouce Coupe Official Community Plan 1993 listed a number of major objectives:

- To preserve the existing character of Pouce Coupe in a manner that reflects the quality of life desired by the community and projected growth demands.
- To promote the health, safety, convenience and welfare of Pouce Coupe residents.
- To secure a proportion of future regional, residential, commercial, and employment growth that is comparable with the existing regional situation.
- To provide opportunities for residential, commercial, industrial, public institutional, and agricultural development, which do not compromise the ability to manage growth.
- To encourage the provision of sufficient employment opportunities to meet the need of the Village population.
- To maintain the central area of the Village as the social, commercial, and employment activity focus of the Village.
- To preserve and enhance the air, water and land environment.



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- To ensure that municipal services are developed and maintained to an adequate standard.
- To secure adequate space and prevent overcrowding of land.
- To minimize land use conflicts between residential neighbourhood and adjacent commercial, industrial, public institutional and agricultural land uses
- To enhance the public's involvement in the development process

The 1993 OCP also listed a number of general policies:

- All future development in the Village will conform to the policies and designations contained within this Plan.
- The phasing of future development will be dependent on the provision of community water and sewer services.
- The discharge of storm water management systems, where possible, will be utilized for groundwater recharge. Where discharge is into natural watercourses, the guideline and regulations set by the Ministry having authority will be met.
- All development proposals affecting land within the Village are subject to Section 5.0 (implementation) of this Plan.
- Utilities other than office buildings and works yards are permitted in all designations, provided that the utilities have no outdoor storage of any kind, and no garages for the repair and maintenance of equipment.
- There is no minimum parcel size for a parcel to be used solely for the unattended equipment necessary for the operation of a utility, a community radio or television receiving antenna, or a navigational aid.
- Residential development at a greater density than one parcel per 1.8 hectares (4.5 acres) will not be permitted unless adequate community water supply, sewer and drainage services are provided.
- All measurements in the by-law are expressed in the Standard International Units (SI) system, Approximate equivalents expressed in the Imperial Measurement system are included for convenience only; to the extent of any discrepancy or inconstancy between the measurements, the SI measurements shall govern.

All points above shall be carried forward into this 2010 OCP.



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2. Labeling Objectives and Policies

Throughout this document, policies and objectives are labeled to assist in ease of reading.

The label codes mean a policy or objective that relates to:

TRNS:	Transportation
LIVE:	Residential areas or quality of living
CORE:	Revitalization of the Village Core
TRSM:	Tourism development
ENV:	Environmental protection or recreation areas
INDS:	Industrial areas
HRTG:	Heritage protection
AGRI:	Agriculture
ACSS:	Accessibility to seniors or people with Special Needs.
ECDEV:	Non-tourism economic development.

These codes should be taken as guides only, since many issues have multiple characteristics. For example, a well-planned development will attract new business, encourage economic development, bring in new tourists, spur core area revitalization, and attract new residents.

3. Key Issues, Trends, & Strategies

This is a key time in the story of the community, as social and economic realities have changed since the last OCP, and the community must adapt to the new realities, capitalizing on existing assets and creating new ones

The Future of Highway 2

According to long-term planning documents released to the Village of Pouce Coupe by the BC Ministry of Transportation and Infrastructure¹, and a telephone interview with a regional manager in the same agency, no significant changes to Highway 2 are likely until at least 2025. No plans exist for later dates, but the Ministry of Transportation has stated it will place highest consideration on the stated wishes of the Village of Pouce Coupe.

Three options for the future of Highway 2 were presented to the residents of the community, including specific questions in a survey sent to all residents. The first option was the status quo, with the highway corridor remaining in the core of the community, with on-going improvements to aesthetics, parking, and pedestrian crossings. This option was strongly supported by the business community.

The second option was to split the highway into two, one-way components, both within the built-up area of the Village. This option was flatly rejected by the community.

The third option was to establish a bypass route around the Village, with the corridor of this route only vaguely defined. This option received strong support from many residents of the Village.

¹ Highway 2 Corridor Study, April 2007



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All three options were presented to the residents and businesses of the community, using a survey and an Open House.

Policy TRNS-1:

The Village of Pouce Coupe supports the permanent continuation of Highway 2 along its present routing, in order to create the best economic climate possible for small business. The Village may however support the establishment of an unmarked trucker's route around the community after 2025. This route would not be labeled as part of the highway system, and would be modeled after the existing trucker's bypass route around the City of Dawson Creek.

3.1. Supporting Economic Growth in the Commercial Sector

The decline in the number of businesses in the Village of Pouce Coupe has coincided with a slow decline in the population. Developing a strategy to respond to these trends has been a focus of the Village for several years. The chosen route forward involves Pouce Coupe capitalizing on its heritage. Other BC communities founded in the late 19th Century have utilized their heritage status and small-town atmosphere to attract both commuter-oriented families and the 'footloose' working population (people involved in professions where they have considerable autonomy in deciding where to live). As such, both the OCP and the ZBL have incorporated policies designed to preserve and enhance the heritage 'feel' of the community. Retail and tourism research supports adoption of heritage preservation and enhancement guidelines.

Policy CORE-1

Council supports the inclusion of affordable housing, increasing density and mix of use, utilizing design to increase safety, accessibility, and reduction of crime.

Policy CORE-2

Residential construction will generally not be allowed in the commercial lots along Highway 2, although some consideration will be given to mixed-use proposals at the juncture of the highway with 51st Street.

Policy CORE-3

The community will promote its fiber-optic Internet connection in the core area.

Tourism

Objective TRSM-1

The Village of Pouce Coupe hereby adopts the following Vision for Tourism in the Village of Pouce Coupe:

The Village of Pouce Coupe encourages and welcomes visitors to our small visitor friendly community, which, as one of the original settlements in the South Peace Region, celebrates history, culture, and spirit.

It should be noted that whatever makes a community better for tourists to visit, also serves to attract professionals and others to live. The following items from the Pouce Coupe Tourism Plan are hereby incorporated into this OCP.

The Council of the Village of Pouce Coupe will work:



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Policy TRSM-1

To diversify the local economy by enhancing and expanding the tourism industry as a way of increasing the tax base, jobs, and income available to residents;

Policy TRSM-2

To enhance community appeal for visitors by attracting infrastructure investments through local, regional, provincial, national and private sources;

Policy TRSM-3

To support business and industry development that complements and strengthens products and attractions of most appeal to visitor markets;

Policy TRSM-4

To encourage tourism operators to work cooperatively and in collaboration with community stakeholders.

Policy TRSM-5

To maintain a tourism management function through contracting Tourism Pouce Coupe to administer tourism to ensure leadership, organizational capacity, funding, and communications that support tourism stakeholders and the community in achieving the vision for tourism.

Also, the Village of Pouce Coupe will:

Policy HRTG-1

Organize a Beautification & Recreation Committee to create an implementation plan for the Beautification & Recreation Plan (Schedule 'B' of this OCP).

Establishing a trail system that encircles the community, including negotiating appropriate right-of-ways with all affected landowners, and finding cost-effective options for bridging over Bisette Creek;

- ❖ Establishing continuous high-quality sidewalks and paths within the community along designated corridors;
- ❖ Where necessary, negotiate on behalf of Pouce Coupe Right-of-Ways with private landowners (including CN Rail) to enable creation of the trails shown on Schedule 'B'.
- ❖ Alter trail corridors as necessary.
- ❖ Establishing a system of signage and tree-rows means to evoke a sense of a pioneer village, and provide an opportunity to tell the stories from the past.
- ❖ Make recommendations to Council for ways to enforce appropriate use of new trails;
- ❖ Make recommendations to Council regarding opportunities for outdoor fitness facilities;
- ❖ Encourage all facilities to strive for a goal of being universally age- and disability-friendly;
- ❖ Creating detailed designs, and implementing the flower pots, hanging pots, and tree rows shown in Schedule 'B'; and
- ❖ Overseeing the installation of the improved highway pedestrian crossings.
- ❖ Coordinate community and **volunteer** elements in the process of making the Beautification Plan a reality.

Partner with community groups, non-profit organizations, business associations and other jurisdictions to ensure environmental protection and dynamic open spaces.



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The Beautification and Recreation Committee will be able to phase, change, or edit proposed trail corridors, as deemed necessary to effect implementation.

The Beautification and Recreation Committee will also:

Policy HRTG-2

Encourage and coordinate community members in creating and maintaining: a farmers' market; agri-tourism development, a trail encircling Pouce Coupe, a trail to Dawson Creek, the efforts of the Beautification & Recreation Committee, the Canada Day BBQ in Pouce Coupe Park, and events on the new trail system such as community runs.

Policy ECDEV-1

Find ways to promote the community as a good place for families, retirees and professionals.

3.2. Creating a Better and More Diverse Residential Environment

Policy CORE-4

Overall, the Village will prioritize revitalization and infill over peripheral development.

Sustainable land use and growth means promoting compact and mixed-use development. This involves locating residential areas near stores, jobs, schools and recreational amenities giving people more opportunities and incentives to walk or bike, and encourages development densities needed to support better public transit. **This type of growth is less expensive to taxpayers because the cost of servicing compact communities is lower than the cost of serving low-density communities.**

The inherent charm of the Village of Pouce Coupe sometimes suffers by the presence of poorly-maintained housing. The ZBL has been drafted to reinforce existing aesthetics and building maintenance regulations. As well, the right to construct new, or replace old, manufactured (mobile) homes has been removed from most of the original village site.

To prevent sprawl, focus demand for new housing, and maintain the Climate Action directives to support walk ability in communities, development cost charges may be levied where roads and utilities need to be installed by the municipality to service new development.

All new housing in the Village is encouraged, but not required, to include heritage design elements. The elements considered most appropriate to Pouce Coupe are:

- Front porches
- Windows that have multiple small panes of glass
- Natural colouring
- Horizontal siding
- Changes in roof pitch
- Dormers



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3.3. Supporting Economic Growth in the Industrial Sector, and Protecting the Environment

Much of the employment base in Pouce Coupe comes from industry, mostly related to oil & gas extraction. The problem arises from the aesthetics of oil & gas lots, where debris is left, in full view of Highway 2; and where petrochemicals spilled, cause ground contamination.

Policy ENV-1

Regulations designed to prevent ground contamination are included in the new ZBL. Existing operations will be subject to these regulations within two (2) years of adoption of this bylaw; and new operations will be subject immediately.

3.4. Dealing with the Closure of the Pouce Coupe Care Home

The Village of Pouce Coupe, in the new ZBL, has created a CD1 zone to allow for the renovation of the old Care Home into a mixed-use office and apartment structure.

3.5. Sustainability, Water, Food, and Energy

Policy ENV-2

The Village of Pouce Coupe will continue to develop a recycling and composting program, as resources allow.

The Village of Pouce Coupe, in the new ZBL, has encouraged backyard gardens.

Policy ENV-3

The Village of Pouce Coupe will support farmer's markets, garden fairs and other similar events to encourage full utilization of this regulation.

Policy ENV-4

The Village of Pouce Coupe supports in principle, the development of a windmill farm near the community. Should a windmill farm move to the advanced development stage, the Village will consider annexing the windmill farm, and giving energy from these windmills first priority in the community's electric grid.

Policy CORE-5

The Village will support water-saving and energy-saving features in all new and renovated buildings.

Policy CORE-6

The Village will work to implement immediately the recommendations of the 2010 Pouce Coupe Energy Plan to reduce energy usage from municipal-owned vehicles and buildings².

3.6. Summary: Pouce Coupe in 2020

This OCP has envisioned a Pouce Coupe in 2020 that has successfully maximized all economic opportunities through strategic use of its heritage, natural beauty, agriculture, and spinoffs from the oil and gas industry. It will be a desirable place to live, with many housing types, and a racially,

² 2009 Community and Corporate Energy Plan



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ethnically, and age mixed population. It will have a flourishing and unique retail sector. It will have a dentist's office and a doctor's office, and many home-based and professional businesses. It will be safe, clean, and environmentally friendly. It will have improved relations with nearby residents. It will have maintained and improved its status as a bedroom community. It will produce much of its own food and energy.

Most of the remainder of this document reviews the requirements of the *Local Government Act* in a systematic fashion.

4. Fulfilling Local Government Act s. 877

This section reviews the requirements of *LGA* s. 877 in nearly the same order they are provided in the Act. This section is so written as not to repeat information already stated in Section 3: Implementation.

4.1. Meeting Residential & Affordable Housing Demand.

Policy LIVE-1

By allowing for small condominiums, smaller residential lots, in-law suites, duplexes, and cluster housing, the Village has created a regulatory environment where the market may create affordable housing, for profit.

Policy LIVE-2

The Village will, in general, promote sensitive infill of existing residential parcels over new residential development on raw land.

4.2. Ensure Aggregate Deposits

Interviews with current and former staff of the Village of Pouce Coupe indicated that significant aggregate deposits exist throughout the South Peace Region. Since the Village of Pouce Coupe purchases aggregate as needed from suppliers in the surrounding region, aggregate supplies are adequate to meet the Village's needs for many years.

4.3. Restrict Development in Areas that are Hazardous or Environmentally Sensitive.

The current municipal boundaries contain few hazardous or sensitive areas; those that exist, mainly in the gullies carved by Bissette Creek and Pouce Coupe River, are within the P2 – Open Space and Recreation Zone, and are owned by the Village.

Policy ENV-5

The Village will carefully consider the long-term environmental impacts and hazards to any development in the P2 zone.

4.4. Approximate location and phasing of any major road, sewer and water systems.

The road system is adequate for the existing population.



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The existing water system uses water from the same source as the City of Dawson Creek, which is adequate for the foreseeable future. The water main system is not due for upgrades within 5 years.

According to an interview with the former municipal engineer of Pouce Coupe, the sewer system is not due for upgrades within 5 years. The sewer system can presently handle the needs of a population of up to approximately 950 persons. This may be extended by requiring water-saving features on all new buildings.

The new elementary school, library, and recreation centre are located at 52nd Ave. and Highway 2. They are presently at about 60% capacity.

A series of playgrounds, green areas, and parks, are located around and within the community. These are shown on Schedule 'B'.

Waste is collected at the curbside, and then transported out to the Regional Municipal Landfill in the Peace River Regional District. .

4.5. Reducing Greenhouse Gas Emissions

The municipality has adopted a plan, developed in coordination with the Peace River Regional District, to reduce energy needs of municipal buildings and vehicles.

Policy ENV-6

New developments will be encouraged to use energy-efficient technologies.

As stated previously, the Village will encourage development of new nearby windmill farms (none are presently envisioned), primarily by giving power from such a farm priority in the Village's electric grid.

Policy ENV-7

Micro-scale solar energy systems (such as photovoltaic systems and solar hot water collectors) and design strategies that seek to capture energy from the sun are encouraged.

Policy CORE-7

The Village will also encourage all new buildings to be designed so they have the capacity to provide incorporate future solar technologies, such as solar hot water heaters and photovoltaic systems.

Policy ENV-8

Pouce Coupe's contribution to becoming more sustainable is perhaps most significant, however, by making a commitment to maintain itself as a walking-sized community, to encourage walking and biking by adopting an ambitious trails plan, and by working hard to build up its commercial and industrial sectors enough to make it a truly complete community. By doing this, the community is also meeting most of its commitments in the Climate Change Charter.

Policy ENV-9

The community will seek opportunities to work with partners to educate and advertise to the public and development industry measures, incentives and programs that encourage reduced water and energy consumption, including energy efficiency upgrades, renewable energy technologies, and water and energy-efficient appliances.



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Policy ENV-10

Through Bill 44, the Provincial government has set targets for BC to achieve a 33% reduction in greenhouse gas emissions below 2007 levels by 2020 and by 80% below 2007 levels by 2050. The Village of Pouce Coupe also adopts these targets. Council will work to support to help achieve these targets.

5. Fulfilling Local Government Act s. 878: Other Policies

This section reviews the requirements of LGA s. 878 in nearly the same order they are provided in the Act. This section is so written as not to repeat information already stated in previous sections.

5.1. Residential Areas

For residential areas, the Village will:

Objective ENV-1

Protect Residential areas from adverse impacts of industrial and commercial uses.

Objective LIVE-1

Ensure that areas designated as Residential are attractive, pleasant and desirable living environments.

As well:

Objective ENV-2

Promote the use of grey water reuse systems in new construction and rainwater capture in all homes.

Objective ENV-3

Encourage planting of edible plant species in lieu of landscaping in private developments, parks, utility corridors, and local right-of-ways where appropriate and logistically feasible.

Objective ENV-4

Encourage development of food gardens and green walls (i.e. vertical landscaping) .

5.2. Commercial Area/Core

Objective CORE-1

Maintain the central area of the Village as the main commercial activity area.

Objective ECDEV-1

Encourage the provision of sufficient commercial development to meet the needs of Village residents.

Objective CORE-2

Ensure that commercial developments are attractive and well designed.



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Objective CORE-3

Ensure that commercial developments are compatible with surrounding land uses.

Policy HRTG-3

Promote architecturally-sensitive and heritage-themed infill and redevelopment of existing neighbourhood commercial (C2) parcels within designated neighbourhood commercial areas before developing new ones.

Objective CORE-4

Continue to recognize that the village core is the focal point of the community. A healthy, vibrant core boosts morale and stimulates investment

Policy AGR-1

Support and promote a Farmer's Market, and work toward securing a long-term location for it.

As well:

Medium density developments have been encouraged near the core, as this can create a more vibrant atmosphere, strengthen existing businesses and bring in new commercial growth.

Objective ECDEV-2

The Village of Pouce Coupe will promote itself for new commercial development in the tourism, retail, and other professional sectors.

Objective CORE-5

Promotion of the Core will include placing highly-visible signage encouraging persons using Highway 2 to visit 49th Avenue and the Museum, and to utilize the large amount of parking available on 49th Ave.

Policy CORE-7

The Village will support the retention and recruitment of an adequate labour pool by ensuring access to appropriate and affordable housing and other necessary support services such as child and elder care.

5.3. Industrial Areas

For industrial areas, the Village will:

Objective INDS-1

Promote economic prosperity by encouraging light industrial development in the Village.

Objective INDS-2

Ensure that industrial development occurs in a manner which allows for the maintenance of a desirable aesthetic environment for the benefit of Village residents.



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Policy INDS-3

Restrict commercial uses of light industrial land, both to focus commercial development in the core, and to encourage industrial development considered to be appropriate with the community.

Objective ENV-5

Take measure to protect against ground contamination.

Policy INDS-4

Ensure industrial areas have access to a full range of municipal services (whereby developers must pay for any new infrastructure needed to provide these services).

Objective LIVE-2

Ensure access to new industrial developments will not be routed through residential areas.

5.4. Agricultural Areas:

For agricultural areas, the Village will:

Objective AGRI-1

Preserve the rural character within agricultural areas of the Village.

Policy AGRI-2

Encourage agricultural production, including agricultural diversification initiatives.

Policy AGRI-3

Respect the intent and provisions of the Agricultural Land Commission Act.

Policy AGRI-4

Ensure the most appropriate future utilization of lands currently designated as Agricultural.

Policy AGRI-5

In general, respect the maintenance and enhancement of farming on land in agricultural zones.

5.4.1. Agricultural Land Reserve

Regarding the Agricultural Land Reserve:

Policy AGRI-6

Development within the Agricultural Land Reserve will be permitted only when in compliance with the Agricultural Land Commission Act.

Policy AGRI-7

The intent of the Agricultural Land Commission Act will be considered by Council. The procedure established by the Agricultural Land Commission for exclusion of the Agricultural Land Reserve will be followed at all times.



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Policy AGRI-8

For development proposals within an Agricultural Land Reserve, the approval of the B.C. Agricultural Land Commission is required.

5.5. Transportation:

For transportation, the Village will work with the Ministry of Transportation and Infrastructure to:

Objective TRNS-1

Provide safe and convenient pedestrian access to schools, parks, commercial facilities and residential developments.

Policy TRNS-2

Provide a Village arterial system properly integrated with the Provincial Highway System, with particular emphasis on the safety of Village residents (see Schedule 'B').

Policy TRNS-3

Reduce the impact of through traffic on local land uses.

Policy TRNS-4

Practice proper access management along the Highway corridor.

Policy TRNS-5

Encourage the development of pedestrian walkways connecting the various activity and residential areas of the Village.

Policy TRNS-6

Establish standards for off-street parking and loading facilities in the Zoning Bylaw

As well:

Policy TRNS-7

Permit on-street parking stalls located in front of multi-unit residential, commercial, industrial and institutional developments to be counted within the total number of parking stalls required in the Zoning Bylaw.

Policy ACSS-1

Aim to provide access and accessibility to transportation services for all citizens.

Policy ACSS-2

Ensure all new sidewalks, crosswalks and transit stops are constructed for universal physical accessibility.

5.6. Municipal Services

For Municipal Services, the Village will:



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Policy LIVE-3

Provide an adequate level of municipal services to the residents of Pouce Coupe, including fire and police protection service, building inspection, water supply and sanitary sewer service.

Policy LIVE-4

Ensure that development in the Village occurs only where water, fire protection, sanitary sewer services and drainage are available and sufficient to accommodate demand.

Policy LIVE-5

Ensure the servicing requirements for Pouce Coupe do not exceed the ability of the Village to provide these services.

Policy LIVE-6

Maintain the existing level of service for fire protection and upgrade facilities as required.

As well:

Policy LIVE-7

Developments which require amendment to infrastructure may not be permitted unless the developer pays the full costs to the Village in constructing, administering, and maintaining the construction of said infrastructure.

Objective ENV-6

All new civic and institutional facilities are required to ensure that waste reduction, recycling and reuse programs are incorporated in their development.

5.7. Municipal Buildings

All new municipal buildings shall:

Objective ENV-7

Meet or exceed an R2000 construction standard.

Policy ACSS-3

Be fully accessible to all persons with Special needs.

Objective ENV-8

Incorporate sustainability features as available, such as:

- Green roof
 - Brown water recycling for toilet use
 - Solar power panels
 - Miniature wind power generation
 - Be constructed of local and/or recycled construction materials
 - Water and power-saving devices
-



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5.8. Recreation

For recreation areas, the Village will:

Objective ENV-9

Protect the natural environment, life and property by limiting development in areas recognized by Council as environmentally sensitive, and subject to flooding, soil instability, slope instability, or landslides. These areas are entirely in the gullies of Bisette Creek and Pouce Coupe River, on lands owned by the municipality, and are zoned P2. In lieu of creating a development permit area, staff and council will ensure that geotechnical considerations are carefully reviewed in the development process.

Objective ENV-10

Minimize property damage, injury and trauma associated with flooding events.

Objective ENV-11

Limit development on slopes greater than fifteen percent (15%).

Policy ACSS-4

Ensure reasonable access by people with Special needs.

Policy ACSS-5

Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs and; Ensure recreation facilities and programs are accessible to people of all ages, ethnicity, incomes, and abilities.

Policy LIVE-8

Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs.

Policy ACSS-6

Ensure recreation facilities and programs are accessible to people of all ages, ethnicity, incomes, and abilities.

As well:

Objective ENV-12

Develop parks and recreational uses throughout the Village.

5.9. Heritage Preservation, Arts, and Culture

The Village will:

Policy HRTG-4

Encourage buildings in the Core to conform to exterior design styles that reinforce the history and sense of place of the Village of Pouce Coupe.



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Policy HRTG-5

Actively support relocation of certified heritage buildings from outside the community to be moved to Pouce Coupe, placed in vacant lots that are appropriately zoned, as long as they are then immediately refurbished to a near-new state.

Policy HRTG-6

Work with the Pouce Coupe Museum to create additional opportunities to present artifacts, and hold heritage-themed events.

Policy ECDEV-2

Use heritage as an opportunity and a tool in community and economic development initiatives, building on existing initiatives such as the Beautification & Recreation Plan (Schedule 'B').

Policy ACSS-7

Ensure that heritage programs are inclusive and physically accessible to all segments of the Pouce Coupe community.

5.10. Regional Context Statement

Overall Context:

- The Peace Regional District is currently drafting a Fringe Plan to address management of lands just outside the municipal boundaries. This includes land areas for residential subdivision.
- Historically, the Village has provided water and sewer utilities to land owners directly adjacent to Village boundaries as per the water agreement with the City of Dawson Creek. However, generally, the Village's position is to not provide services and servicing unless land area is included within the municipal boundaries.
- The BC Government Strategic Plan affects economics in the region and therefore growth and industry in and around the Village.
- Private or Crown lands are important to resource-based industry and these activities affecting the growth, economics and environmental conditions (habitat, water quantity and quality, etc.) within and surrounding the Village.
- A South Peace Comprehensive Development Plan (SPCDP) was completed in 2007, and was a joint planning study, developed in partnership between Village of Pouce Coupe, the City of Dawson Creek and the Peace River Regional District. It considered a planned response to growth, with the intention of enabling the local governments to take a coordinated approach in addressing new development applications over a long term (15+ year) time frame.
- The Agricultural Land Commission has a long time policy to conserve and protect agricultural lands in the region.

In order to maintain a strong working relationship with nearby communities, the Village will:

Objective ENV-13

Work with the Peace River Regional District on planning programmes relating to the area near Pouce Coupe



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Objective ENV-14

Where large scale inter-jurisdictional planning processes and projects occur, encourage the formation of a committee or working group to advise both Municipal Council and Peace River Regional District throughout the process.

Policy ECDEV-3

Encourage beneficial partnerships with nearby communities where appropriate; and support and work with government agencies on issues that affect the Village's residents.

Policy AGRI-10

Work to outline or support new agreements beneficial to Village residents (i.e. agreements with the ALC for development of lands located within the Village limits).

Policy ECDEV-4

Support economic development opportunities within the region that are aligned with and balance the sustainability planning goals of the Village.

Objective ENV-15

Work with government agencies to manage and protect water resources.

Objective CORE-6

In order to maintain an aesthetic and safe Highway 2 corridor in the winter, the Village of Pouce Coupe will work with the Ministry of Transportation and Infrastructure to ensure that appropriate snow removal standards are met along Highway 2.

5.11. Coordinating Volunteerism & Business Development

Policy ECDEV-5

An annually-updated list of potential community funding sources should be maintained by the Village. The Village may also allocate resources to the implementation of the 2009 and 2010 Economic Development Plans of the Village of Pouce Coupe.

5.12. Social Well-Being & Development

Policy LIVE-9

The Village will support development of a training and social development program, geared to single parents.

Policy LIVE-10

The Village will support access to affordable quality licensed childcare and preschool

5.13. Safety, Crime Prevention, & Emergency Planning

The Village of Pouce Coupe will:

Policy LIVE-11

Maintain an emergency plan, to be reviewed on an annual basis, and coordinate emergency service providers for an annual practice to test preparedness for major emergencies.



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Policy CORE-8

Improve Village infrastructure as a crime prevention measure, including lighting, beautification, and community clean-ups.

Policy CORE-9

Utilize Crime Prevention Through Environmental Design principles (CPTED) in the review process for rezoning and development applications.

5.14. First Nations Reconciliation

The Village of Pouce Coupe will:

Policy LIVE-12

Actively promote involvement of First Nations community members on Village committees, in public celebrations and gatherings as performers, exhibitors or attendees

6. Fulfilling *Local Government Act* s. 879: Consultation

This section reviews the requirements of LGA s. 879 in nearly the same order they are provided in the Act. This section deals with the consultation requirements of an OCP.

Before 3rd and Final Reading, the Village of Pouce Coupe provided the following opportunities for consultation with persons, organizations and authorities it considers will be affected:

- At least one (usually two) direct contacts by phone, visitation, and/or by email, including copies of draft versions of this bylaw, with:
 - BC Ministry of Transportation and Infrastructure
 - The Peace River Regional District (PRRD)
 - The City of Dawson Creek
 - Chamber of Commerce
 - Pouce Coupe Community Church
 - The Pouce Coupe Seniors Society
 - The Pouce Coupe Museum Society
 - Pouce Coupe Elementary School and School District 59
 - Pouce Coupe Métis
 - The Agricultural Land Commission

These contacts usually took the form of a phonecall or visit, followed by a phonecall or email. Senior governments, PRRD, the local school district, and the Pouce Coupe Métis were emailed draft forms of this bylaw and the ZBL after First Reading, for comment.

For public consultations, the following efforts were made:

- A public survey was placed in all Pouce Coupe mailboxes. Of these surveys, 25 were returned completed.
- A business survey was also emailed to all businesses in Pouce Coupe. Of these, 2 were returned completed.
- Both surveys were posted on the Pouce Coupe website for 2 months.
- An all-day Open House of the draft OCP and ZBL was held on February 15, 2010. It was advertised on bulletin boards, on the Village Office, at the Redwood Husky.
- A Design Charrette was held on February 16.



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- A Public Hearing was held on May 3, 2010. It was advertised in advance at the Village Office, in the local newspaper, bulleting board by the post office, and at the Redwood Husky. A graphics-heavy series of posters describing the impacts of the OCP and ZBL was also posted within the Post Office, in the post box area where all residents must visit frequently, for a period of 4 weeks.

7. Schedule 'B': Beautification and Recreation Plan

Attached

8. Annex A: Brief History of the Founding of Pouce Coupe

While there is debate regarding the origin of the name 'Pouce Coupe', the first known reference to it was in McLeod's Fort Dunvegan Journal, 1896 which identified a Beaver Indian Chief named 'Pouskapie'. The community was settled by European immigrant Hector Tremblay in 1898. Mr. Tremblay, being a French speaking individual, named it 'Pouskapie's Prairie', into the nearest French words of similar sound.

The region became known as the Pouce Coupe Prairie, from which the river and village took their names. Permanent settlement began after the French-Canadian voyageurs Hector Tremblay and Joe Bissette left their group of prospectors during the gold rush. In 1898 Bissette built his cabin in the present day Pouce Coupe Regional Park at the confluence of Bissette Creek and Pouce Coupé River, but soon moved on to Dunvegan, Alberta. Tremblay, joined by his wife and children in 1908, built his cabin at the confluence of Dawson Creek and Pouce Coupé River. Tremblay used his cabin as a trading post for local aboriginal tribe and resting place for the travelers that passed through. He also tried ranching cattle and helped cut trails south to Grande Prairie and north to Fort St. John. When the Dominion Government opened the Peace River Block for homesteading, the trails created an influx of settlers between 1912 and 1914. A community began to emerge around Tremblay's cabin as he ran a small store and post office aided inexperienced settlers. This community center moved in 1916 when the post office moved to Frank Haskin's general store and a bank opened nearby.

After WWI homestead grants to returning soldiers created another wave of settlers and the community center moved to its present location in the early twenties, when the post office and other businesses moved to a newly subdivided town site on Charlie LeRoy's homestead. Until 1932 Pouce Coupe would be the service center for the region. The federal government established an office in the emerging village in 1915 and provincial government followed in 1921. The first school opened in 1917, the Alberta Red Cross opened a hospital in 1921, and the Pouce Coupe Light and Power Co. was established in 1931.

As Northern Alberta Railways was extending their rail lines westward, to Wembley, Alberta in 1924 and to Hythe, Alberta in 1928, it was expected that Pouce Coupe would be next in line. However, as land prices rose and speculation increased, the company made a deal to build the next station near the smaller community of Dawson Creek. The first train went through Pouce Coupe and arrived in Dawson Creek in on January 15, 1931. Despite the Great Depression and Dawson Creek's increasing dominance over the region as the westernmost rail connection, Pouce Coupe continued to grow, and incorporated as a village, as westward migration into the Peace River Country continued.