





# OFFICIAL COMMUNITY PLAN

(Consolidated)

(includes amending bylaws 489, 493, 581, and 586)

## SCHEDULE "I" TO CONSOLIDATION BYLAW 663, 2012

**WHEREAS** Council wishes to repeal Bylaw No. 355, 1989 cited as “Community Plan Bylaw No. 355, 1989” and wishes to adopt a new Official Community Plan pursuant to the Municipal Act;

**AND WHEREAS** Council has examined the plan in conjunction with its most recent capital expenditure program and any waste management plan or economic strategic plan that is applicable in the municipality to ensure consistency between them;

**AND WHEREAS** Council has consulted with the School Board of School District No. 74;

**AND WHEREAS** Council has referred the Plan to the Board of the Thompson Nicola Regional District for comment;

**AND WHEREAS** Council has held a Public Hearing pursuant to the Municipal Act;

**NOW THEREFORE** Council of the Village of Lytton, in open meeting assembled, hereby enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw No. 475, 1997.
2. The following schedules attached hereto are hereby made a part of this Bylaw and adopted as the Official Community Plan for the Village of Lytton:
  - Schedule A (Official Community Plan Text) except Section 1 and the subsections titled “Rationale” which are provided for information and convenience only;
  - Schedule B (Land Use Map);
  - Schedule C (Development and Temporary Commercial Industrial Permit Areas).
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 355, 1989, cited as “Community Plan Bylaw No. 355, 1989” is hereby repealed.



READ A FIRST TIME THIS 10<sup>th</sup> DAY OF November, 1997.  
READ A SECOND TIME THIS 10<sup>th</sup> DAY OF Novembel, 1997.  
PUBLIC HEARING HELD THIS 9<sup>th</sup> DAY OF December, 1997.  
READ A THIRD TIME THIS 13<sup>th</sup> DAY OF January, 1998.  
ADOPTED THIS 26<sup>th</sup> DAY OF January, 1998.

Madigan  
Clerk

J. A. Chute  
Mayor

REGISTERED BY THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199  .

\_\_\_\_\_  
Inspector of Municipalities

I hereby certify that the foregoing is a true and correct copy of Official Community Plan Bylaw No. 415, 1991.

Madigan  
CLERK.


*A true copy of By-law No. 475  
registered in the office of the Inspector  
of Municipalities this 18<sup>th</sup> day of  
March 1998.*

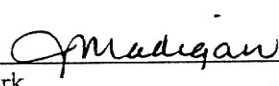
[Signature]  
Inspector of Municipalities

**SCHEDULE "A"**  
**OFFICIAL COMMUNITY PLAN TEXT**

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This is Schedule "A" of Official Community Plan Bylaw No. 475, 1997.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

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## INTRODUCTION

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### 1.1 **Reason**

This revision of Village of Lytton Official Community Plan (Bylaw No. 355, 1989) was prompted by the need to update mapping and objectives with respect to lands taken into the Village by the 1990 boundary extension and to prepare for development that was not anticipated at the time of Bylaw No. 355.

In 1987, Council initiated a comprehensive review of the land use of areas to the east, north and south of the Village boundaries in planning for a boundary extension. The planning included a review of the objectives and policies of the existing Official Community Plan.

In conducting this revision Council relied on input from the following:

- Lytton 1988 “Economic Development Strategy” Document
- Sub-Region South Cariboo of the Thompson Nicola Regional District Economic Development Strategy, dated 1988
- Zoning Bylaw No. 342
- Public meeting with Lytton citizens
- The “Lytton Community Profile” which is reviewed and updated annually
- 1994 Gold Rush Centre Report
- Road Network document of the Ministry of Transportation and Highways
- Thompson Nicola Regional District
- Former School District No. 30 (South Cariboo)

### 1.2 **Purpose**

The purpose of an Official Community Plan is to provide a general statement of the broad objectives and policies respecting and the form and character of the community, taking into consideration its environment, economic and social setting. It is used by Council as a guide in land use matters, such as in the preparation and amendment of various regulatory bylaws and to identify needs for future regulatory bylaws.

The plan does not replace bylaws such as zoning and subdivision; however these bylaws must reflect the intent and content of the Plan. By providing this direction for the future development of Lytton, the community is served in many ways, including:

- (a) the elimination of uncertainty, by establishing objectives and policies which will provide direction regarding future growth in Lytton;
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- (b) the establishment of economic development strategies, which will promote the objectives and policies contained in this Plan;
- (c) the identification of those areas and locations of specific concern, which may require more detailed consideration in the near future.
- (d) establish priorities for infrastructure improvements and regulatory bylaws that should be implemented to accommodate anticipated growth.

### **1.3 Scope**

A number of issues were identified during the planning process which determined the direction, emphasis and contents of this Plan. These are indicated below:

#### **Future Direction of Lytton**

- (a) the type of community Lytton should be in the future;
- (b) the types of growth to be encouraged; and
- (c) where this growth should be focused.

#### **Accommodation of Growth**

- (a) efficient use of the existing land;
- (b) compatible land use patterns; and
- (c) and acceptable development program.

#### **Provision of Service**

- (a) provision of basic services, water, sewer, roads, drainage, and utilities; and
- (b) provision of commercial, public and personal services and recreational facilities.

#### **Issues of Specific Concern**

- (a) the matter of economic development by adding commercial services downtown and commercial/industrial services along the Trans Canada Highway;
- (b) the means to add to housing and support facilities to encourage people to remain in Lytton,
- (c) the improvement to, and maintenance of, the appearance and attractiveness of the community to stimulate tourism;
- (d) the financing of improvements and expansion to services; and
- (e) the establishing of priorities for infrastructure improvements, and regulatory bylaws.



Objectives are end results towards which planning efforts are directed. These objectives are intended to stimulate action in the Village of Lytton to give purpose and direction for future action and to provide a basis for evaluating the results of implemented policies.

The following objectives were formulated from a review of the existing facilities, and the needs of present and future residents of the Village and surrounding area. Council also considered the opinions and values stated by concerned citizens at the public meeting. While the objectives have been categorized and should be treated as a whole, rather than individually.

### **2.1 Economic Objectives**

These economic objectives are identified to ensure that adequate consideration is given to the development of economic opportunities, and ensure that existing private and public investments will be reasonably protected. They serve to dictate the intensity and types of growth which the Council wishes to encourage. Economic objectives reflect the philosophy and concerns of the population about the future directions of development in the community.

- (a) to increase the population in Lytton;
- (b) to stimulate development in Lytton, to expand the assessment base and provide employment opportunities;
- (c) to encourage additional tourist and recreational commercial facilities, thus providing activities naturally suited to the area which will be compatible with and enhance the character and atmosphere of the community;
- (d) to ensure that new development takes place in a logical and economical fashion, so that unnecessary costs to the Village due to inappropriate timing or location, can be avoided;
- (e) to ensure that the costs associated with new development are managed in such a way as not place excessive financial burdens on the municipality and the taxpayer;
- (f) to promote and maintain an economically viable downtown;
- (g) to improve upon Lytton's function as a service centre for the surrounding area and reduce household expenditure leakage from the Lytton Trade Area; and
- (h) to maintain and enhance the telecommunications network to ensure that businesses and individuals have good access to current telecommunications technology

### **2.2 Social Objectives**

Social objectives are formed through the synthesis of individual aspirations and the desires of the community at large. This process permits a system sensitive both to the life-styles of individual community residents and to the goals of the overall community.

### **The Social Objectives of Lytton Area:**

- (a) to preserve and enhance those aspects of life in Lytton which contribute positively to the rural, historical, and cultural character and atmosphere of Lytton;
- (b) to promote a range of housing opportunities to meet the needs and means of present and future residents;
- (c) to increase the level of services available within the needs and financial capabilities of the community;
- (d) to provide cultural and recreational facilities and public space in accordance with demand levels and willingness to pay on the part of the beneficiaries; and
- (e) to ensure the development of a land use pattern which minimizes potential land use conflicts.
- (f) to provide good educational and training opportunities.

### **2.3 Environmental Objectives**

These objectives pertain to the environmental attributes of the community and the need to protect them. The purpose of the following objectives are to minimize the impact of physical development on the environment of the community.

#### **The Environmental Objectives of Lytton Are:**

- (a) to ensure that the environmental setting of Lytton is enhanced and preserved;
- (b) to ensure a high standard of attractiveness and cleanliness in the community, with particular attention to all entrances to the Village; and
- (c) to ensure the appropriate use of the lands which may be considered to be hazardous in nature.

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## **PLANNING AND POLICIES**

## **PART 3**

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### **3.1 Residential Development**

#### **Policy:**

1. Council will direct low density residential uses to those areas designated Low Density Residential on Schedule B, the Land Use Map. Low density residential uses include single family dwellings and duplexes.

Council will direct medium density residential uses, single family dwellings and duplexes to those areas designated Medium Residential on Schedule B, the Land Use Map. Medium density residential uses include multiple family dwellings of three or more dwelling units per parcel or attached housing of three or more dwelling units.

2. In the short-term, Council will encourage rehabilitation of existing residences and residential construction on serviced lands and above commercial buildings in the downtown.

Lytton has a limited land base for residential use and Council, by regulations in the Zoning Bylaw, may permit an increase in density in exchange for the provision of amenities as outlined in the Village Zoning Bylaw.

In the long-term, Council will continue to review the means of having a range of types of housing in the residential areas and is committed to providing opportunities for affordable rental and special needs housing. Those lands designated as Special Development Areas may be suitable for residential development.

**Rationale:**

1. Lytton has inadequate inventory of housing for its current needs, it also lacks variety in housing choice. Consideration will be given to attracting development by allowing increased density on the existing land base suitable for residential use. Additional multiple family dwellings such as apartments, condominiums or row housing, and the development of manufactured home parks and/or subdivisions or small lots for single family dwellings would allow residential and use density increases. Mixed use or vertical zoning would allow residential use in the commercial zoned area in the downtown core area. This density increase would encourage population growth. Although there are few serviced lots available, there are sufficient undeveloped lands that could be serviced to provide for the long-term residential needs of Lytton. Council will encourage development in the core area by permitting a residential component to be included in commercial zoned development.

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This encouragement will be in the form of “vertical zoning” or “mixed use” whereby street level commercial development will be permitted to include residential uses, including multi-family.

### **3.2 Commercial Development**

**Policy:**

1. Council will direct commercial uses to those areas designated Commercial on Schedule B, the Land Use Map. Mixed commercial and residential uses will be permitted in this designation in the downtown area. (The downtown area has the same boundaries as Temporary Commercial Permit Area No. 1 as the date of adoption of this bylaw).
2. Council will encourage general commercial uses in the downtown area. Service commercial uses which are oriented towards vehicular traffic will be encouraged to locate along the Trans Canada Highway Corridor. The development and enhancement of natural features will be encouraged, particularly at the north and south entrances the Village as a stimulus to tourism development.

**Rationale:**

1. There are two main areas where commercial development has been focused:
  - 1) The downtown “Gold Rush Centre” has historically functioned as the primary business area for Lytton and area residents, and should continue to do so. Encouraging general commercial uses to locate in Lytton will increase the type and range of retail goods and personal, professional and other services available to tourists and residents of the area.
  - 2) The Trans Canada Highway Corridor contains a number of vehicle-oriented uses such as motels and gas stations.

Although the land base along the Trans Canada Highway Corridor is minimal, it does represent an economic resource which has remained under-utilized and is seen as having potential growth in providing services to the travelling public. Access to these areas from the Trans Canada would have to be individually addressed.

Tourism has economic development potential and the entrances to the Village should be upgraded to encourage passing motorists to spend time in the area. The land along the Corridor could easily be enhanced through such means as landscaping, innovative signage, rest stops, points of interest and other methods which would serve to strengthen and enhance the character and atmosphere of Lytton.

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### **3.3 Industrial Development**

**Policy:**

1. Council will direct light industrial uses to those areas designated Light Industrial on Schedule B, the Land Use Map. Council will direct general and major industrial uses to those areas designated Major Industrial on Schedule B, the Land Use Map.
2. Council will continue to pursue various types of industry to locate in Lytton, particularly “capital” intensive as opposed to ‘land’ intensive industries and those that can make use of the area’s natural resources.

**Rationale:**

1. The 1998 Lytton Economic Development Strategy Report identifies Lytton’s economic growth potential. Pursuing additional job creating opportunities as a stimulus for furthering economic growth was considered important.

A major factor in the boundary extension proposal was the recognition of the lack of available land for industrial use within municipal boundaries. Development potential of land not under municipal control, such as Crown Land and Indian Reserves, was also considered. Cooperative ventures, as suggested in the 1988 Economic Strategy Document, should be pursued to help stimulate economic growth in the area.

Promoting specific forms of industrial development uses, such as further utilization of the forestry resource base of the area, will serve to provide additional economic growth, while preserving and enhancing Lytton's sense of identity and uniqueness. Uses which will generate a relatively high proportion of employment relative to the land base is recommended because of the lack of land available.

### **3.4 Public and Institutional Uses**

#### **Policy:**

1. Council will direct public and institutional facilities to those areas designated Public and Institutional on Schedule B, the Land Use Map.
2. Council will require the dedication of park land at the time of subdivision for lands east of Trans Canada Highway and will require the payment of money in lieu of park land at the time of subdivision for lands west of the Trans Canada Highway.
3. Council supports the maintenance, and improvement where necessary, of all facilities located within the Village and immediate area which currently provide services for local residents. For the long-term, Council encourages the expansion if these as required within people's means to pay.

#### **Rationale:**

##### **Parks and Cemeteries**

PARK LAND consists of several small areas distributed throughout the community. In addition to the two outdoor museum areas, other parks include a View Point on 6<sup>th</sup> and Fraser Streets (O'Dwyer Park) overlooking the confluence of the Fraser and Thompson Rivers, and two historical CEMETERIES, one of which is in use. There is also a lookout at the south end of Fraser Street within the CNR right-of-way. A street end adjacent to the downtown centre (4<sup>th</sup> street), has been suggested for development as a pocket park in the short term.

##### **Municipal Services**

FIRE PROTECTION is provided by Volunteer Fire-fighters. A new Pumper Truck will be ordered in 1997 to replace the 1973 Pierville pumper truck as the primary response apparatus. The Office of the Fire Commissioner did a study in 1993, evaluating the department's equipment and service. The study also looked at the feasibility of extending the fire protection beyond the municipal boundary.

The study made several recommendations including:

- (a) building of a new fire hall, possibly at another site, which would provide more room for storage of apparatus within the building and space outdoors for training and parking.

(b) Replace the existing pumper truck now has to be re-certified each year due to its vintage. A new truck would allow certification coverage for 20 years.

The two recommendations summarized above are large cost items which are addressed in the five year 1997-2001 Capital Budget. The Council has set this as a high priority to comply with the Fire Commissioner's recommendations.

The VILLAGE OFFICE is located in a manufactured building and situated on a 5 meters wide, downtown lot. The building satisfies the immediate short term needs of an administrative building with any other municipal or professional structure which may be built in the future, eg., Library, Office space, ect.

An INFORMATION CENTRE, catering to the needs of Tourism and Business is operated by the Chamber of Commerce from a heritage style building in the Downtown area. The Chamber assists individuals interested in development in the Lytton area.

The MUSEUM, is located in a heritage style building adjacent to the information centre and the municipal hall. The building has been upgraded to B.C. Building Code requirements for a public building and officially opened in 1995. A Museum & Archive Committee is responsible for the operation of the museum. Outdoor railroad exhibits, opposite the information centre and behind the museum building have been enjoyed by the public for several years. Both areas are in park settings.

There are several denominations in the community. Three CHURCHES serve the community at present. SERVIC CLUBS, various VOLUNTEER groups and COMMITTEES OF COUNCIL actively provide many other services and organize events.

### ***Regional Service***

The THOMPSON NICOLA REGIONAL DISTRICT (TNRD) office in Kamloops and most services are provided at that location. TNRD services, supplied in Lytton, are:

- The Village has a contract for the TNRD to provide BUILDING INSPECTION on a twice a month frequency;
- LIBRARY service is provided a few hours each week;
- SOLID WASTE TREATMENT is a function of the Thompson Nicola Regional District who have to meet Provincial targets for solid waste reduction. The TNRD is actively working on the installation of a Transfer Station to replace the existing Landfill Site. Council will support cost effective means of achieving Provincial and Regional solid waste reduction targets;
- Financial Support from adjacent areas for the TV SOCIETY;
- HOSPITAL funding;
- Regional PLANNING, and planning services to Lytton; and
- Regional ECONOMIC DEVELOPMENT.

### ***Public Utility Services***

TELEVISION reception is provided by Regional Cable TV and Lytton TV Society and should be adequate for the long-term.

Inland NATURAL GAS have advised the Village that natural gas will not be available in the short-term. Major new industrial development would be necessary to justify the substantial capital costs associated with extending the pipeline service from Cache Creek to Lytton.

The BC TELEPHONE Company serves Lytton with fibre-optics equipment and are researching other service improvements, such as Extended Area toll free service.

Emergency 9-1-1 service, if introduced, would provide public safety response.

CELLULAR telephone reception is poor in the Lytton area and throughout the Fraser Canyon. Council will make representation to cellular transmission companies to improve this service as an aid to economic development opportunities.

INTERNET is available through the Chamber of Commerce as provided by Net Shop in Kamloops.

ELECTRIC POWER outages and fluctuations inconvenience the Village and surrounding area and cause considerable down time at the local sawmill. For the purpose of economic development, the Village and Lytton Band Councils, with local industry, support a co-generation plant which would be located at the south of the Village. The “co-gen” plant will provide an uninterrupted supply of power and will enable the Sawmill to replace their beehive burner in compliance with recent Ministry of Environment pollution reduction objectives.

## **3.5 Transportation**

### **Policy:**

1. Council supports the Ministry of Transportation and Highways Major Road Network Plan and also their objectives and policies concerning the Trans Canada, including the possible future widening to four lanes, the development of land along the corridor and the discouragement of direct access onto the highway. Council will continue to cooperate with the Ministry regarding the Trans Canada and Highway 12, and will continue maintenance of all other Village streets.
2. Council prefers that the future alignment of Highway 12 be through the current hospital site and connect with Main Street.
3. Council encourages railway operations to located in those areas designated Railway I on Schedule B, Land Use Map. Council will consider permitting other uses which are not

associated with railway operations to the Railway II designation will be considered by Council after proposals are brought forward.

**Rationale:**

The Ministry of Transportation and Highways has jurisdiction over the Trans Canada Highway which is a controlled access highway and also has jurisdiction over Highway 12. Council will continue to consult with the Ministry on traffic circulation matters and to pursue additions to the Major Road Network Plan. A need for a public transit service has not been identified at this time.

Major improvements to Village streets will require funding from long-term budgeting and assistance from external sources, such as new development and the Ministry of Transportation and Highways.

There are a number of options which the Ministry of Transportation and Highway is considering for the new crossing of the Thompson River and realignment of Highway 12. Council supports the future alignment of Highway 12 through the current hospital site and a connection to Main Street because it would have the least impact on current land uses and would be consistent with the community's planned pattern of new development.

Near current and future residential areas Council wishes to limit uses which occur in the railway right-of-ways to railway operations. However, in the southern sections of the Village, closer to the land designated for industrial development, Council will consider proposals for commercial, industrial and institutional development as a means of fostering economic growth and providing new employment opportunities.

### **3.6 Sewer System and Storm Drainage**

**Policy:**

Council is currently evaluating its sewage treatment facilities with emphasis on secondary treatment. The Village owns and operates the sewer collection and treatment infrastructure which services I.R. 17 and 18. Council will continue to pursue a service agreement with the Lytton Indian Band to ensure that all users share equally in the cost of this service.

In the long-term, Council will expedite sewer system upgrading and extension for areas affected by Development Agreements. In addition to the extension of the system, the Village will undertake additional improvements to the system as necessitated by environmental considerations. Specific improvements considered include:

- (a) upgrading of the collection system by increasing the diameter of the main running from the treatment plant to 1<sup>st</sup> Street to Main Street;
- (b) upgrading of the sewage treatment plant.



Improvements to storm drainage in the Village will be coordinated with other work, such as sidewalk or road work to minimize costs.

**Rationale:**

An evaluation of the sanitary sewer system carried out in 1984 revealed that the present system is capable of serving a population of 1,500 without increasing the treatment plant size. Currently there are approximately 540 users, including the residents of I.R. 17 and 18, and the system should serve in the short-term. In 1992 the Ministry of Environment introduced a “user pay” fee structure, and the Village reduced their permit to 800 users (from 1500) as a cost reduction measure. Effluent testing in 1992 indicated the Village has to pay additional attention to treatment and this being done.

A method has to be developed of collecting sewer charges on Indian Reserve land. The Lytton Indian Band will be consulted in the development of any policy regarding fee collection on Federal Reserves.

The existing treatment plant permit can service a user increase of approximately 50 percent. Local upgrading and extension to the collection infrastructure may be necessary to support new subdivisions and density increases. Council will implement Subdivision Control and Development Cost Charge Bylaws which will provide funding for growth of the system. Council will assist development where a development agreement has been signed between the developer and the Village. The system will be reviewed, on a regular basis, to ensure it can cope with the short-term growth. In the long-term, the treatment plant will be replaced due to its age and the need for secondary treatment.

**3.7 Water System**

**Policy:**

1. In the short-term, Council will undertake minor upgrading of the water system as required, in order to provide for the domestic water requirements of the residents, with consideration for the purity of the water supply and fire flows. As funding permits, the following will be undertaken by Council:
  - (a) detection of leakage and repair of same;
  - (b) replacement of galvanized service lines;
  - (c) installation of water shut-offs to all properties;
  - (d) installation and replacement of water mains to ensure there are no dead-end lines and they are of a size sufficient to provide for maximum fire flows;
  - (e) implement a water main maintenance plan to provide more efficient operation of valves, hydrants and other water main equipment; and
  - (f) investigate alternate water sources and improved storage, to *augment the Lytton Creek* supply and reduce the need for pumping.

2. In the long-term, Council will investigate additional water sources in anticipation of increasing demand.
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Forty percent of current users reside in I.R. 17 and 18. These reserves are administered by the Lytton Indian Band. Council will endeavour to negotiate agreements with the Band to finance the present and future supply of the water service. Development agreements are seen as a means of assuring developers of Council's assistance in the expansions and upgrading the water supply and delivery.

Delivery and expansion will require:

- (a) analysis of projected peak water usage for present and future development;
- (b) costing for the extension of water mains sized to suit future land use in developed areas and areas which have development potential;
- (c) reviewing the possibility of constructing storage areas to retain more of the Lytton elevation than the existing reservoir in order to provide adequate pressure in the growth area; and
- (d) develop means of financing additional works; i.e., Development Agreements, Development Cost Charges, ect.

**Rationale:**

The primary water source is surface water from the watershed, draining to Lytton Creek. There are two back up sources: a pump in the Thompson River and a ground water well which is introduced in 1994. Back up is necessary in summer months when the dwindling inventory in the watershed causes diminished flow in Lytton Creek. The Thompson River source is also subject to flow reduction in late summer and introduces silt to the water system infrastructure. The Lytton Creek and Thompson River sources require chlorination. The ground water well produces 100 gpm of good quality water. The ground water source does not require treatment but is equipped with ultra- violet treatment.

Upgrading from 4" to 8" mains would provide for increased fire flows to the current service commercial area. Mainline valve repair and replacement and looping of mains in critical areas will improve the efficiency of operation and maintenance of the system. The 100, 000 gallon reservoir for the Lytton

Creek source is undersized for the present demand level. The system is able to provide only one-half the recommended fire flow. This deficit is compounded by the considerable leakage in the system.

Several studies of the Village water system, including the feasibility of using additional creeks to augment the supply, have been undertaken in recent years. A 1992 study indicated water consumption to be three to four times the norm. Most of this variance is likely to be the result of leaks. Leak detection and the repair of same over the short-term. Service lines are

predominately galvanized steel and these lines appear to be reaching the end of their life expectancy and should be replaced.

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The short-term priorities are that of increasing the integrity of the system by eliminating leaks, increasing planned maintenance and providing a more efficient and reliable supply to present users. Considerable financial resources will have to be directed to these short-term priorities, restricting the Village's ability to assist developers in expansion of the system into potential land development areas.

The preparation of Development Cost Charge Bylaw, an amended Subdivision Control Bylaw and Development Agreements would allow future water system expansion to proceed in a manner which would not place a severe financial burden on the Village.

### **3.8 Preservation**

**Policy:**

1. Council will discourage development in those areas designated Preservation on Schedule B, the Land Use Map.
2. Council will only permit development in Preservation areas which does not have any adverse environmental impacts. The development proponent will be responsible for determining the nature and degree of environmental impact. Where floodable lands are proposed for development, the construction and siting buildings shall conform to standards specified by the Ministry of Environment, Lands and Parks.

**Rationale:**

The watershed reserve of Lytton Creek is designated Preservation in order to maintain the environmental integrity of the Village's main supply of drinking water. The Thompson and Fraser Rivers have setbacks established by the Ministry of Environment, Lands and Parks and these are also designated in the Preservation category.

### **3.9 Special Development Areas**

**Policy:**

1. Council will consider future Residential Commercial, Public and Institutional, Light Industrial and Preservation uses in those areas designated as Special Development Area No. 1, Special Development Area No. 2 and Special Development No.3 on Schedule B, Land Use Map.
2. Changes to Official Community Plan and Zoning designations will not be considered in the Special Development Areas until detailed site area plans are prepared by the development proponent and approved by Council. These plans shall address the following among other factors:

- mix of land uses (including any phasing plan);
- provision of infrastructure services and cost of recovery mechanisms;
- protection from hazardous conditions (steep slopes, unstable soils, wildfires, etc.); Specific investigations by geotechnical engineers may be required;
- impact of the development on ground water quality and aquifers
- protection for environmentally sensitive areas;
- architectural design and landscaping;
- visual impact and tree retention;
- incorporation of parks, trails and other recreational amenities
- presence of archaeological sites
- schools.

**Rationale:**

1. Special Development Areas are areas where Council appreciates the potential for development. At the same time, however, Council recognizes that due to location, topography and site conditions, greater evaluation and planning work needs to be done.
2. The submission of site area plans for review by Village Council and Staff will be required from the development proponent. Once these plans receive Council’s approval, Council will consider appropriate Official Community Plan and Zoning Designations.

Residential, commercial, public and institutional, light industrial and preservation uses will be considered in these designations. Special Development Area No. 1 may be appropriated for light industrial, service commercial and institutional (such as a hospital and forest fire centre) activities. Special Development Area No. 2 could accommodate a range of residential, commercial and recreational uses. Special Development Area No. 3 could accommodate Highway commercial uses along the Trans Canada Highway and a mix of residential uses away from the Highway.

4.0 **Comprehensive Mixed-Use Development (Bylaw 586)**

**Policy:**

1. Council will direct mixed-use development (commercial, residential, recreational and industrial) to those areas designated Comprehensive Mixed-Use on Schedule B, the Land Use Map Bylaw 475, 1997 and as shown on **Schedule 2** of Bylaw 581, 2006. These areas are undeveloped and have no municipal services.
2. Council will encourage large scale development proposals that envision the blending of traditionally segregated land uses to locate in these undeveloped areas that give a development proponent the rare opportunity to plan and lay out a mixed-use development so as to avoid land use conflicts and ensure harmonious co-existence between different land uses.

**Rationale:**

1. Council recognizes that there is a lack of developable land for all uses within municipal boundaries.

Therefore, Council wants to ensure that the limited amount of land that is available for development is used as efficiently as possible, to generate an optimal level of economic growth, which will generate a relatively high proportion of employment relative to the land base.

2. Council recognizes that well planned comprehensive mixed-use development is an effective way to make efficient use of scarce developable land, while ensuring that all land uses are accommodated on the land that is available for development.

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**IMPLEMENTATION**

**PART 4**

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There are four principal means for carrying out the policies contained in this Plan:

- (1) establish land use development regulations (Zoning and Subdivision and Development Servicing Bylaws).
- (2) establish development cost recovery strategy (e.g., Development Cost Charge Bylaw).
- (3) budgetary procedures to control the substance and timing of municipal activities, such as the provision of services and facilities.
- (4) by Council action based on the following statements:

By adopting an Official Community Plan which has received input from local residents Council has a sound basis on which to make decisions pertaining to new development and the provision of services. Recognition is given to the importance of regularly reviewing the plan, the Economic Strategy document, and the Community Profile, and the making modifications where necessary to ensure that all policies are appropriate for and can effectively deal with changing conditions.

**4.1 Land Use Development Regulations**

**Zoning Bylaw:**

The Zoning Bylaw is one of the major implementation tools the Council can utilize. It is not intended to remain unchanged, but rather to be modified to reflect changes in conditions in the

community, provided these conform with the Community Plan. To assist with the development proposed in this Plan, the Zoning Bylaw will also be revised. The Zoning Bylaw will be amended to allow increased density through mixed use/vertical zoning. This change will encourage redevelopment of the core area to accommodate the housing demand and provide retail and other compatible commercial development. **Council has decided to include the regulations for parking and signage in the Zoning Bylaw.. (Bylaw 489)**

Amendments will be introduced to allow “vertical” or “mixed zoning” which will allow higher densities of the available core areas by combining commercial and residential uses.

#### **Subdivision and Development Servicing Bylaw:**

The Subdivision and Development Servicing Bylaw of the Village will also be reviewed in order to compliment the Community Plan and Zoning Bylaw. This Bylaw permits Council to establish minimum standards for all “works” associated with subdivisions. Council can establish formats for development agreements which specifies what is expected of the developer and what is provided by the municipality.

The Bylaw would also allow for guarantees, security and performance bonds and other assurances, which Council deems necessary, to ensure the subdivision is completed to the satisfaction of the Municipality. Fee structures can be established to enable the municipality to recover reasonable costs associated with consideration and approval of subdivisions.

#### **Development Permits**

In accordance with Municipal Act, in Part 5 of this Plan, Council addresses the guidelines for revitalization of the downtown and the regulations for potential development areas which are perceived to be hazardous in nature.

#### **4.2 Development Cost Charge Bylaw**

Council has determined the Development Cost Charge (DCC) Bylaw to be an effective way of offsetting the fiscal burden placed on the municipality by development. The Village will implement a DCC Bylaw for the purpose of providing funds to assist the municipality to pay for capital expansion, upgrading and replacement of services, and provision of park land.

#### **4.3 Provision and Financing of Public Services**

The five year capital expenditure budget of the Village takes into consideration the magnitude of capital and operating needs, availability of funds from government programs and the effect on property tax and user fees. The ability to pay for capital development programs will be enhanced through the introduction of a Development Cost Charge Bylaw.

#### **4.4 Local Government Jurisdiction**

The Thompson Nicola Regional District has adopted a policy whereby development proposals within two kilometres of a municipal boundary are referred to the municipality for comment. Lytton is, therefore, provided with the opportunity to review development plans proposed adjacent to the municipal boundary. This “fringe area” policy can discourage rural development of lands where such development would be more appropriate within the municipal boundaries.

In accordance with the policies of the 1984 Community Plan, a boundary extension was completed in 1990 to provide land and assessment base for the anticipated long-term (10 year) growth. The rate of development of the added land is to be reassessed each year and a comprehensive development plan be undertaken to address water, sewer and other necessary services that may be required to encourage this development.

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## **DEVELOPMENT PERMIT AREAS**

## **PART 5**

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### **Exceptions**

Development permits are not required within Development Permit Areas under the following conditions:

- (a) for the addition of alteration of a building used as a single family dwelling or related accessory building and
- (b) for any alteration to a building that is completely within the interior of the building.

### **5.1 Development Permit Area No. 1- Gold Rush Centre (Revitalization)**

#### **Category:**

The downtown area is designated as a Development Permit Area pursuant to Section 879 (1) (d) of the Municipal Act for revitalization of an area in which a commercial use is permitted.

#### **Area:**

The Gold Rush Centre Development Permit Area is shown on Schedule C, the Development and Temporary Commercial and Industrial Permit Area map and is labelled as Development Permit Area No. 1.

#### **Justification:**

The area designated is Lytton’s town centre, originally settled during the gold rush the gold rush years. A number of buildings dating from this period are located in and near to the Permit Area. Council has engaged in a Downtown Revitalization Program over the past few years to

enhance the downtown, and encourage the economic development of Lytton. A pre-1930's theme has been established to guide the renovation of existing buildings, and the design and construction of new buildings. The development permit designation is required to ensure that this design theme is carried out consistently.

**Guidelines:**

The guidelines for Development Permit Area No. 1 are contained in Schedule D, Gold Rush Centre Building Design Guidelines.

**5.2 Development Permit Area No. 2- Eastern Slopes (Hazardous Conditions)**

**Category:**

The eastern slopes of the Village of Lytton are designated as a Development Permit Area pursuant to Section 879 (1) b of the Municipal Act for protection of development from hazardous conditions.

**Area:**

The Eastern Slopes Development Permit Area is shown on Schedule C, the Development and Temporary Commercial and Industrial Permit map and is labelled a Development Permit Area No. 2

**Justification:**

Development Permit Area No. 2 seeks to protect development from hazardous conditions, such as steep slopes, intermittent stream gullies and unstable soils.

**Guidelines:**

Development Permits should be issued in accordance with the following:

- (a) every attempt should be made to use the natural contours of the land to guide the siting of the development so that as little as possible cutting and filling, or disturbance of vegetation is required;
- (b) any future development, if permitted, shall ensure that erosion mitigation and slope stabilization measures are implemented; and
- (c) all persons desiring to alter or affect lands within the designated area may be requested to submit to Council a report certified by a professional engineer with experience in geotechnical engineering to assist the Village in determining what conditions or requirements it will impose in the permit.



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Council has the authority based on Municipal Act to issue Temporary Commercial and Industrial Permits in the Official Community Plan. The maximum period of time for which a permit may be issued is two years and the permit may be renewed only once.

### **6.1 Temporary Commercial Permit Area No. 1- Downtown**

**Area:**

The boundaries of Temporary Commercial Permit Area No. 1 are shown on Schedule C, the Development and Temporary Commercial and Industrial Permit Area Map.

**Guidelines:**

The area, generally referred to as being the downtown of Lytton, contains a mix of residential and commercial use. For economic development reasons it is desired that a maximum, but compatible, use be made of the small amount of land that is available. For this reason it has been determined that temporary commercial development may be permitted subject to the following guidelines:

- (a) no proposed use shall cause traffic hazards or problems with respect to parking;
- (b) a tourist accommodation use including employee accommodation may be provided on properties subject to health and fire regulations, and may be in the form of travel trailers or other;
- (c) no use shall be permitted that could cause undue noise or be a health or safety concern;
- (d) screening and landscaping should be used where appropriate.

### **6.2 Temporary Commercial and Industrial Permit Area No. 2- Highway Corridor**

**Area:**

The boundaries of Temporary Commercial and Industrial Permit Area No. 2 are shown on Schedule C, the Temporary Commercial and Industrial Permit Area Map

**Guidelines:**

As a means of encouraging economic development in the Trans Canada Highway it has been determined that temporary commercial or industrial development may be permitted subject to the following guidelines:

- (a) a commercial use in or adjacent to a residential zone shall provide a buffering landscaping, screening, fencing or other so as to separate the commercial from the residential use;

- (b) a commercial or industrial use including employee accommodations, may be provided as a commercial use, subject to health and fire regulations and where the development is not located adjacent to an industrial use.

### **6.3 Temporary Industrial Permit Area No. 3- Southeast Lytton**

#### **Area:**

The boundaries of Temporary Industrial Permit Area No. 3 are shown on Schedule C, the Temporary Commercial and Industrial Permit Area Map.

#### **Guidelines:**

Temporary industrial development may be permitted subject to the following guidelines:

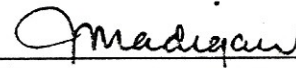
- (a) the Ministry of Transportation and Highways regulations, and other applicable regulations shall be compiled with;
  - (b) where a residential or temporary commercial with accommodation use exists on lands adjoining the parcel, the industrial use may not cause undue noise or be a health or safety concern. Council may limit the hours of operation as a means of controlling noise, traffic or other concerns; and
  - (c) an industrial use shall provide a buffer zone, screening, fencing or other from adjacent uses that are not industrial.
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SCHEDULE "D"

THE GOLD RUSH CENTRE  
BUILDING DESIGN GUIDELINES

This is Schedule "D" of Official Community Plan Bylaw No. 475, 1997.

  
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Mayor

  
\_\_\_\_\_  
Clerk

## **SCHEDULE D**

### **THE GOLD RUSH CENTRE BUILDING DESIGN GUIDELINES**

#### **1.1 Building Preservation**

Preservation of Historic and Supporting buildings as identified in the 1994 Gold rush Centre Report Shall be encouraged.

Exterior renovation of buildings, within the Development Permit Area, shall be carried out in a manner consistent with the Pre-1930 theme of the “Gold Rush Centre” Renovation of Pre-1930 buildings on Development Permit Area shall be authentic to that period.

- a) Timing: For existing buildings, the façade work shall be started within 30 days of issuance of the development permit, and the work shall be complete within 180 days of issuance of the development permit.

#### **1.2 New Buildings**

New architecture should strive for the synthesis of architectural styles and town planning intentions of pre-1930 construction in order to reinforce rather than disrupt the unifying vision of the original Lytton Town site Plan; building shall be done in a manner that is in keeping with existing Historic or Supporting Buildings, respecting adjacent roof lines to maintain consistency.

- a) Timing: Development permit work shall be completed prior to occupancy of the building.
- b) Buildings must conform to the following principals of design:

Acceptable themes are new or modern design with architectural elements featuring a pre-1930's appearance, or railway style design as identified in the Gold Rush Report, and;

The principal façade shall be erected on the front property line and must incorporate either a gable end or a cornice in the façade; new cornices must match the height of any existing cornice on the block.

Maximum height permitted for new construction is 10 metres, provided there is no obstruction of light and view to existing buildings or open space. Buildings fronting the street should not exceed the street wall height of 2 stories (22 ft. or .67 m); buildings of greater height should contain the 3<sup>rd</sup> storey within the roof mass (see 1994 Gold Rush Centre Report “ building type 3: Pioneer Hotel). In these schemes only, the gable fronts of such structures may exceed the street wall height. Daylight and ventilation of areas in the roof structure, the design of the dormers shall follow hierarchical relationships (for example, see 1994 Gold Rush Centre Report “Lytton Hotel c. 1920”).

Sidewalk arcades on posts and suspended canopies can project in front of the street wall.

Buildings shall conform, where permitted by the Zoning Bylaw, to existing setbacks from the street wall and from side and rear property lines.

#### Preferred Features

- two or three storey building heights
- hipped, mansard or false front roof lines
- canopies or balconies projecting over sidewalk, supported by posts
- gingerbread decorations
- painted window, mounted or exterior wood signs
- exterior lighting fixtures, reminiscent of pre-1930's
- wood paneled doors, wood window and door frames

#### Acceptable Features

- one storey building with roof line suggesting greater height
- gable roof lines with dormer projections
- canopies or balconies supported by the building structures
- decorative mouldings or placement of trim
- signs, flush mounted to building or front lit, lettering suggestive of pre-1930's
- exterior decorative wrought iron lighting fixtures
- "wood appearance" metal doors, vinyl windows, ect.

### **1.3 Building Lots**

Corner lots shall be considered to front two streets; buildings on such lots may elect to have a single principal façade erected on the front property line. Buildings on consolidated lots fronting Main and Fraser Streets are encouraged to be designed so as to suggest individual 50' lot frontages.

#### **a) Landscaping**

Young trees should be planted to replace mature trees removed for the development. Tree species should be chosen to provide shade, colour and survive the dry, arid, local conditions.

Location and species should be chosen with consideration to distance from buildings, overhead utility wires, underground utility lines, possible obstruction of neighbour's view or signage. Pruning shall maintain a 2.4 m clearance between grade and the underside of the tree canopy.

Recommended tree species are identified in the Appendix to the Village Square Program report as are recommended shrubs and ground cover.

#### **b) Fences**

Picket fences are encouraged and should be painted/stained to complement the primary building color. **Fence height and sight line requirements must comply with the Zoning Bylaw.**

### **c) Drainage**

Drainage design to contain storm water on the generating site, Rock pits, designed and constructed to have no negative impact on adjacent properties and buildings, are permitted.

### **d) Parking**

Parking will be at the rear of the building and designed to Ministry of Transportation and Highways design criteria. **Parking will comply with the Zoning Bylaw.(Bylaw 489)**

## **1.4 View**

Street Ends, or Street End Vista, as identified in the 1994 Gold Rush Centre Report, shall only be built upon as follows:

- New buildings on lots terminating the street vista shall be designed with the facades symmetrical about an axis constituted by the projection of the centre lane of the facing street.
- Panoramic Views which include vistas of the surrounding environment, and views of Gold Rush Centre from approaches to Lytton are significant elements in the Town Plan.

Views to be preserved include:

- The hills and mountains surrounding the village.
- Gold Rush Centre with Historical Buildings as seen from the Trans Canada Highway
- The meeting of the Fraser and Thompson Rivers, especially as seen from O'Dwyer Park.

## **1.5 Special Details and Features**

Refer to 1994 Gold Rush Centre Report for drawings, photographs and test to support the following guidelines:

### **a) Canopies**

There should be a minimum of 7 feet clearance for head room below a canopy. Those forming an arcade over the sidewalk shall be supported by posts placed near to the edge of the sidewalk.

#### *Preferred Materials*

- Wood with wood columns.

#### *Acceptable Materials*

- Canvas with wood columns.

#### *Unacceptable Materials*

- Vinyl, plastic or glass.

## **b) Balconies**

There should be a minimum of 9 feet clearance at street level for balconies overhanging the sidewalk. Those forming an arcade over the sidewalk shall be supported by posts placed near to the edge of the sidewalk.

### Preferred Materials

- Wood columns and railing

### Acceptable Materials

- Wrought iron railing.

### Unacceptable Materials

- Metal or concrete columns, unless faced with wood.

## **c) Doors**

### Preferred Materials

- Wood paneled, or wood paneled with glass
- Transoms, window bands
- Metal, paneled to imitate wood

### Unacceptable Materials

- Plain wood or metal

## **d) Windows**

### Preferred Materials

- Wood, double hung with multiple glass panes
- Wood, double hung with single pane with removable wood muntins
- Wood picture window flanked by side hinged, multi-paned casement

### Unacceptable Materials

- Metal framing, unless disguised by wood

## **e) Roofing**

### Preferred Material

- Wood, shingles or shakes
- Asphalt or aluminium shingles or rolled metal, except for Shed Types.

Industrial

### Unacceptable Materials

- Slate or tile

## **f) Siding**

### Preferred Materials

- Wood, finished with translucent or opaque stains or paint; widths of boards and application to be appropriate to the period (note: period shingles would also be considered appropriate)
- Vinyl, if detailed to resemble wood
- Stucco, natural or painted

### Unacceptable Materials

- Plywood, unless detailed to resemble board and batten
- Enamel panels, metal/aluminium
- Exposed masonry, including concrete block, brick, ect.
- Tiles, ceramic or glass

## **g) Colours**

The choice of colours, provided they are not garish or in opposition to the overall intention of this guideline, are left to the individual taste and expression. The colouring of adjacent buildings, the use of original colours should be considered when selecting a colour scheme.

## **h) Building Lighting**

### Preferred Styles

- Concealed lights
- Lantern and carriage
- Goose neck lamps with incandescent bulbs and metal shades

## **i) Building Signs**

### Preferred Styles

- Front lit, painted on panels or directly on building



- Lettering on glass panes
- Individually formed neon letters

Unacceptable

- Metal or aluminium material

**j) Decoration**

Preferred

- Gingerbread or similar design, wood material
- Mouldings or trim, wood or imitation wood material

Unacceptable

- Metal or aluminium material
-