

City of Fernie Official Community Plan

Bylaw No. 2231
April 2014

Acknowledgements

As a community-based and community-driven plan, this Official Community Plan (OCP) was developed with the guidance and input Fernie residents and community members. They were supported by a volunteer Community Advisory Committee who met many times over the course of the project and dedicated considerable energy and hours to the project. City staff, Council and the Design Review Panel also provided considerable input and support. The Whistler Centre for Sustainability, EcoPlan International, and Cascade Environmental Resource Group provided technical planning support.

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FRESH BAGELS
& COFFEE

COX STREET

EGG
SAND
BAGELS

EGG
SAND
BAGELS

Introduction and Context

OUR OFFICIAL COMMUNITY PLAN

An Official Community Plan (OCP) is a blueprint and map for the community's future. It is created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals, and policies to achieve them.

An OCP is a provincially mandated regulatory document that provides policies on a broad range of topics including land use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, like commercial/retail, residential, park, industrial, and often provide specific guidelines around the form and character of buildings and streets.

Local governments also use OCPs to help guide and support decision-making on a number of other important community matters including economic development, transportation, recreation, environmental protection, climate change, arts and culture and more.

Municipalities in British Columbia are given the authority to adopt an OCP through the *Local Government Act* (LGA), which describes what must be included in the OCP, what may optionally be included, and what steps need to be followed for the OCP to be adopted. Fernie's OCP goes beyond the required land use and development goals and policies, and integrates broader community goals of wellbeing, health, environmental stewardship, and economic development.

Last revised in 2002, our OCP is one of our most important planning documents. Fernie's OCP is designed as a strategic and long-term planning document, to guide our development for the next five to ten years. Because new challenges and opportunities emerge regularly, and resources are finite, it should be noted that the LGA does not actually commit Fernie to implementing all of the policies contained in the OCP. Following the adoption of the OCP, however, any and all Bylaws or projects undertaken by Council must be consistent with its policies.

Our OCP also ensures that plans, actions and decisions from different city departments (e.g., leisure services, engineering, planning) are aligned and working towards a common direction - a vital, thriving and sustainable Fernie we all want to call home.

As a central, guiding document, the OCP provides a stable direction for planning. It is not intended to be revised or amended frequently. The OCP should, however, be reviewed from time to time, usually every five years with a major review every ten years (see *Making it Happen* section).

This OCP applies within the boundaries of the Corporation of the City of Fernie (the "City"), and will apply to any expansion of the boundaries of the City.

OUR OCP UPDATE PROCESS

We took an integrated, strategic approach to updating our OCP, so that we maintained the pieces of our old 2002 OCP that have worked well, but updated and expanded it in places to address provincial policy changes and the changes Fernie has experienced over the past 10 years. It also needed to be integrated with all the plans and strategies Fernie has developed and implemented since 2002, including our 2011 Integrated Community Sustainability Plan called “Forever Fernie”.

Our OCP update was a community-driven process. We worked hard to engage broadly and deeply with residents, business owners, property owners and other stakeholders. Over the course of the project, over 700 residents took part in the project. We have also brought in an experienced consultant team to help support our staff with this project.

Work started on our project in the summer of 2012 and was completed by winter 2013. The timeline outlines major project components and timing.

Figure 1: Project Timeline



We worked with the Whistler Centre for Sustainability (www.whistlercentre.ca), a non-profit organization that provides community sustainability planning services to local governments across BC. They partnered with EcoPlan (www.ecoplan.ca), a Vancouver-based community planning and design firm. Finally, Cascade Environmental Resources Group (www.cerg.ca) helped support the project's environmental mapping component.

We also established an OCP Community Advisory Committee (CAC) to help review materials, provide input and reach out to the community for broader input. The 15-member, volunteer group was made up of a broad cross-section of Fernie residents, two City Councillors and the Mayor.

As illustrated, the OCP update process was organized into four phases, and included public input in each phase.

- **Phase 1 – Background, Context and Introduction**
- **Phase 2 – Where do we want to go?**
- **Phase 3 – How do we get there?**
- **Phase 4 – Pulling it all together**

Phase 1 – Background, Context and Introduction

The following actions took place in Phase 1:

- The project's Community Advisory Committee was established.
- The Community Engagement Strategy was developed.
- A Community Profile was developed to identify important community issues and trends, including demographic trends, and provide baseline information to inform each policy chapter.

Phase 2 – Where do we want to go?

Phase 2 involved the first community engagement events, which included:

- An introductory Open House. The event attracted over 80 people who provided information through a series of interactive stations where we asked residents about their vision for Fernie, the places they'd like the OCP to pay special attention to, and the policy areas we should be thinking about highlighting in the updated OCP.
- Six community focus groups. Focus group participants identified Fernie's key assets and opportunities, along with important community issues and challenges. The six focus groups were:
 - Local high school students (Fernie Secondary School and The Fernie Academy)
 - Community business leaders
 - Development industry representatives
 - Environmental and outdoor groups
 - Seniors
 - Arts, culture and service providers
- Project newsletters and on-line updates, and a travelling roadshow of Open House posters at community venues around Fernie.

The community's input was analyzed and used to develop a guiding vision and high-level policy directions for the OCP.

Phase 3 – How do we get there?

During Phase 3, the community was invited to provide more specific and in-depth input into policy directions for each of the OCP chapters through:

- An on-line survey, which attracted close to 300 respondents;
- A community conversation event (using a "World Café" format); and
- Additional focus groups with community stakeholders.

The survey, focus groups and community discussion forum helped the project team revise and confirm OCP policy directions and identify areas for new and/or expanded policies.

Phase 4 – Pulling it all together

The Community Advisory Committee and community members reviewed draft policy chapters during a one-day workshop in June. This workshop provided an opportunity for detailed review of draft policy sections with input from community members who have expertise in specific chapter areas. Approximately 60 residents, business owners, and other stakeholders participated in this event.

Feedback from this workshop was incorporated into the draft, which was then reviewed in detail by the Community Advisory Committee, Committee of the Whole of Council, and external government agencies.

The OCP policy chapters were also made available on-line, along with a survey to gather feedback from the public. This input led to a final round of revisions. In November 2013, a final open house was held to present the OCP update to the community. The Community Advisory Committee met regularly to review the draft OCP, with their last meeting taking place in February 2014.

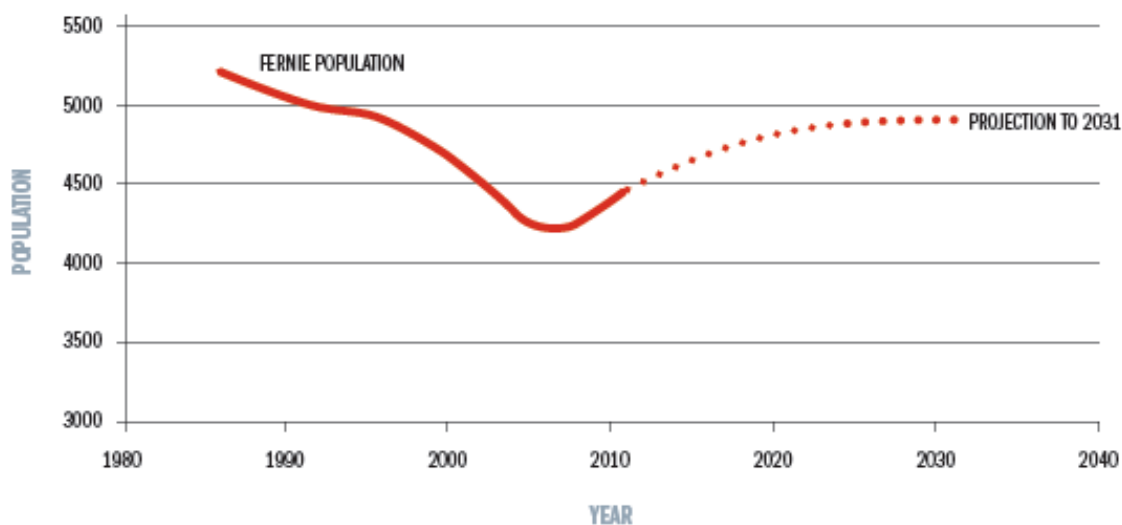
FERNIE TODAY: COMMUNITY PROFILE

The City of Fernie is situated among the mountains of the Elk Valley in the southeastern corner of British Columbia. Geological and geographical characteristics of this location have impacted Fernie's ongoing transition from a hundred-year old coal-mining community to a major destination for recreation and tourism.

The Ktunaxa people have occupied lands in the region for more than 10,000 years. Although there is a relatively small number of Ktunaxa living in Fernie today, their history and culture are important aspects of Fernie's identity.

Fernie is linked to markets in Alberta, the US and the world by Highway 3 and the Canadian Pacific (CP) rail line that pass through its centre from north to south. Though the population decreased for more than two decades from its high in the early 1980s, recent years have seen rapid growth in tourism and related industries, bringing the current population to almost 4,500. Using regional growth rates, it is estimated that Fernie's population could increase to 4,800 people within ten years.

Table 1: Fernie Population Projection



Source: Statistics Canada Census 1986-2011. Does not include part-time residents.

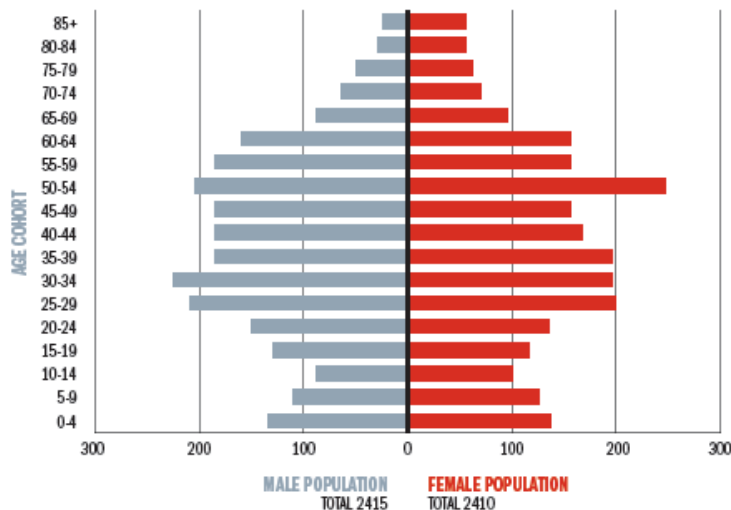
Fernie is a regional service centre in the Regional District of East Kootenay (RDEK) and boasts a relatively diversified economy compared to some surrounding communities. Two sectors – natural resources and tourism – are particularly important drivers. Fernie's Chamber of Commerce estimates that as much as 50% of Fernie's population base is tied to the coal mining industry. However, Fernie's recreational amenities, scenery and historic small-town charm have created a

growing tourism and recreation economy. Fernie’s mountainous surroundings and consistently high snowfall have brought investment in ski hills and lodges for over twenty years. There is also a thriving arts and culture scene, with visual and performing arts available throughout the year. As the tourism industry in general has developed, and with improvements to transportation infrastructure such as Highway 3 and the regional airport in Cranbrook, resort investment has soared. With mountain biking, golfing, and skiing, tourism in Fernie has become a year-round industry.

As a result of the increasing tourism and recreation interests, new neighbourhoods such as Alpine Trails, Castle Mountain, Riverside Mountain Village, Coal Creek, as well as new housing associated with Fernie Alpine Resort, located just five kilometres south on Highway 3, have been developed. This growth is driven by retirees moving into the area and by second-home owners, principally from Alberta. Part-time and seasonal residents are important contributors to the local economy.

Fernie currently has a median (average) age of 40.1 years, which is slightly younger than the province’s median age of 42.7 years. Fernie also has a slightly higher percentage of working age adults (25-44 years) than the BC average. Because of this higher percentage of working age adults, Fernie’s dependency ratio (the ratio of “dependents” [youth and retirees] to working age individuals) is relatively low. However, as the population ages and baby-boomers enter retirement, this proportion of dependents will begin to increase to 80% of the population in 20 years, and by 2021, elderly dependents will outnumber youth dependents. This changing demographic will have implications on many aspects of the community, including housing types and location, transportation requirements, health care, and accessibility.

Table 2: Fernie 2011 Population by Gender and Age Cohort



Source: Statistics Canada: 2011 Census – Fernie Census Profile

Note: This graph is for Fernie Population Centre, which is slightly larger than the City of Fernie census subdivision

FERNIE TOMORROW: OUR COMMUNITY VISION

Fernie's vision was developed from the 2002 OCP, Fernie's Quality of Life process, Forever Fernie, and community input into the 2013 OCP update. From the input, three community priorities were identified: *Ensuring Economic Viability*, *Enriching Community Life*, and *Protecting the Environment*, which help to inform the goals and policy directions in the Fernie OCP update.



Fernie is an economically, environmentally and socially sustainable community where everyone has the opportunity to pursue an excellent quality of life. Fernie's compact neighbourhoods provide a diversity of housing options, and are accessible and friendly. A robust, diverse and resilient economy, including natural resource and tourism industries, supports a skilled workforce. The beauty of the community, its healthy ecosystems, and bountiful recreation and leisure opportunities attract residents and visitors alike.

Policies

Based on community and stakeholder input, our OCP is organized into the following eight policy chapters.

- (1) Where We Live: Our Homes and Neighbourhoods**
- (2) Getting Around: Our Transportation Systems**
- (3) Our Livelihoods: The Local Economy**
- (4) Our Wellbeing: Community Health and Safety**
- (5) Our Community Life: Arts, Culture, Education and Recreation**
- (6) Our Natural Environment: Protection and Stewardship**
- (7) Our Community Systems: Energy and Infrastructure**
- (8) Working Together: Community and Regional Collaboration**

Each chapter deals with one or more related issue areas and is organized in a similar manner.

An introductory statement provides a rationale for the section (i.e., explaining why the policy area is important to Fernie). A listing of the chapter's main policy areas, or sub-sections follows this. Typically there are between four to seven sub-sections per policy chapter.

Each chapter area also includes a description of the vision, or goal for the future. It describes the future Fernie is working towards for each issue area. These are the "*Looking Forward*" sections.

The vision statements are followed by a short summary of the current situation, called *Current Reality*, which describes the issues within the regional context based on background research in our Community Profile (i.e., describing the main challenges, issues, and considerations the OCP is addressing).

Each of the sub-sections within each policy also follows a standard format. Each sub-section includes a statement that describes the Corporation of the City of Fernie's ("Fernie", "City of Fernie," "City") policy position on the topic (for example, in the sub-section on public transit, the statement is "*Fernie supports increasing public transit use*"). These statements are followed by brief rationale, which explain the importance of each sub-section.

The Managing Development chapter outlines Fernie's general policies and principles for regulating development in the city; Fernie's 14 Land Use Designations and nine Development Permit Areas. The chapter also outlines Fernie's approach to Temporary Land Use Permits and potential Future Land Requirements (i.e., potential short- and long-term boundary expansion areas).



1. Where We Live: Our Homes and Neighbourhoods

Housing location, tenure, affordability and diversity all play a central role in Fernie's overall livability and economic health. The following section encourages ongoing compact, complete neighbourhood planning and development, while supporting the need for Fernie to grow beyond its current municipal boundary. It also addresses the balance between full-time residents' growing need for affordable housing; aging in place; compact, complete vibrant neighbourhoods and the growing tourist and seasonal resident housing market and demand.

1-A Housing

- 1-A.1 Housing Affordability**
- 1-A.2 Housing Diversity**
- 1-A.3 Seniors Housing**
- 1-A.4 Staff Housing**
- 1-A.5 Short-term Rentals**

1-B Heritage Conservation & Restoration

1-C Neighbourhoods and Planning Areas

- 1-C.1 Annex**
- 1-C.2 Maintown**
- 1-C.3 Ridgemont**
- 1-C.4 Alpine Parkland**
- 1-C.5 Mountview**
- 1-C.6 Castle Mountain**
- 1-C.7 Riverside**
- 1-C.8 West Fernie**
- 1-C.9 Cedar Valley**
- 1-C.10 Northlands**
- 1-C.11 Ghost rider**

WHERE WE LIVE: Looking Forward

Fernie's is a compact, complete community whose mixed-use neighbourhoods provide convenient access to basic amenities and services and reduce the use of private vehicles. The city's unique character is reflected in its Historic Downtown, which remains the traditional heart of the community and is a vibrant, safe, pedestrian oriented area that is active at all times throughout the day and night. Diverse and affordable housing options meet the needs of citizens with different incomes and abilities throughout the community. People feel safe in Fernie and they enjoy the walkability and livability of the neighbourhoods and spaces that are enhanced by the natural areas, gardens and green spaces integrated throughout. Fernie neighbourhoods are also compact, with higher residential densities in strategic locations in the city, minimizing impact on natural areas by concentrating development within Fernie's existing urbanized areas. Homes are more energy and resource efficient, flexible and durable in design, and use quality materials that are local and more sustainable.

Current Reality

Fernie has seen an increase in home ownership and rental costs, beyond what is affordable for many full-time (and even seasonal and part-time) residents. In Fernie's most recent (2013) *Quality of Life Survey*, the number one housing concern was the cost to buy a house in Fernie, followed by a lack of affordable lots and the increased cost of rental suites.

The *2007 Affordable Housing Strategy's* needs assessment identified low-income housing, housing for people with disabilities, and seniors' housing as the top priorities for affordable housing in Fernie. Increasing the affordable housing options for these populations will support the wellbeing of current residents, attract new young families and workers to the municipality and allow residents to age in place. Past reports and assessments have also identified the need to improve housing options for Fernie's part-time and seasonal worker population. If Fernie's tourist industry is to continue to flourish, affordable and adequate staff housing must be provided for the influx of winter seasonal employees.

There is currently a mixture of different housing types in Fernie. While there has been a sharp increase in the number of multifamily units built in the last decade, single-family detached homes remain the dominant form of housing. As of 2011, over 60% of housing types were categorized as such. Due to the high number of second homeowners in Fernie, almost 30% of all housing units are occupied on a part-time basis. Most homes in Fernie, particularly in the City's older neighbourhoods, are within walking distance to local amenities and outdoor recreational facilities.

POLICIES

1.A HOUSING

The City of Fernie supports and encourages compact and complete development and neighbourhoods, a range of affordable housing options, and a diversity of housing types to suit a variety of individual and family needs.

- 1-A.1 Encourage a spectrum of residential dwelling types, locations and densities in order to accommodate various socio-economic groups, age groups, and lifestyles in Fernie.
- 1-A.2 Ensure new developments are connected to Fernie's pedestrian, cycling, and trail networks.
- 1-A.3 Utilize financial incentives and instruments (e.g., density bonusing, DCC incentives, permitting incentives) to encourage infill development (cluster, small lot infill, narrow lots, granny suites, etc.) wherever appropriate and feasible.
- 1-A.4 Support infill and redevelopment throughout the City, locating housing close to existing services, in accordance with each neighbourhood plan.
- 1-A.5 Encourage and support more diverse housing stock in each neighbourhood to meet priority needs for seniors, low-income families, young families, and people with disabilities.
- 1-A.6 Update the *Zoning Bylaw* to support innovative and flexible housing options, including conversions of single-family homes to multi-unit dwellings, and to accommodate garden or granny suites, small lot infill and narrow lot housing that fits the neighbourhood character.
- 1-A.7 Work towards increasing the overall density of housing in the existing urban area as a means to optimize the City's investments in infrastructure and as a means to reduce service delivery costs.
- 1-A.8 Encourage the use of cluster housing and density averaging so that new developments can set aside and protect environmentally sensitive areas, visually sensitive areas, open spaces, and trails.

1-A. 1 Housing Affordability

The City encourages the development of a wide variety of affordable housing options to meet the diverse needs of its full-time residents and workers.

Housing is considered affordable when the total shelter cost including utilities and taxes is below 30% of a household's gross annual income. Affordable housing is realized in many forms, ranging from moderately sized market housing to secondary suite rentals to subsidized social housing. Affordable housing for young families, retirees, and individuals with special needs is a priority that needs to be addressed along with the growing tourism-based and part-time resident demands.

- 1-A.1.1 Encourage a variety of residential dwelling types in order to accommodate the different socio-economic groups, age groups, and lifestyles in Fernie.
- 1-A.1.2 Support and implement relevant recommendations from the (2007) *Fernie Affordable Housing Strategy* that have not yet been implemented.
- 1-A.1.3 Update the *Fernie Affordable Housing Strategy* and consider including non-market housing, annual targets for social and affordable housing, and an attainable housing program to create a supply of affordable, below-market housing units for Fernie residents with moderate incomes.
- 1-A.1.4 Require all new medium and high-density multi-family developments requiring a rezoning to create 15% affordable housing units, which could be built within the development or off-site.
- 1-A.1.5 Work with Fernie Alpine Resort, industry groups, the Chamber of Commerce, and other stakeholders to develop an *Employee Affordable Housing Strategy* for both seasonal workers and year-round employees earning a low wage.
- 1-A.1.6 Where feasible and appropriate, encourage development of secondary suites, laneway housing or coach suites, multi-family, rental and special needs housing to improve affordable housing options through available development incentives (e.g. DCC, and permitting incentives, density bonusing, reduced parking requirements, etc.).
- 1-A.1.7 Educate the community about best practices for infill, compact, and mixed-use development to create a range of affordable housing options.
- 1-A.1.8 Waive or reduce the application and notification fees for rezoning for affordable housing developments.
- 1-A.1.9 Provide development incentives and fee reductions to redevelop and/or rehabilitate poor quality housing, with an emphasis on housing owned by seniors.
- 1-A.1.10 Identify City owned residential lands that are suitable to lease to non-profit housing societies or for affordable housing development and rent controlled rental suites.
- 1-A.1.11 Continue to acquire land as opportunities become available, and bank this land for the use of affordable and special needs housing in the future.
- 1-A.1.12 Consider the strategic sale/disposition of existing land holdings in developing neighbourhoods in order to leverage land purchases in other parts of the City.

- 1-A.1.13 Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop, or facilitate the development of:
- Transitional housing for homeless adults, families and youth;
 - Supportive housing for those with mental health and/or addiction issues;
 - Independent living units for people with disabilities; and
 - Assisted living facilities for people with cognitive and/or developmental disabilities
- 1-A.1.14 Continue to support non-profit agencies that provide short-term emergency and transitional shelter, food and access to social services for those in need.

1-A. 2 Housing Diversity

The City encourages the development and maintenance of a diverse and flexible housing stock that can meet needs for all residents over their lifetime.

Over the medium and longer-term, Fernie will need to provide a wider range of housing opportunities to meet the needs of all types of households and families, including a growing seniors population and the workers who will provide services to them. Housing can be planned and designed for flexibility, adapted for changing lifespan needs, and expanded or converted to accommodate changing household types.

Multi-Family Housing

- 1-A.2.1 Encourage the development of ground-oriented townhouses and garden apartments for multi-family residential development.
- 1-A.2.2 Discourage "walled" or "gated" communities.
- 1-A.2.3 Develop energy efficiency and greenhouse gas (GHG) reduction guidelines for multi-family developments.
- 1-A.2.4 Encourage and support development of affordable multi-family housing options.
- 1-A.2.5 Ensure that new multi-family developments have reasonably direct and convenient access to the City's existing road network.

Secondary Suites

- 1-A.2.6 Provide incentives for the development of secondary suites to increase affordable housing options in the community.
- 1-A.2.7 Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments.
- 1-A.2.8 Complete a *Secondary Suites Implementation Strategy* to address the legalization, phase-in process, and utility connection policy for existing secondary suites within R-1 dwellings.

- 1-A.2.9 Require those seeking to build secondary suites in a detached building (e.g. above a garage) to rezone their parcel to R1-B.
- 1-A.2.10 Consider amending the R-1B zoning to reduce the minimum square foot floor area for secondary dwelling units, and reduce the allowable height of any detached building containing a secondary dwelling unit, in order to ensure that all secondary suites in the Annex and Maintown fit with the neighbourhood character.
- 1-A.2.11 Establish a secondary suites public education program promoting their value to the community.

1-A.3 Seniors Housing

Fernie supports diverse housing options to help allow Fernie's seniors to age in place.

Fernie is home to a significant and growing population of seniors. A recent survey conducted as part of the OCP update identified that Fernie seniors require a wide range of housing options, based on the activity and care needs experienced at different life stages.

- 1-A.3.1 Work with CMHC to secure funding for secondary and garden suites for low income, independent seniors and people with disabilities that meets universally accessible standards.
- 1-A.3.2 Work with CMHC to offer the Shelter Aid program for Elderly Renters (SAFER) to help make rents affordable for Fernie seniors with low and moderate incomes.
- 1-A.3.3 Encourage diverse housing and development in Maintown for seniors.
- 1-A.3.4 Advocate to Interior Health for the return of the home care and homemaker program in Fernie for independent Fernie seniors.
- 1-A.3.5 Explore and consider the inclusion of pocket-infill housing to expand senior housing options.
- 1-A.3.6 Plan for the development of a second seniors' care lodge modeled on the success of Trinity Lodge.
- 1-A.3.7 Work with the development community and seniors to develop affordable, single level cluster homes that include on site care and maintenance through strata fees.
- 1-A.3.8 Waive or reduce the application and notification fees and all DCC fees for affordable housing developments targeted toward seniors.

1-A.4 Staff Housing

Fernie supports the development of affordable housing for full-time and seasonal workers.

With a large seasonal workforce for Fernie Alpine Resort and pressing housing shortages for Teck employees and related resource industry workers, providing sufficient staff housing is a considerable and ongoing challenge in Fernie.

- 1-A.4.1 Work with major regional employers (e.g. Teck, Fernie Alpine Resort) to address seasonal and temporary staff housing issues.
- 1-A.4.2 Lobby the Fernie Alpine Resort to provide staff accommodations for seasonal employees in town or on the mountain.
- 1-A.4.3 Encourage larger employers to provide staff housing or a housing allowance to aid in housing affordability.
- 1-A.4.4 Require the provision of staff housing of all new major resort developments.
- 1-A.4.5 Consider zoning that will encourage the development of hostels as a means of providing accommodation for seasonal employees in the community.

1-A.5 Part-time Rentals

Fernie balances its appreciation for tourism and visitors with full-time residents' needs for affordable housing.

Part-time tourist rentals can deplete affordable and year-round housing options for full-time residents. The growing tourism economy in Fernie, while being an important economic driver, should be balanced with ensuring full-time residents have enough year-round housing, and that rental costs are not inflated by seasonal tourist accommodation demands, making housing unaffordable for full-time residents.

- 1-A.5.1 Update the *Zoning Bylaw* to address issues around the short-term rental of residential dwellings in the community to support and encourage affordable rental housing options for residents.

1-B HERITAGE CONSERVATION AND RESTORATION

Protection and restoration of Fernie's heritage buildings is important to the community today and for future generations.

Heritage buildings serve to "ground" a community and to remind us of where we have come from. Community heritage resources give a city a particular sense of time, place, identity and culture. Community heritage assets include, but are not limited to, buildings, viewpoints, trees, archaeology and traditional First Nations heritage sites and places.

The great fires in the early 1900s resulted in civic leaders' committing to redevelop the community in fire resistant materials such as brick. The results of this early investment in community development can still be witnessed in Fernie's Historic Downtown Core area and the preservation and restoration of many other significant heritage resources in the community. Fernie's 2nd Avenue is a testament to what can be done to conserve a community's heritage. Many buildings, with construction dating back to 1908, were rejuvenated through provincial grant funding programs in the early 1980s.

- 1-B.1 Maintain a heritage conservation area in Maintown and the Historic Downtown to support the continued preservation of historic buildings in the community.
- 1-B.2 Work with the Fernie and District Historical Society and the BC Heritage Conservation Branch to develop a single heritage inventory and rating system to support informed decision making on the redevelopment, protection and restoration of heritage buildings in the community.
- 1-B.3 Work with the Fernie and District Historical Society to develop a joint committee to evaluate development applications for heritage buildings and sites of significance.
- 1-B.4 Explore the establishment of a *Revitalization Tax Exemption Program* bylaw for the Historic Downtown to support heritage building restoration, upgrades, and exterior facade improvements (see 3-F.1).
- 1-B.5 Develop a recognition program for individuals and organizations involved in the preservation and promotion of Fernie's heritage.
- 1-B.6 Encourage the preservation of heritage buildings by permitting, where appropriate and feasible, the conversion of residential uses to commercial uses.
- 1-B.7 Support the Fernie and District Historical Society's Heritage Walking Tour to promote Fernie's historic buildings to visitors and residents alike.
- 1-B.8 Continue to recognize the Fernie Court House as an important part of Fernie's heritage.
- 1-B.9 Build relationships with the Ktunaxa Nation and member communities to identify and recognize important First Nations heritage sites or locations.
- 1-B.10 To protect the historic character of buildings with heritage value, the City may issue Heritage Alteration Permits to administer the development of buildings with heritage value as regulated under the Local Government Act.

1-C NEIGHBOURHOODS AND PLANNING AREAS

Fernie supports the development of neighbourhoods that are healthy, compact, connected, and preserve Fernie's "small town" character.

1-C.1 The Annex

The Annex is an older neighbourhood that is experiencing infill development and redevelopment pressures. Much of the neighbourhood is located within the 1:200 year floodplain. This area is protected by an engineered dyke system, but increased annual flooding in the area requires a review and update, as well as stronger enforcement of flood mitigation building and development measures.

The northern portion of the Annex supports a service commercial area that is bordered by 14th Street and Highway 3. Slightly higher density forms of residential development, such as townhouses are encouraged in the Annex to take advantage of its relatively flat topography, easy access and close proximity to available amenities, services and recreational opportunities.

- 1-C.1.1 Protect the character of the Annex and, where practical, preserve the historic miners' homes along Highway 3 to help preserve Fernie's mining heritage and maintain smaller, more affordable housing opportunities.
- 1-C.1.2 Permit lower density multi-family residential infill, small lot, narrow lot, and land uses and zoning in the Annex, with consideration of the following guidelines:
 - The size and scale of the proposed multi-family use is compatible with the single family and lower density multi-family character of the neighbourhood;
 - The site is accessible to vehicular and active transportation linkages;
 - Required parking is accommodated efficiently on site; and
 - The development does not create major stress on the area's transportation network.
- 1-C.1.3 Update the Highway Corridor zoning to accommodate mixed-use development into the neighbouring residential area and to protect existing heritage miners' houses.
- 1-C.1.4 Expand the pilot swale and corner bulge program throughout the Annex to improve stormwater management in the area.
- 1-C.1.5 Take full advantage of the neighbourhood's proximity to the Elk River by ensuring adequate and safe access to the river and to the natural open space adjacent to the river.
- 1-C.1.6 Work to reduce cross-connections and instances of stormwater discharge to the sanitary sewer system.

1-C.2 Maintown

The north Maintown neighbourhood includes a number of community amenities such as Isabella Dicken Elementary School, Fernie Secondary School, the Trinity Seniors Lodge, and the Tom Uphill seniors home. Fernie's premier sports park – Prentice Park – provides this area with easy access to baseball diamonds, soccer pitches and a running track. With its concentration of amenities and services, Maintown is a good location for increased emphasis in the development of independent and semi-independent housing for seniors, along with more affordable housing for families.

Selective redevelopment and renovation incentives need to be developed to encourage slightly higher densities in Maintown, while protecting the heritage character of the neighbourhood.

- 1-C.2.1 Encourage the construction of mixed-use development that places commercial uses on the ground floor and residential units on the floors above in the Historic Downtown (Maintown) area.
- 1-C.2.2 Support the development of additional housing for seniors and affordable and rental housing options for young families in Maintown.
- 1-C.2.3 Support the development of townhouses and garden apartments in Maintown.
- 1-C.2.4 Encourage higher density development in Maintown South to create development in closer proximity to the Historic Downtown.
- 1-C.2.5 Ensure that any mixed-use development along 6th Avenue is respectful of the local neighbourhood aesthetic and parking needs.
- 1-C.2.6 Consider the development of a transitional commercial land use designation along 9th Street that encourages live-work and mixed-use development between Highway 3 and 2nd Avenue that would serve as a gateway to the Historic Downtown.
- 1-C.2.7 Work with the Maintown North and South neighbourhoods to establish efficient and safe pedestrian and bicycle linkages between nearby schools, recreation facilities and commercial areas.
- 1-C.2.8 Support conservation and preservation of heritage homes and buildings in the Maintown South area.

1-C.3 Ridgemont

Ridgemont, built primarily in the 1970s, is located to the east of the Historic Downtown Core area. The area located at the base of the Lower Ridgemont Hill supports mixed density residential uses, open space, a greenbelt, and the community's new skateboard park. This predominantly single-family neighbourhood is largely built out. Future development needs to adhere to strict steep and unstable slope guidelines.

- 1-C.3.1 Encourage cluster development through incentives for slope and sensitive area protection.
- 1-C.3.2 Support the expansion of multifamily cluster development to sensitively increase density.
- 1-C.3.3 Support residential, parks and open space land uses within Ridgemont as illustrated on the Parks, Trails and Open Space Network Map (Schedule D).
- 1-C.3.4 Work with the neighbourhood to establish efficient and safe pedestrian linkages to adjacent urban areas.
- 1-C.3.5 Work to reduce stormwater discharge into the sanitary sewer system.

1-C.4 Alpine Parkland

Alpine Parkland represents two traditional neighbourhood areas, formerly Parkland Terrace, built in the 1980s, and Alpine Trails, where development was initiated in the late 1990s. The area includes a mix of low and medium-density single detached and multi-family dwellings. Development is guided by architectural design guidelines, which ensure that development blends in with the surrounding mountain environment.

The Alpine Trails area is constrained by steep slopes and associated avalanche hazards. The planning for Alpine Trails recognizes both avalanche and wildfire hazards posed by the mountainous and forested area adjacent to the development. Riparian setbacks from Fairy Creek are to be preserved throughout the development.

- 1-C.4.1 Require all new development or redevelopment to be designed in a sensitive manner that mitigates negative visual impacts, including the blocking of existing views and vistas from other properties in the neighbourhood.
- 1-C.4.2 Use incentives to encourage cluster development and a mix of densities for protection of steep slopes and sensitive areas.
- 1-C.4.3 Work with residents in Alpine Parkland to establish safe pedestrian linkages to schools, parks, open spaces and commercial areas in the community.
- 1-C.4.4 Support the acquisition of the Crown land at the top of Parkland Hill for the development of a community park.
- 1-C.4.5 Support mixed land uses including single and multi-family residential, parks and natural open space.

- 1-C.4.6 Develop local neighbourhood commercial and mixed-use nodes within an easy walking distance of homes to minimize car dependency in the area.
- 1-C.4.7 Work with community residents to develop linkages from Alpine Parkland to the City of Fernie's trail network.

1-C.5 Mount View

Mount View encompasses lands along Cokato Road, Pine Avenue and Coal Creek Road. Mount View includes lands south of Coal Creek bounded by the CPR tracks to the east and the Elk River to the west. Mount View is comprised primarily of single-family dwellings constructed in the 1980s. The portions of the neighbourhood located in low-lying areas are within the 1:200 year floodplain and the Coal Creek alluvial fan. Engineered dykes located on the Elk River and on Coal Creek provide flood protection for Mount View.

- 1-C.5.1 Update the flood mitigation measures and development requirements to address increased flood risk in the area.
- 1-C.5.2 Work with residents to improve the transportation network in this area.
- 1-C.5.3 Preserve public access to the natural open space located adjacent to the Elk River.
- 1-C.5.4 Develop local neighbourhood commercial and mixed-use nodes within an easy walking distance of homes to minimize car dependency in the area.

1-C.6 Castle Mountain

Castle Mountain is located in the southeastern portion of Fernie. This new development area is constrained by steep slopes and the proximity to environmentally sensitive areas. Land uses in Castle Mountain consist of lands zoned for a mix of low, medium and high-density residential land uses, parks and natural open space. The area currently comprises a mix of single and multi-family residential development, a mobile home park, light industrial and service commercial uses. The presence of higher intensity service commercial and light industrial land uses in this area present the possibility of land use conflicts with residential development.

The area also includes the Coal Creek lands, a large area currently approved for mixed-use residential commercial development. While currently undeveloped, these lands are designated Coal Creek Development Area.

- 1-C.6.1 Support mixed land uses including single and multi-family residential, parks and natural open space.
- 1-C.6.2 Require all new development in Castle Mountain to be designed to mitigate negative visual impacts including the blocking of existing views and vistas from other properties in the neighbourhood.
- 1-C.6.3 Encourage a mix of residential densities in Castle Mountain as a means of providing a wide range of housing options.

- 1-C.6.4 Work with community residents to develop safe pedestrian linkages to nearby schools, recreation facilities and commercial areas.
- 1-C.6.5 Ensure that current and new trails in the area are integrated with and connected to Fernie's existing trail system.

1-C.7 Riverside

Riverside includes a number of medium- to high-density residential land uses, commercial land uses, parks and natural open spaces. The dwellings in Riverside are largely comprised of part-time and seasonal homes and short-term rental accommodations for tourists and visitors.

- 1-C.7.1 Encourage medium to high-density residential development in Riverside, provided that it can be supported by existing municipal infrastructure.
- 1-C.7.2 Encourage neighbourhood commercial development within the neighbourhood.
- 1-C.7.3 Discourage extension of the Highway Corridor area in Riverside.
- 1-C.7.4 Construct a trail to better connect the neighbourhood with the City of Fernie's trail network.
- 1-C.7.5 Explore other options for improving other connections to Fernie.

1-C.8 West Fernie

West Fernie, while a new addition to the City, is an older neighbourhood with a distinct community feel. West Fernie is expected to experience infill development and redevelopment pressures as the availability of municipal water and sewer removes the intensification barrier that has previously prevented redevelopment. This neighbourhood is located in two hazard areas: the low-lying areas being within the flood of record flood plain and the upland areas primarily being in the steep slope hazard area.

West Fernie consists primarily of residential uses with commercial uses abutting Highway 3. Slightly higher density forms of residential development are encouraged in the low-lying areas to take advantage of the relatively flat ground and achieve efficiencies of scale for the redevelopment costs of flood mitigation. Redevelopment in this area is also encouraged due to its close proximity to existing community services and recreational amenities.

The area is comprised of land designated Highway Corridor along the highway, Residential Infill and Intensification, Agriculture, and Natural Open Space east of the highway along the Elk River.

- 1-C.8.1 Balance West Fernie's community character with its prime infill potential through appropriate redevelopment and infill while also allowing limited rural pursuits such as the keeping of urban agricultural animals such as female chickens and bees.
- 1-C.8.2 Encourage a mix of residential building forms and densities.

- 1-C.8.3 Appropriate uses in areas designated Highway Corridor include mixed-use commercial, retail and office commercial, restaurants, entertainment, recreational facilities, tourist services and accommodation.
- 1-C.8.4 Require commercial, mixed-use, or large residential developments to step back from adjacent residential properties to appropriately transition building masses.
- 1-C.8.5 Take full advantage of the neighbourhood's proximity to the Elk River by ensuring adequate and safe access to the river and to the natural open space adjacent to the river.
- 1-C.8.6 Connect West Fernie to the community wide multi-use trail network.
- 1-C.8.7 Work with neighbourhood residents to explore alternatives for the management and maintenance of Thomson Park that meet community expectations and aspirations.

Non-residential Planning Areas

The following areas are primarily non-residential neighbourhoods or have limited current development of any kind. They have been included as planning areas and are identified in Schedule A.

1-C.9 Cedar Valley

The Cedar Valley area is primarily a forested area with very limited existing development. A portion of the area is currently in the Agricultural Land Reserve (ALR).

- 1-C.9.1 Support mixed land uses including single and multi-family residential, parks and natural open space.
- 1-C.9.2 Encourage cluster development for slope and sensitive area protection.
- 1-C.9.3 Ensure that any new development includes trail connections to Fernie's existing and planned trail networks.
- 1-C.9.4 Provide setbacks and buffers when developing lands adjacent to the ALR to prevent conflicts and encroachment.
- 1-C.9.5 Plan for uses that are compatible with agriculture along the ALR boundary.

1-C.10 Northlands

The Northlands area is predominantly comprised of lands designated Parks and Natural Open Space, with only a small residential pocket that was developed along with the Fernie Golf and Country Club. The neighbourhood also includes the Ghost Rider Crossing business area, which is

designated Highway Corridor. The golf course makes up a large portion of the area. The area is also home to Maiden Lake, an important community recreational amenity.

- 1-C.10.1 Support development of a diversity of housing types including single and multi-family residential.
- 1-C.10.2 Ensure that parcels designated Highway Corridor are adequately buffered from residential, park and open space uses.
- 1-C.10.3 Continue to develop and maintain trails in this area and connect them to Fernie's existing and planned trail networks.

1-C.11 Ghost rider

The Ghost rider area consists primarily of service commercial uses and is designated for that purpose. The land fronting Highway 3 is designated Highway Corridor, while the remainder is designated Service Commercial. There is a small Natural Open Space area providing a buffer between the Service Commercial area and lands designated for residential uses. Shadow Creek transects the site. The area also includes the potential Brenners Road boundary expansion area (see Section 9-F).

- 1-C.11.1 Ensure that parcels designated Service Commercial are adequately buffered from residential, institutional, park and open space uses.

TOP



2. Getting Around: Our Transportation Systems

Fernie's transportation system is comprised of the public services, programs, and infrastructure needed to support all modes of local and regional transportation. This section addresses the movement of residents and visitors around the City and region; the movement of goods and services to, from and within Fernie; and the movement of residents and visitors to, from and between Fernie and major tourism/recreation destinations, like Fernie Alpine Resort.

2-A Bicycles and pedestrians

2-B Public transit

2-C Vehicle transportation options

2-D Complete streets

2-E Regional trail planning

2-F Inter-regional transportation and goods movement

2-G Highway 3

2-H Historic Downtown

OUR TRANSPORTATION SYSTEMS: Looking Forward

Fernie's functional, interconnected, multi-modal transportation system provides safe, convenient, and efficient movement of people and goods within and around Fernie in all four seasons. The system is affordable, cost-effective and prioritizes alternatives to the single occupant vehicle, emphasizing all season pedestrian and bicycle connections. With improved public transportation options and major employer-supported shuttles and community buses, the system is also helping Fernie meet its greenhouse gas (GHG) emission reduction goals. All roadways, including major routes like Highway 3, are designed as complete streets and safely accommodate all users in all seasons. Fernie is recognized for its pedestrian and bike friendly atmosphere.

Current Reality

According to the 2011 Census, active forms of transportation, like walking and cycling, made up 18% of trips to work in Fernie, while an additional 3% took public transit. The greater Fernie area also boasts an impressive recreational cycling and hiking trail network. Recent studies have noted that parts of Fernie's sidewalk system are discontinuous, in need of repair, or infrequently cleared of snow. These issues are particularly concerning for people with mobility challenges, including Fernie's growing population of elderly residents.

Transit usage has increased over the years in Fernie, but with low service frequency and poor regional connections (for workers living outside of Fernie and residents working outside of Fernie) there are opportunities for considerable improvements. Meanwhile, the use of private automobiles has held relatively steady, making up roughly 69% of trips to work according to the 2011 Census, while about 8% carpooled (as passengers). Area mines provide some bus service options for workers.

Crossing Highway 3 is an ongoing safety concern for motorists, cyclists and pedestrians alike. This Provincial highway bisects Fernie and is a significant barrier separating residential neighbourhoods from nearby commercial areas and community amenities. As a four-season community with pedestrian volumes and highway traffic changing with each season, there is considerable community desire for additional, safe highway crossings. There are also safety concerns for bicyclists and pedestrians between the West Fernie Bridge and Centennial Trail at McLeod Avenue. There are currently only three signalized intersections (4th Street, 13th Street, 9th Avenue) and an additional pedestrian crossing with pedestrian activated crossing lights (7th Street).

POLICIES

2-A BICYCLES AND PEDESTRIANS

Fernie supports improving, expanding and maintaining bicycle and pedestrian infrastructure.

A safe and efficient cycling and pedestrian network will help encourage more transportation options that are healthier and more environmentally friendly. Helping residents carry out daily activities using more active forms of transportation year round will help improve residents' health, community and Fernie's overall quality of life, while also helping Fernie meet its GHG reduction targets.

- 2-A.1 Develop a *Bicycle and Pedestrian Plan* to improve active transportation connections to, through and between major recreation and employment destinations, including Fernie Alpine Resort.
- 2-A.2 As part of the *Bicycle and Pedestrian Plan*, identify priority street connections for pedestrian and cycling improvements and, where redevelopment opportunities and applications allow, mandate that connections be established as a condition of redevelopment.
- 2-A.3 As part of the *Bicycle and Pedestrian Plan*, identify and develop an on-street bicycle network with painted lane markings and, where feasible and appropriate, seasonal on-street signage and markings (e.g., "sharrows, flagging"). Priority streets should include 4th Street and 2nd Avenue.
- 2-A.4 Work with regional partners to develop a multi-user bicycle and pedestrian path from Dicken Road community and Chamber of Commerce building in the north end of town through to Fernie Alpine Resort on the south. Where practical and possible, the path should be separated from traffic, paved and include marked lanes for pedestrians and bicycles. Where appropriate and feasible, other off-highway alignment options could be explored (see 2-G.6).
- 2-A.5 Ensure bicycling amenities and infrastructure are included in all public developments and larger-scale private development (e.g., bike racks, signage, shower facilities, bicycle lockers or secure storage).
- 2-A.6 Encourage bicycle travel through the provision of facilities (e.g. bike racks, storage lockers) in all neighbourhoods and at major destinations as described in *City of Fernie Parking Management Plan 2012* and the *GHG Emissions Reduction Plan 2009*.
- 2-A.7 Work with utility providers to explore the use of utility corridors as cycling and pedestrian facilities. Should the utility corridor no longer be required for its current use, the City of Fernie will endeavour to preserve the corridor as part of the community's trail network.
- 2-A.8 Explore lighting of critical bicycle corridors and pedestrian routes.
- 2-A.9 Provide sidewalks along one side of local roads within the urban area except for short streets, loops or cul-de-sacs. For these exceptions, approval may be given to eliminate all sidewalk requirements.
- 2-A.10 Ensure effective bylaw enforcement of sidewalk snow clearing in commercial areas to support active transportation options year-round.
- 2-A.11 Plough and maintain core commuter walking trails during winter months.

- 2-A.12 Integrate recommendations of the *Sidewalk Construction and Replacement Program 2007* into infrastructure and capital planning.
- 2-A.13 Improve wheelchair and scooter accessibility, including curb cuts and ramps, throughout the community.
- 2-A.14 Work with persons with mobility difficulties in the design and construction of new trails and improvements to existing trails to ensure that mobility concerns are adequately addressed and barrier free access is provided.
- 2-A.15 Support enhancements that will result in increased pedestrian safety at railway crossings throughout the community.
- 2-A.16 Require new developments in the community, wherever practical and possible, to provide connections to Fernie's trail network.
- 2-A.17 Pursuant to S. 945 of the *Local Government Act*, any applicant for subdivision may be required by the Approving Officer to dedicate without compensation a highway as defined in the *Land Title Act* or the *Community Charter* for trail purposes up to 20 metres in width, or such lesser amount as the Approving Officer may require, to correspond with the trail network delineated on Schedule 'D', Parks, Trails and Open Space Network and Schedule 'E', Transportation Network.
- 2-A.18 Review and revise the *Subdivision Servicing Bylaw* to ensure that pedestrian and bicycle trail network connections and facilities are included as a condition of development.
- 2-A.19 Encourage alternative transportation through continued public education and the promotion of existing programs such as Commuter Challenge, Walk to Work Week and Bike BC.
- 2-A.20 Work with large employers in the area on ways to increase active transportation.
- 2-A.21 Encourage development of safe pedestrian routes from residential areas to institutional and commercial uses as part of the development approval process.
- 2-A.22 Consider adopting an *Active Travel Charter for Children and Youth* that identifies the importance of community planning that makes provisions for children and youth as active travelers, and engages them in helping identify barriers and opportunities to active travel.
- 2-A.23 Work with the Ministry of Transportation and other stakeholders to develop a contiguous pedestrian and cyclist route that runs parallel to Highway 3 and connects the northern most and southern most parts of our community.

2-B PUBLIC TRANSIT

Fernie supports increasing public transit use.

Fernie supports increasing public transit use for local riders and to enhance tourism. More efficient transit scheduling and service, supportive land use policies, and outreach to non-traditional user groups are all critical to achieving increased transit ridership and developing a more efficient, practical and user-friendly transit system.

- 2-B.1 Request that BC Transit improve and expand existing bus service within Fernie and to neighbouring employment and residential centres.

- 2-B.2 Work with BC Transit to ensure that bus schedules facilitate access between Fernie and neighbouring communities, including Cranbrook, for residents working in those communities and employees living in them.
- 2-B.3 Ensure that major new public institutions and businesses are located in transit accessible locations that are also served by active transportation infrastructure (e.g., bike lanes, walking trails).
- 2-B.4 Reduce parking requirements according to the *Parking Management Plan 2012* recommendations to encourage better use of land resources and support a shift to more public transit and active transportation alternatives.
- 2-B.5 Request that BC Transit pre-plan bus routes and develop road standards that will accommodate future bus route requirements for large-scale developments.
- 2-B.6 Work with BC Transit, RDEK, District of Sparwood, District of Elkford, and BC Parks to enhance bus service to recreation facilities and parks beyond City of Fernie boundaries.
- 2-B.7 Review and revise the *Subdivision Servicing Bylaw* to ensure that potential transit network extensions, including new bus stops and bus pull-ins, are considered as a condition of development.

2-C VEHICLE TRANSPORTATION OPTIONS

Fernie supports a range of vehicle transportation options.

Along with public transit, car-pooling and car sharing are important components of an integrated, multi-modal transportation system. By supporting a range of alternatives to the privately owned automobile, vehicular modes can be used to complement other forms of transportation (i.e., transit, active transportation) to create a more flexible and efficient transportation system.

- 2-C.1 Work with Fernie Alpine Resort and community business interests to ensure community shuttle service between the City of Fernie and the Resort efficiently meets the needs of users.
- 2-C.2 Facilitate development of a safe drop-off and pick-up zone for skiers hitch hiking to Fernie Alpine Resort.
- 2-C.3 Collaborate with stakeholders to develop and expand and park-and-ride system for Fernie Ski Hill.
- 2-C.4 Work with Teck Coal to maintain and expand the existing employee shuttle service for employees living in Fernie.
- 2-C.5 Explore the potential of an employee car-pooling program for City staff.
- 2-C.6 Support major local and regional employers in developing employee car-pooling programs where appropriate and feasible.
- 2-C.7 Promote the expanded use of the electric vehicle charging station installed at Fernie City Hall.

2-D COMPLETE STREETS

Fernie supports designing and operating roadways to accommodate all users (i.e. complete streets).

By designing 'complete streets' (streets that accommodate all users, i.e., pedestrians, cyclists, transit riders and motorists), we can improve accessibility, support local business, and enable our streets to become important public spaces that contribute to the vitality of our neighbourhoods.

- 2-D.1 Plan roads under Fernie's jurisdiction as 'complete streets', enabling users of all ages, abilities and modes (e.g., pedestrians, bicycles, transit riders and motorists) to interact and move more safely and efficiently along and across City streets.
- 2-D.2 Review and revise *Subdivision Servicing Bylaw* to ensure that complete street road standards and best practice design guidelines are included.
- 2-D.3 Work with transportation partners to apply complete streets principles to Highway 3 to make it a safe, multi-modal transportation route for all users.
- 2-D.4 Provide facilities to encourage walking and cycling, and to address the needs, safety and convenience of pedestrians and cyclists when constructing or reconstructing public facilities.
- 2-D.5 Include bicycle safety considerations in the design and placement of intersection treatments, sewer grates, manhole covers, signage, and railway crossings during ongoing road maintenance and construction of new roads and associated infrastructure.
- 2-D.6 Review and revise the *Subdivision Servicing Bylaw* to ensure that pedestrian and bicycle trail network connections and facilities are included as a condition of development, along with potential transit network extensions, including new bus stops and bus pull-ins (see 2-B.7), as a condition of development.
- 2-D.7 Explore participating in the *Elk Valley Sign Program* to provide an opportunity for Fernie businesses to advertise on the highway in a coordinated manner, and in coordination with Ministry of Transportation and Infrastructure's *Service and Attraction* sign policy.
- 2-D.8 Work with the Chamber of Commerce and Fernie businesses to consolidate local business signage at appropriate locations to preserve "Gateway Street" aesthetics.

2-E REGIONAL TRAIL PLANNING

Fernie supports, promotes and facilitates regional trail planning.

Many recreational hiking, mountain biking, snowmobile, ski touring and backcountry trails originate from trailheads located within municipal boundaries. The trails are important regional tourism and recreation assets that add to Fernie's livability. As a major stakeholder in the trail network, the City of Fernie should take an active role in managing their planning and maintenance.

- 2-E.1 Continue with plans to develop a regional *Trail Network Master Plan* as described in *City of Fernie Resort Development Strategy 2012-2016*.
- 2-E.2 Work with the Fernie Trails Alliance, RDEK and other stakeholders to develop the *Trail Network Master Plan* with clear trail standards, including trail operations and maintenance, and environmental and wildlife impacts.

- 2-E.3 Ensure trailheads within municipal boundaries include adequate parking, bear-proof garbage and recycling receptacles, signage and facilities, like bicycle racks, trail maps, and outhouse facilities. Trail use guidelines should promote “leave no trace” policies.
- 2-E.4 Work with Tourism Fernie, Chamber of Commerce and Fernie Trails Alliance to make a regional trail map that is available at local businesses, tourism info centre and other locations.
- 2-E.5 Plough and maintain a core commuter trail network in winter season. Associated improvements would be required for these routes.
- 2-E.6 Recognize and support the value of community events in financing the long-term maintenance of trails.

2-F INTER-REGIONAL TRANSPORTATION AND GOODS MOVEMENT

Fernie supports developing and maintaining an inter-regional transportation system that safely and efficiently links major destinations and supports the movement of people and goods between them.

As a central component of our local economy, the efficient movement of people and goods throughout the region is critical to employment and a competitive business environment in Fernie. Working with our regional partners will help the entire Elk Valley remain regionally competitive, while also supporting local economic development and businesses. The regional network includes the CPR mainline that bisects our community and plays a significant and vital economic role in the transport of coal from the Elk Valley to markets beyond.

- 2-F.1 Work collaboratively with the Ministry of Transportation and Infrastructure to ensure pedestrian and bicycle safety and connections to, through and around Fernie are improved.
- 2-F.2 Continue working with the Ministry of Transportation and Infrastructure in the planning, design and construction of all regional roadway projects in order to ensure safe and efficient transportation connections. Transportation in this case includes consideration of vehicular, pedestrian, and cycling needs.
- 2-F.3 Implement a prioritized annual road rehabilitation and reconstruction program in accordance with the priorities established in this *OCP* and the *2013-2018 Capital Plan*.
- 2-F.4 Require developers to prepare Transportation Impact Studies for major, large-scale developments that are expected to impact the transportation network, as they relate to safe and efficient movement of people and vehicles.
- 2-F.5 Work with major Elk Valley employers and government partners to develop programs, policies and initiatives to help reduce single occupancy vehicle travel.
- 2-F.6 Recognizing that developments near or adjacent to the CPR mainline and rail corridor lands may not be compatible in terms of the health, safety and welfare of individuals who could be adversely affected by the railway operations, activities, sounds, noises or vibrations, revise *Zoning Bylaw No. 1750* to include setbacks and other design considerations recommended by the Federation of Canadian Municipalities (FCM)/Rail Association of Canada’s 2013 publication, *Guidelines for New Development in Proximity to Railway Operations*.

- 2-F.7 Work with CPR and other stakeholders to ensure rail operations and public safety considerations are addressed at the development approval stages and design processes.
- 2-F.8 Investigate a future overpass or underpass of the CPR mainline to address issues related to trespass and delays for vehicles (especially emergency providers), bicyclists and pedestrians.
- 2-F.9 Develop a policy framework to address other issues related to the CPR mainline, including noise (train whistle, locomotives/boxcars on tracks), vibration, and wildlife movement.

2-G HIGHWAY 3

Fernie supports establishing Highway 3 as a multi-modal transportation corridor.

Making Highway 3 a safer and more attractive option for all users (pedestrians, bicycles, transit riders and motorists) through all seasons will help to reconnect residential neighbourhoods with nearby commercial areas and community amenities, improve residents quality of life, and attract visitors and enhance their experience.

- 2-G.1 Request that the Ministry of Transportation and Infrastructure work with Fernie residents to determine the location and forms of enhanced pedestrian crossings with other local community stakeholders to make Highway 3 less of a barrier between related areas of the community in all seasons.
- 2-G.2 Request the addition of a new signalized crossing across Highway 3 at 4th Street, or improve safety lighting at the crossing, particularly for school-aged children. Include the potential for an additional crossing at 9th Street, West Fernie, and other locations as appropriate and feasible.
- 2-G.3 Work with the Ministry of Transportation and Infrastructure and the RDEK to explore the addition of sidewalks along one or both sides of Highway 3 between the Leo T. Nimsick and West Fernie bridges and a multi-use path from the West Fernie bridge to Riverside.
- 2-G.4 Request that the Ministry of Transportation and Infrastructure, RDEK and the RCMP better manage and enforce traffic speeds along Highway 3 within the greater Fernie area.
- 2-G.5 Develop design and lighting guidelines to improve the experience of Highway 3 for users of all modes of transportation through all four seasons as part of a larger set of complete streets guidelines for Fernie.
- 2-G.6 Work with the Ministry of Transportation and Infrastructure to provide directional signage to the Historic Downtown on "Gateway Streets" (4th and 9th, see 2-H.11).
- 2-G.7 Work with the Ministry of Transportation and Infrastructure, Regional District of East Kootenay, Fernie Alpine Resort, Fernie Trails Alliance and other stakeholders to include a bike lane on or beside Highway 3 (i.e., painted and/or separated) from the Chamber of Commerce office in the Dicken Road community through Fernie to Fernie Alpine Resort. Where appropriate and feasible, other paved, off-highway alignment options could be explored (see 2-A.4).
- 2-G.8 Explore the option of offset trails in lieu of sidewalks along one side of collector roads. In these cases, complete street design guidelines would still be required to ensure multiple users could use the offset trail safely and efficiently. Right-of-ways would need to be

extended to 30-metres to accommodate this cross-section and separate trail from snow storage areas during winter months.

2-H HISTORIC DOWNTOWN

Fernie commits to using multi-modal transportation to support the continued development of the Historic Downtown as the vibrant heart of the community.

Making the Historic Downtown Core attractive and efficient to all modes of transportation (pedestrians, bicycles, transit riders and motorists) will support the ongoing revitalization of Fernie's vibrant community heart, and the larger area's continued development as the tourism and regional shopping and business centre.

- 2-H.1 Adjust the zoning bylaw for uses in the Historic Downtown following recommendations stipulated in the *Parking Management Plan 2012* relating to minimum parking requirements.
- 2-H.2 Implement the development of a cash-in-lieu parking policy as described in the *Parking Management Plan 2012* that provides developers flexibility in the development approvals process as a means to provide public parking facilities in the Historic Downtown.
- 2-H.3 Implement recommendations from the *Parking Management Plan 2012* to ensure that parking turnover occurs and that short-term parking spaces are not being used for long-term parking in the Historic Downtown.
- 2-H.4 Continue supporting summer sidewalk cafés in the Historic Downtown as part of a larger strategy to make 2nd Avenue a more pedestrian friendly environment.
- 2-H.5 Continue with prioritized snow clearing on sidewalks connecting residential areas to Historic Downtown.
- 2-H.6 Support "Car Free" days in the Historic Downtown during special events in the summer months.
- 2-H.7 Provide adequate pedestrian facilities throughout the Historic Downtown, including crosswalks, lighting, signage and wayfinding, benches, and corner bulges for safer street crossing.
- 2-H.8 Work with local transit providers, government and private agencies to improve and expand existing bus service to and through the Historic Downtown, particularly during community events.
- 2-H.9 Provide adequate bicycle facilities throughout the Historic Downtown, including bicycle racks, signage and wayfinding, and where appropriate and feasible, seasonal on-street signage and/or lane markers for 2nd Avenue.
- 2-H.10 Carry out streetscape enhancement opportunities, such as tree planting and sidewalk construction or replacement, in conjunction with road upgrading projects, including *Downtown Revitalization Phase II* from 7th to 10th Street.
- 2-H.11 Recognize 4th Street and 9th Street as the main "Gateways" to the Historic Downtown.
- 2-H.12 Develop "Gateway Street" design guidelines for 4th and 9th Streets that are both consistent with complete streets guidelines and provide standards for directional and wayfinding

signage to reach the Historic Downtown from Highway 3 and to permit easy passage back to Highway 3.



Ind COFFEE
HOUSE

OPEN

BIKE BASE

Blue cup

3. Our Livelihoods: The Local Economy

A healthy, strong and diverse local economy is one of the cornerstones of a more liveable community. A strong economy attracts new investment and employment, helps retain existing jobs, and supports a solid community tax base to provide and better support local service delivery. This section addresses ways that employment and the local economy can be supported through land use and policy decisions.

3-A Business Environment

3-B Local Economic Diversification

3-C Regional Economic Development

3-D Light Industrial Development

3-E Affordable Employee Housing

3-F Historic Downtown

OUR LIVELIHOODS: Looking Forward

Fernie's economy is strong, diversified and resilient. Local businesses are retained and supported through a variety of municipal efforts, while new investment, businesses, and visitors are attracted to the community. Local businesses are innovative and cost competitive, and many economic leakages have been plugged to keep community spending recirculating in Fernie. A 'buy local' ethic combined with value-added production and manufacturing is actively supported through Chamber, community and City programs and initiatives. Building on the foundation of natural resource industries, recreation and tourism, Fernie's diverse economy supports other sectors, including health and education services, retirement living and development, home-based businesses, and small-scale, value-added manufacturing. A balance has been achieved between maintaining economic viability, retaining Fernie's small town charm and protecting natural areas and wildlife. Regional partnerships and collaboration further support Fernie's economic resiliency and support region-wide economic wellbeing.

Current Reality

Fernie is a regional service centre in the RDEK and boasts a relatively diversified economy compared to some surrounding communities. Despite this, the local economy is primarily driven by the natural resources sector, while tourism, recreation and other services also play an important role.

With significant reserves in most of the operating coalmines (between 17 and 75 years worth of coal) and some new mining projects at some stage in the approval process, mining will likely maintain its position as a major component of the sub-regional economy. However, with increasing tourism interest in the area, tourism and related industries (accommodation and food services, retail, etc.) and construction may continue to grow as some of the local economy's largest employers.

The economic slowdown that began in 2008 and the high cost of living have combined to make Fernie a more challenging place to find employment sufficient to support residents' lifestyles. In the 2012 *Fernie Quality of Life Survey*, almost 10% of residents had no confidence that they would be able to maintain the level of income necessary to support their lifestyle, while another 20% were only slightly confident. Of the 325 respondents who answered a question on finding employment in the survey, approximately 29% found it "very difficult" or "slightly difficult" to find employment in Fernie.

The same survey found that only 24% of respondents found it "easy" or "mostly easy" to establish a business in Fernie compared to 46% who found it "very difficult" or "slightly difficult. However, residents reported doing the majority of their shopping in Fernie, with 39% of respondents doing less than 20% of their household shopping outside of Fernie, and a further 30% doing 20% to 40% of their household shopping outside of Fernie.

Fernie's relatively small amount of industrial and service commercial land (a fraction of the amount in the Districts of Elkford and Sparwood) is nearly built-out. Of the roughly 26-hectares (ha) of viable land, approximately 2.7 ha (10%) are vacant.

POLICIES

3-A BUSINESS ENVIRONMENT

Fernie is committed to maintaining and enhancing the city's business environment.

Retaining and nurturing local businesses is an important component of maintaining Fernie's existing economic diversity. Maintaining and enhancing Fernie's business environment can also attract new investment and generate additional local employment.

- 3-A.1 Work with the Chamber of Commerce to identify obstacles and opportunities for economic development in the community.
- 3-A.2 Work with the Chamber of Commerce and local business to encourage and promote local shopping.
- 3-A.3 Work with the Chamber of Commerce and industry groups to simplify and expedite the business license approval process.
- 3-A.4 Working with local stakeholders, survey local businesses to understand if municipal infrastructure and services are affordable, efficient and sufficient for current and potential businesses.
- 3-A.5 Work with industry groups, small business owners and other stakeholders to explore ways of supporting their retention and potential expansion and growth. This could include supportive policies, facilitating partnerships that build capacity and share resources, or exploring potential tax and Development Cost Charge (DCC) incentives (e.g., charging DCCs when building permit is issued, reduced DCCs, DCCs partially linked to improvements in the area of development).
- 3-A.6 Support local employment and business opportunities by permitting home businesses provided that the business does not have a detrimental effect (e.g., traffic, parking, signs, outdoor storage, lighting or noise) on existing residential neighbourhoods.
- 3-A.7 Explore creating or supporting an Economic Development Office or municipal staff position (potentially cost-shared with other local government partners and industry stakeholders) to support business retention (and attraction) activities for Fernie.
- 3-A.8 Recognize the importance of accessibility to economic development, and ensure that employment centres, business districts, residential areas and recreation areas are connected and accessible to employees and customers using a variety of transportation modes, including transit, bicycles and pedestrians.
- 3-A.9 Continue to refresh and keep current Fernie's existing website as part of a communications and branding campaign to make critical business information easier to find and to highlight Fernie's high quality of life and other competitive advantages and strengths.
- 3-A.10 Support development of improved and expanded communications infrastructure (e.g., high speed Internet).

3-B LOCAL ECONOMIC DIVERSIFICATION

Fernie is committed to encouraging and facilitating economic diversification in the city and region.

Both the mining and tourism industries can be cyclical industries that are heavily influenced by external economic conditions. A diversity of industries and employment will help Fernie's economy be more resilient and better able to adapt to global, national and regional economic changes.

- 3-B.1 Work with local partners to investigate ways to support value-added, community-based business development.
- 3-B.2 Work with partners to create a *Development/Diversification Strategy* to attract knowledge-based businesses and individuals who can relocate their business to Fernie.
- 3-B.3 Work with partners to encourage part-time residents to become more engaged in the community and relocate permanently to Fernie with their family and business.
- 3-B.4 Continue to work with the College of the Rockies and other partners in providing educational services to help ensure that there is an educated local workforce that meets local industry needs and helps to attract new business requiring such workers.
- 3-B.5 Facilitate relationships between the College of the Rockies and local industry to make Fernie a centre of excellence or innovation in the natural resources/resource extraction and adventure tourism sectors.
- 3-B.6 Recognize the business development opportunities associated with Fernie's existing (and growing) senior population and support the development of seniors' facilities, housing options, and expanded health care opportunities.
- 3-B.7 Support and permit home-based businesses, provided that the business does not have a detrimental effect on the existing residential neighbourhood because of traffic, parking, signs, outdoor storage, lighting or noise.
- 3-B.8 Work with stakeholders to explore the development of a business incubator, shared office space, or other initiatives to support home-based businesses and provide a venue for capacity building and the sharing of resources.
- 3-B.9 Support rezonings to supply adequate land suitable for office space development.
- 3-B.10 Support maintenance of Fernie's strong school systems to help attract families for the long-term.
- 3-B.11 Support the diversification of higher education, adult education and training opportunities in Fernie to both support the education sector and to build community capacity and skill.
- 3-B.12 Recognize the economic and social value of the arts and culture sector, and support development of a *Fernie Arts and Culture Strategy* to guide future municipal investment in the sector.
- 3-B.13 Recognize the economic and social value of the outdoor recreation and tourism sector and support development of an *Outdoor Recreation Tourism Strategy* to guide future municipal investment in the sector.
- 3-B.14 Explore the establishment of a *Revitalization Tax Exemption Program* for designated commercial areas outside of the Historic Downtown to encourage new investment and

foster economic growth by providing an opportunity to owners of eligible commercial lands to invest in improvements to their lands in order to increase capacity, productivity and employment levels. The permissive exemption zone would exempt improvements to light industrial properties from municipal property taxation for all or part of improvements for a specific term identified in the *Community Charter*.

3-C REGIONAL ECONOMIC DEVELOPMENT

Collaborate and coordinate with local partners on regional economic development.

Fernie's local economy is closely linked to those of other communities in the East Kootenay region. By working with their neighbours, Fernie and nearby communities can build off and complement each other so as to become more competitive in the larger economy.

- 3-C.1 Work with residents, Fernie Alpine Resort, the Chamber of Commerce, Tourism Fernie and neighbouring communities to actively promote recreation opportunities in the community and larger region.
- 3-C.2 Continue to work with area partners to implement the *Fernie and Area Resort Development Strategy* 2012-2016.
- 3-C.3 Work with agriculture stakeholders to support the development of a productive local agriculture industry, including the identification of possible synergies between neighbouring agricultural producers, food processors, and consumers (e.g. residents, resorts, and the hospitality/recreation industries).
- 3-C.4 Support the development of an exhibition grounds and community event space, which could include space for a year-round farmers market in Fernie (considering the potential for on-site storage, small-scale processing and an all weather sales area).
- 3-C.5 Work with the Columbia Basin Trust to support local entrepreneurs and organizations with projects that will further diversify and expand the local economy.

3-D LIGHT INDUSTRIAL DEVELOPMENT

Expand and encourage light industrial development opportunities.

A key aspect of providing more quality and diversity of employment is through ensuring the availability of appropriate land for business expansion and the accommodation of new business. Fernie's relatively small amount of industrial and service commercial land, particularly in comparison to surrounding communities, is nearly built-out. Some infrastructure improvements are also needed to make existing industrial and service commercial centres more attractive to new businesses and investment.

- 3-D.1 Maintain a current inventory of vacant light industrial land.
- 3-D.2 Collaborate with RDEK, local landowners and other partners to explore the potential expansion of the municipality's boundary near the Brenners Road area to provide further opportunities for light industrial and service commercial development in the community.
- 3-D.3 Determine the level of contamination and cost of remediation in light industrial area near Railway Avenue.

- 3-D.4 Encourage light industrial development that is “clean and green” and will serve to enhance the quality of life in Fernie through the creation of employment opportunities.
- 3-D.5 Explore establishing a *Revitalization Tax Exemption Program* bylaw for designated light industrial areas to encourage new investment and foster economic growth by providing an opportunity to eligible property owners to make improvements to increase capacity, productivity and employment levels. The permissive exemption zone would exempt improvements to light industrial properties from municipal property taxation for all or part of the improvements for a specific term identified in the *Community Charter*.
- 3-D.6 Consider the re-designation of vacant lands adjacent to existing Light Industrial area near Railway Avenue to a flexible mixed-use designation that could include green, light industrial uses.
- 3-D.7 Work with BC Hydro, business organizations, industry groups and other stakeholders to explore amending the *Zoning Bylaw* to incentivize energy efficient light industrial buildings (e.g., ASHRAE 90.1-2007 for Part 3 buildings). Incentives would need to be desirable to local developers and acceptable to the City and could include height relaxations, density bonusing, reduced Development Cost Charges, permit fast tracking, and parking relaxations. The density bonusing provisions of the *Local Government Act, Section 904* provides the legislative authority for this task.
- 3-D.8 Where appropriate and feasible, encourage brownfield development following the provincial *BC Brownfield Renewal Strategy* to help reduce risk and uncertainty, and to use the full suite of tools available to Fernie to encourage brownfield redevelopment (e.g., *BC Brownfield Renewal Funding Program, Environmental Management Act*).

3-E EMPLOYEE HOUSING

Encourage and facilitate development of accessible affordable employee housing to support seasonal and service workers and the local economy in general.

Fernie’s tourism and recreation industries depend on a skilled and dependable workforce. However, the seasonality of the recreational and tourist industries, combined with the relatively high cost of living in Fernie, can make it challenging to retain and attract seasonal and service workers. Maintaining flexible and affordable housing options is an important focus for maintaining and growing this sector.

- 3-E.1 Work with Fernie Alpine Resort, industry groups, the Chamber of Commerce, and other stakeholders to develop an *Employee Affordable Housing Strategy* for both seasonal workers and year-round employees earning a low wage.
- 3-E.2 Explore potential roles for the City of Fernie in supporting the development of affordable housing as described in the *Fernie Affordable Housing Strategy 2007* (e.g., setting policy, establishing regulations, leveraging city resources, entering into partnerships, and advocating and building capacity. (See *Where We Live: Our Homes and Neighbourhoods*.)
- 3-E.3 Collaborate with other resort communities on learning about best practices and their potential use in Fernie.
- 3-E.4 Promote, encourage and facilitate alternative housing types and tenures to increase the amount and variety of housing.
- 3-E.5 Use available incentives, including density bonusing and other zoning tools, to encourage the development of affordable, short-term rental housing for employees.

3-F HISTORIC DOWNTOWN

Continue efforts to revitalize the Historic Downtown as a commercial centre and tourist hub.

Fernie's Historic Downtown is a regionally unique heritage destination that has attracted new investment and businesses and helped establish the area as both visitor hub and local commercial centre. By supporting the continued revitalization of the area, Fernie can leverage this advantage into a stronger retail centre, and a more liveable and vibrant community.

- 3-F.1 Continue to explore the establishment of a *Revitalization Tax Exemption Program* bylaw for the Historic Downtown as an economic development tool to encourage new investment and attract new residents and businesses to the area. The permissive exemption zone would exempt improvements to heritage properties from municipal property taxation for all or part of the improvements for a specific term identified in the *Community Charter*. The investment zone program would consider commercial, mixed use commercial/residential, building upgrades, and exterior facade improvements.
- 3-F.2 Work with industry and business partners to explore the establishment of a Business Improvement Area for the Historic Downtown.
- 3-F.3 Improve accessibility to and through the Historic Downtown from all neighbourhoods, for all users (vehicles, pedestrians, bicycles), and in all seasons. (See: *Moving Around: Our Transportation System*.)
- 3-F.4 Improve internal wayfinding and signage in the Historic Downtown, including within Fernie's larger, regional trail system, and from the highway.
- 3-F.5 Develop "gateway street" design guidelines for 4th and 9th streets that are both consistent with complete streets guidelines and provide standards for directional and wayfinding signage, including Ministry of Transportation and Highways signage (see section 2-G), to reach the Historic Downtown from Highway 3 and to permit easy return passage.
- 3-F.6 Implement recommendations from the 2012 *Parking Management Plan* to improve parking management, provide additional public parking and bicycle parking facilities, and provide developers with flexibility in the development approvals process.
- 3-F.7 Explore opportunities to encourage and attract RV traffic to visit the Historic Downtown, including parking areas for the vehicles.
- 3-F.8 Continue supporting summer sidewalk cafés in the Historic Downtown as part of a larger strategy to make 2nd Avenue a more pedestrian friendly environment.
- 3-F.9 Support "Car Free" days in the Historic Downtown during special events.
- 3-F.10 Continue working with local businesses and community groups to increase cultural programming and events to enliven the Historic Downtown (e.g., Griz Days).
- 3-F.11 Enhance the availability of visitor services in the Historic Downtown.
- 3-F.12 Work with business and tourism partners to develop strategies that enhance and animate the Historic Downtown for visitors and residents alike.



4. Our Wellbeing: Community Health and Safety

A healthy, safe community is the foundation of Fernie's overall quality of life, economic competitiveness and resiliency. This section summarizes the connections between how neighbourhoods in Fernie are built and the health and safety of the people living in them. While this section recognizes that there are a broad range of health and public safety issues, it focuses on those that are most relevant to the OCP.

4-A Public Health, Safety and Community Wellbeing

4-B Fire and Life Safety

4-C Healthy Built Environments

4-D Active Transportation

4-E Indoor and Outdoor Recreation

4-F Childcare

4-G Food Security

OUR WELLBEING: Looking Forward

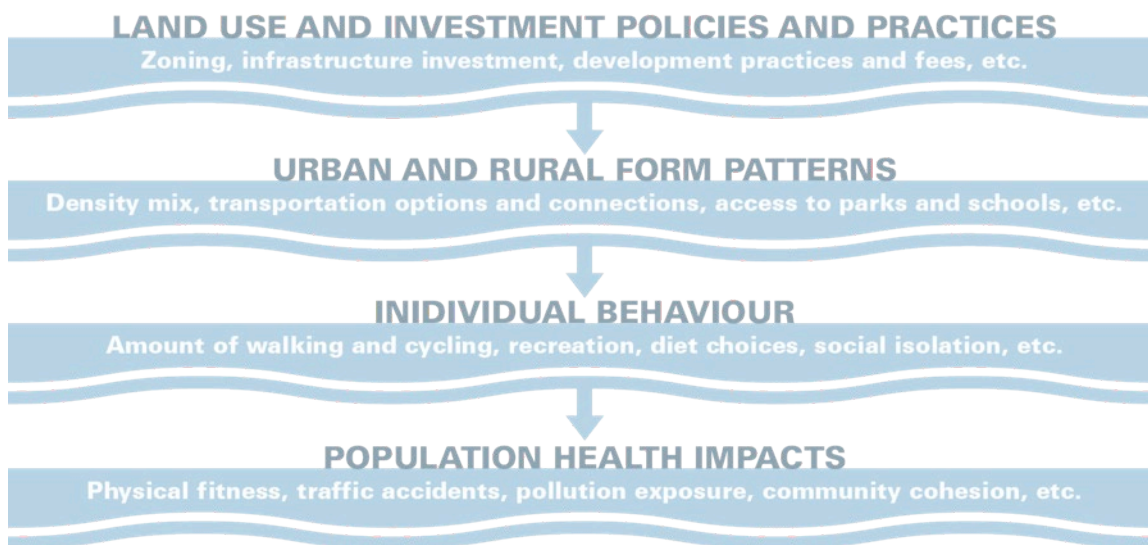
There is a culture of wellness in Fernie. Public and life safety systems are effective, affordable and efficient. Residents feel safe, secure, and healthy. Fernie's active transportation network supports more physically active transportation choices, which contributes to individual health and social wellbeing. Working with Interior Health and local health professionals, Fernie actively promotes and supports the development of healthy built environments, both in new construction and redevelopment projects. Overall wellbeing is enhanced by accessible and affordable housing choices for all life stages and the community pays special consideration to the health of the most vulnerable people (i.e., under eight and over 80 years of age).

Current Reality

Fernie is a safe community, well served by fire, police and life safety services. Natural hazard areas (e.g., flood plains, steep slopes, avalanche hazard areas) have been identified and are effectively managed.

The figure illustrates how land use planning policies, such as those included in Fernie's OCP, influence individual behaviour that ultimately generates direct and indirect population health impacts. Planning and public health researchers refer to land use influences as the "ripple effect".

Figure 2: Linking Fernie's Built Environment to Population Health - "The Ripple Effect"



Source: Frank, L. and K. Raine. Creating a Healthier Built Environment in BC. September 2007

According to Local Health Area Profile statistics, the population of Fernie ranks favourably on key health status measures. As with the rest of the province, however, physical activity levels have declined and obesity rates have increased dramatically to dangerous proportions over the past decade.

Since Fernie's first community livability study in 2010, the City has continued to track community livability and wellbeing indicators. The 2012 livability survey results found about 85% of respondents describing their spiritual and mental health as good or very good. The same survey indicated that 53% of respondents were "satisfied" or "very satisfied" with the spectrum of healthcare services available in Fernie.

POLICIES

4-A PUBLIC HEALTH, SAFETY AND COMMUNITY WELLBEING

Fernie supports and promotes good public health, safety and community wellbeing and sense of belonging.

The links between Fernie's quality of life, environmental health (e.g., clean air, clean water) and public health are strong and clear, as has been documented by the 2010 *Fernie Livability Report* and past *Quality of Life Surveys*.

- 4-A.1 Continue to update hazard area mapping (e.g., avalanche zones, flood zones) wherever and whenever required to ensure that mapping for Hazard Area Development Permit Areas remains current and the highest levels of public safety and health are maintained.
- 4-A.2 Ensure Fernie maintains high drinking water quality standards and water supply, treatment and distribution systems.
- 4-A.3 Work with local and regional governments and provincial partners (Districts of Elkford and Sparwood, RDEK, Interior Health Authority) to maintain high regional air quality standards, monitoring and systems to protect public health.
- 4-A.4 Establish the *Fernie Quality of Life Survey* as a biannual initiative and incorporate findings into public health and policies where appropriate and feasible.
- 4-A.5 Support the Fernie Quality of Life Index Committee in preparing their regular *Fernie Livability Reports* that address the key indicators that have been monitored over the previous year. The report makes recommendations for policy amendments and will serve to track quality of life in Fernie.
- 4-A.6 Make the *Fernie Livability Report* available to the public to serve as a basis for discussion with respect to future, health-related amendments to the OCP.
- 4-A.7 Work with the Interior Health Authority to ensure that quality hospital services continue to be provided in Fernie.
- 4-A.8 Strengthen the mental and spiritual health of our citizens by supporting accessible and inclusive community events, groups and places (e.g., Fernie Heritage Library, Arts Station, Fernie Museum, seniors centre, etc.)
- 4-A.9 Explore cost sharing a Social Planner position with neighbouring communities to establish links and communication channels between the City, Fernie Heritage Library, churches and other community organizations.
- 4-A.10 Use density bonusing and other development incentives to support construction of affordable and special needs housing, childcare facilities, or other community health and wellbeing amenities deemed desirable by the community.
- 4-A.11 Recognize safe, stable, affordable housing as the number one determinant of health and support initiatives to ensure its provision.
- 4-A.12 Support initiatives to permit Fernie residents to age in place.

4-B FIRE AND LIFE SAFETY

Maintain and improve fire and life safety

While current fire and life safety standards are sufficient, they require regular evaluation and, in some areas, could be expanded to ensure that the highest standards of public safety are achieved. It should also be recognized that there are users outside of Fernie who depend on fire protection services.

- 4-B.1 Implement recommendations from the 2005 *City of Fernie Community Wildfire Protection Plan*, including the integration of the provincial *FireSmart* standard into the design of all new subdivision developments within Fernie.
- 4-B.2 Update fire hazard mapping based on emerging and changing climate conditions, risks and trends.
- 4-B.3 Consider a Development Permit Area as a mechanism to address wildfire risk mitigation.
- 4-B.4 Review and, where necessary, update the *Consolidated Fire Protection and Life Safety Bylaw* (Bylaw No. 2029) to ensure fire hazard mapping and development procedures are included.
- 4-B.5 Update the City's *Emergency Preparedness Plan* and work to educate residents on any changes to it.
- 4-B.6 Work with local life safety partners to educate citizens on personal and family emergency preparedness planning to improve community capacity and resilience.
- 4-B.7 Include climate and hydrological changes, trends and risks in all environmental risk assessment processes, including implications for flooding levels and extreme precipitation events.
- 4-B.8 Work with the provincial government and the RCMP to develop a local approach to policing that is affordable and appropriate for community needs.
- 4-B.9 Support coordinated efforts between the City and RDEK to identify and eliminate fire service gaps in the Greater Fernie Land Use Plan Area.
- 4-B.10 Continue to support Fernie and District Search and Rescue.

4-C HEALTHY BUILT ENVIRONMENTS

Fernie recognizes and supports better public health outcomes through the creation and development of a healthier built environment.

Building awareness of the connections between population health and the physical layout and design of Fernie's neighbourhoods is critical to achieving healthier built environments and maintaining our high quality of life. Re-engaging health professionals and the planning/development community on healthy built environments is equally important.

- 4-C.1 Work with the Interior Health Authority and employ their development review procedure manual to ensure that potential public health impacts are considered when reviewing larger development proposals.
- 4-C.2 Work with the Interior Health Authority and other health partners to establish a local (or

regional) Healthy Built Environment Advisory Committee to support the review of larger developments for health benefits and impacts, and to promote more active transportation choices and healthy, active living.

- 4-C.3 Support development that incorporates healthy built environment best practices.
- 4-C.4 Update the development review process for larger projects to better account for active transportation (e.g., by improving analysis of non-motorized modes in travel surveys) and to ensure that active transportation benefits (e.g., roadway and parking construction cost savings, improved health public health, higher quality public realm) are recognized.

4-D ACTIVE TRANSPORTATION

Fernie encourages and supports active transportation choices.

While there are many factors that influence population health outcomes in Fernie (e.g., access to clean air and water, affordable housing, education, healthy food), transportation choice is one of the most significant. Choosing to walk or ride to work, school or shopping even once a week can make a significant positive impact on individual health. Street network connectivity, land use mix and density all influence individual transportation choices (i.e., whether to walk, bike, take transit or drive). Well-designed, more compact communities like Fernie tend to have higher mode shares for pedestrians and cyclists (even in winter months) and also boast more active, healthier residents. (See *Getting Around: our transportation network*.)

- 4-D.1 Develop a *Bicycle and Pedestrian Plan* to improve active transportation connections to, through and between major recreation and employment destinations, including Fernie Alpine Resort.
- 4-D.2 Ensure bicycling amenities and infrastructure are included in all public developments and larger-scale private developments.
- 4-D.3 Identify priority street connections for improvements and mandate that connections be established as a condition of redevelopment and subdivision approval where feasible.
- 4-D.4 Use tools such as B.C. Recreation and Parks Association's *Built Environment and Active Transportation Neighbourhood Assessment Tool* to identify active transportation gaps in and between neighbourhoods, and to and from major local and regional employment and recreation destinations.
- 4-D.5 Plow and maintain a core commuter trail network in the winter season (see *Getting Around: Our Transportation System*).

4-E INDOOR AND OUTDOOR RECREATION

Fernie encourages, promotes and supports outdoor and indoor recreation opportunities to encourage and facilitate more active, healthy living.

Fernie is widely regarded as an outdoor recreation paradise that is also served by a good range of both outdoor and indoor public recreation facilities. Together, these resources present a considerable opportunity to support and encourage healthy, active living.

- 4-E.1 Support continued development of Fernie's regional trail network (see *Our Mobility: Community Transportation*).

- 4-E.2 Ensure that local trailheads and connections to local and regional trails are well marked and maintained.
- 4-E.3 Work with local trail organizations and groups towards the development of formal access and parking locations for backcountry trails.
- 4-E.4 Ensure that both indoor and outdoor recreation destinations are connected and linked through Fernie's active transportation network.
- 4-E.5 Explore development of a new community centre complex to replace the existing centre and diversify indoor recreational opportunities and programming.
- 4-E.6 Work with community groups and recreation stakeholders to understand gaps in recreation facilities and barriers to accessing outdoor and indoor recreation (e.g., affordability, transportation connections).

4-F CHILDCARE

Fernie promotes, facilitates and encourages adequate and accessible childcare options.

Affordable, accessible childcare is an ongoing issue in Fernie and surrounding communities. The City of Fernie can support and encourage the development of additional childcare spaces and options, which in turn would help improve Fernie's community wellbeing, livability and economic development.

- 4-F.1 Revise *Zoning Bylaw* to encourage and accommodate childcare facilities in suitable locations that are located close to parks, playgrounds and those to be served by the facility.
- 4-F.2 Support the shared-use of public buildings and sites for the provision of childcare.
- 4-F.3 Establish partnership agreements with major employers and industry stakeholders to develop new, affordable, high quality childcare facilities and/or expand existing facilities where feasible and appropriate.
- 4-F.4 Support and facilitate the development of new childcare and daycare options and expanding current facilities where feasible and appropriate.
- 4-F.5 Use development incentives and tools to leverage facilities or lands to help offset the costs of developing new childcare facilities.
- 4-F.6 Support and collaborate with other service providers to develop new childcare facilities.
- 4-F.7 Support the maintenance and viability of existing childcare facilities.

4-G FOOD SECURITY

Fernie recognizes the importance of building a better local food system and supports programs and initiatives to achieve it.

Communities throughout BC, Canada and around the world are encouraging local food production to improve community resilience and wellbeing. Local food security was identified as major concern by 30% of respondents to the OCP survey. As a city that imports the vast majority of its food, Fernie is particularly vulnerable and should work to address this important issue.

- 4-G.1 Recognize and support the positive and integral economic, social and historical role that farming plays in the Greater Fernie area.
- 4-G.2 Recognize and support the mandate of the Agricultural Land Commission to preserve agricultural lands and farm viability for those City lands in the Agricultural Land Reserve (ALR) and support the maintenance and enhancement of ALR lands in the Greater Fernie area.
- 4-G.3 Work with Chamber of Commerce and other stakeholders and partners to promote agriculture as a viable economic activity.
- 4-G.4 Review Fernie zoning bylaws to ensure that there are no inappropriate barriers to agricultural production, processing and local sales.
- 4-G.5 Review municipal bylaws on a neighbourhood basis to ensure that there are no inappropriate barriers to residential gardening and other urban agricultural pursuits.
- 4-G.6 Better protect farmers and reduce the potential for conflict by ensuring appropriate buffering on any lands proposed for development that abut ALR lands.
- 4-G.7 Identify suitable lands for food-related industrial production, agricultural storage and processing, and auction facilities.
- 4-G.8 Support development of a year-round farmers' market in Fernie, potentially with on-site storage, small-scale processing and an all weather sales area.
- 4-G.9 Ensure agriculture is considered in the proposed *Fernie Climate Change Adaptation Plan* (see *Our Community Infrastructure and Systems*).
- 4-G.10 Work with local partners and community groups to build awareness of and promote local food security.
- 4-G.11 Partner with community-based organizations on questions and issues related to food security.
- 4-G.12 Facilitate the establishment of a network of food security stakeholders to help assess the food security situation in the Greater Fernie area.
- 4-G.13 Encourage and facilitate community gardens on both public and private lands where appropriate and feasible.
- 4-G.14 Support, encourage and facilitate community gardens on city-owned properties and in private developments.

- 4-G.15 Work with community groups, youth groups, schools and other organizations to encourage, facilitate and expand community gardening and local food production awareness.
- 4-G.16 Where practical and feasible, provide water services to community gardens.



Photo: Mike Wilson

5. Our Community Life: Arts, Culture, Education and Recreation

Arts, culture, education and recreation are central to the Fernie experience and an important part of why people visit the community and choose to live in Fernie. This section includes policies that encourages and supports the continuation and growth of Fernie's arts and culture community, the enhancement of recreation and parks facilities, and the increased diversity of Fernie's education options.

5-A Arts, Culture and Cultural Diversity

5-B Education

5-C Recreation

5-D Parks

OUR COMMUNITY LIFE: Looking Forward

Fernie is a thriving four-season tourism destination that has a growing arts and culture economy enjoyed by residents and tourists alike. Affordable, accessible and inclusive arts, culture, education and recreation activities and programs are available year-round, and help to make Fernie an attractive place for people of all ages to live, work and play. Fernie's well-known winter-resort recreation activities are complemented by affordable outdoor recreation and leisure options during the non-winter months. An interconnected network of local and backcountry trails is accessible and linked to local recreation facilities and parks. Fernie's unique culture and heritage are celebrated and public art is showcased throughout the community. There is a culture of lifelong learning, and Fernie offers a quality education system from pre-school to high school, as well as diverse post-secondary and continuing education and training options.

Current Reality

Fernie is home to an impressive array of year-round recreational and parks facilities and a world-class ski and boarding resort area, Fernie Alpine Resort. The City's recreation and parks facilities include the Fernie Aquatic Centre, a skateboard park, arena, curling club and a recreation centre. Fernie also has a well-used seniors' centre and three new dog parks. Fernie currently manages seven public parks. James White Park, Fernie's largest park, includes tennis courts, disk golf and opens spaces. Fernie also boasts an 18-hole golf course with a new club house and pro-shop. The Elk River offers excellent fishing and is also enjoyed by recreational paddlers. A 20 km network of hiking and mountain biking trails exists for all skill levels.

The grade 12 graduation rate in Fernie was 92% in 2008/9, which is comparable with BC's average rate. The College of the Rockies operates a Fernie Campus, which is home to the school's well known, full-time, outdoor adventure program, and the Mountain Adventure Skills Training (MAST) program. The campus also offers a Health Care Assistant program and four levels of Adult Basic Education, a range of hospitality courses, in addition to a full calendar of continuing education courses. Recent community surveys have suggested that there is a growing need for more diversified post-secondary options and continuing education and training options.

Fernie has a thriving arts and culture community with visual and performing arts programming available throughout the year. Arts groups and facilities, such as the Arts Station, provide venues and support for artists within the community. Fernie has active galleries, performance series, the Fernie Heritage Library and museum facilities, and a wide variety of groups supporting arts, culture and heritage.

Fernie is located in Ktunaxa Nation traditional territory and is home to urban Ktunaxa and other First Nations peoples.

POLICIES

5-A ARTS, CULTURE AND CULTURAL DIVERSITY

Fernie supports local arts, culture and cultural diversity.

By continuing to support popular public events and increasing the number of local events, Fernie can further enhance its sense of local identity and community pride, while also encouraging more tourism opportunities. Relationship building with Ktunaxa Nation will provide opportunities to celebrate and learn more about their culture and heritage, further adding to the rich diversity of the community and provide new cultural tourism opportunities.

- 5-A.1 Recognize the economic and social value of the arts and culture sector, and support development of a *Fernie Arts and Culture Strategy* in partnership with local arts and culture stakeholders to guide future municipal investment in sector and generate funds for it.
- 5-A.2 Identify and dedicate a portion of the Resort Municipality Initiative (RMI) funding for the continuation and growth of art and cultural events.
- 5-A.3 Where appropriate and feasible, encourage the integration of public art into city infrastructure, public spaces, municipal facilities, and private developments.
- 5-A.4 Support collaborative efforts to enhance and promote Fernie's local arts, events and cultural facilities.
- 5-A.5 Continue to build relationships with local First Nations to identify and celebrate their culture, local historic and heritage landmarks in the Fernie area.
- 5-A.6 Encourage public and private art installations from Ktunaxa Nation artists and other local First Nation and Metis artists.
- 5-A.7 Support and implement Fernie's *Public Art Policy: Guidelines for accepting gifts of art intended for long-term placement at public places under City jurisdiction* (approved Nov. 2010).
- 5-A.8 Work with the Fernie Arts Station to increase arts and culture activities and programming to enhance tourism.
- 5-A.9 Facilitate the development of art studio live/work spaces in the Historic Downtown to support affordable housing and live/work opportunities for artists.
- 5-A.10 Encourage the development of art and culture education programs through the College of the Rockies.
- 5-A.11 Support and encourage cultural events that celebrate the cultural diversity of Fernie's community.
- 5-A.12 Support the development of a large capacity performance venue for Fernie.
- 5-A.13 Develop a volunteer appreciation program.
- 5-A.14 Develop better signage and way finding for prominent City institutions and tourist locations such as City Hall, Fernie Heritage Library, Art Station, City Hall, James White Park, Fernie Museum, the Court House and the Aquatic Centre.

5-B EDUCATION

Fernie encourages the growth and diversity of education options for lifelong learning.

By continuing to work collaboratively with educational institutions, Fernie can encourage the growth and diversification of local educational programming to meet the changing needs of residents through all life stages, from daycare to adult education.

- 5-B.1 Work with local schools and the Fernie Heritage Library to ensure that other educational needs of Fernie's children continue to be met in the community.
- 5-B.2 Work co-operatively with the College of the Rockies to expand post-secondary programs to meet the changing needs of young Fernie residents.
- 5-B.3 Provide and support skills training and continuing education opportunities to encourage youth to remain as valued members in the community.
- 5-B.4 Encourage continued partnerships between the City of Fernie and local schools for the development and maintenance of sport fields and playgrounds on schools grounds.

5-C RECREATION

Fernie supports the expansion of indoor, outdoor, active and low impact recreation and leisure opportunities for all ages and abilities.

Fernie is a major outdoor recreation destination. Central to Fernie's recreation and leisure programming is the diversification of existing opportunities to provide more year-round indoor and outdoor activities, both passive and active, for all age groups and abilities.

- 5-C.1 Work with the Leisure Services Advisory Board to identify long-term recreation opportunities for the community.
- 5-C.2 Support and implement the *Leisure Services Master Plan*.
- 5-C.3 Continue to work toward the provision of recreational facilities and services that are accessible to all segments of the population, including both residents and tourists, and that are designed to accommodate active and low impact uses.
- 5-C.4 Work with the Regional District towards cost recovery for services used by residents living outside of the municipal boundary.
- 5-C.5 Complete and implement a *Fernie Trails Master Plan* in cooperation with the local trail stakeholders.
- 5-C.6 Work towards the development of an outdoor ice rink for Fernie.
- 5-C.7 Support the *Leisure and Services Master Plan* recommendations to develop a multiplex upgrade to the Fernie Aquatic Centre.
- 5-C.8 Explore the development of a youth space or centre in an appropriate municipal facility for youth events and as a youth drop-in centre.
- 5-C.9 Support the development of more year-round, active, indoor recreation programs for youth.

- 5-C.10 Consider upgrading the pool to an ozonized or salt-water system to enhance the use of the pool for rehabilitation programs.
- 5-C.11 Develop more senior-oriented, indoor, low impact and active year-round recreation programming.
- 5-C.12 Continue to develop agreements with local schools to allow community recreation and sport use of school gym facilities.

5-D PARKS

Fernie supports ongoing development and management of local parks for active and passive use by all ability levels.

Fernie will continue to develop and manage a diverse mix of small neighbourhood parks, and larger active community parks and open areas. A new Trail Master Plan, when developed and implemented, will improve connectivity between parks, greenways and trails within the City and in the Greater Fernie area and better meet specific neighbourhood amenity needs.

- 5-D.1 Support the development of a regional *Fernie Greenway-River Master Plan* to help connect local parks, recreation and riparian corridors with the regional trail network for active transportation use and to enhance wildlife corridors.
- 5-D.2 Explore additional programming for the Rotary Park, in addition to the playground, to fully meet the needs of the surrounding neighbourhood.
- 5-D.3 Implement *the 2013 Leisure Service Master Plan* recommendations once they have been prioritized.
- 5-D.4 Create an all-weather public space in the Historic Downtown, between 4th and 2nd Avenues, as a place for people to gather and for use by local events.
- 5-D.5 Establish permanent dog parks and dedicated fenced off-leash dog parks.
- 5-D.6 Require bear-proof waste receptacles and dog bag dispensers in all municipal parks and at the trailheads that fall within municipal boundaries.
- 5-D.7 Where feasible and appropriate, acquire lands for future parks, facilities, or as lands for greenway or natural corridor linkages.
- 5-D.8 Encourage continued partnerships between the City of Fernie and local schools for the development and maintenance of sport fields and playgrounds.
- 5-D.9 Continue to expand and promote Fernie's parks and trail networks as an important tourist attraction and resident amenity.
- 5-D.10 Recognize the economic and social value of the outdoor recreation and tourism sector, and support development of an *Outdoor Recreation Tourism Strategy* to guide future municipal investment in the sector.
- 5-D.11 Develop a Parks Plan for Thomson Park to guide future capital investment and maintenance requirements. As part of the Parks Plan explore alternatives for the community to participate in the management and maintenance of the park.



6. Our Natural Environment: Protection and Stewardship

Fernie's natural areas and ecosystems are a critical component of the region's environmental health and high quality of life. Access to these areas and the views of these landscapes from the City attract visitors to Fernie, underpin the outdoor recreation industry and are some of the community's most valued assets. This chapter addresses the need to find a balance between the importance of protecting ecological integrity and diversity with current and future human use, development and economic needs.

6-A Environmentally Sensitive Areas

6-B Wildlife Corridors

6-C Aquatic Habitats and Water Quality

6-D Air Quality

6-E Urban Forest

6-F Viewscapes

6-G Sand and Gravel Extraction

OUR NATURAL ENVIRONMENT: Looking Forward

Existing natural areas and valuable ecosystems are maintained and protected, while degraded natural areas have been restored to enhance biodiversity and increase community livability. Residents enjoy the use of a clean and safe Elk River ecosystem, respecting its value as an important sensitive area. Development guidelines based on the City's thorough sensitive area and ecosystem inventory have helped achieve a balance for development that maintains economic viability, while protecting critical natural areas, wildlife and important aquatic systems. Backcountry and other natural areas are accessed sensitively, with users respecting wildlife corridors and effectively managing wildlife interactions.

Current Reality

The City of Fernie is central to and connects important regional and provincial parks, watersheds, trail systems and resort areas. Mount Fernie Park and the Fernie Alpine Resort are important recreation and tourist areas. Surrounding parklands are home to unique ecosystems and niche habitats for many endangered species such as the screech owl, and for important native vegetation such as some of the oldest black cottonwood in the world. The red listed American Badger and the blue listed Booths Willow are both found throughout Fernie.

While a backup water source was recently added with the completion of the James White Park well, drinking water in Fernie is drawn primarily from the Fairy Creek watershed through the Fairy Creek springs. Though the boundary for most watersheds are defined by the highest elevation points surrounding the stream, the underground origin of Fairy Creek has not yet been defined, and may extend to lands lying outside the surface drainage area. This requires environmental considerations to be given to the area lying outside the apparent drainage area for Fairy Creek.

The Elk River ecosystem is a significant wildlife corridor through the Fernie area. Since 1996, selenium from local mining operations has been increasingly detected in the Elk River. As selenium is a potential carcinogen, the findings have increased community concerns about both its public health and safety impacts and the need to better protect the Elk River watershed from the cumulative impacts of mining, transportation, forestry and tourism.

The City of Fernie intersects many wildlife corridors used by many species including bear, moose, elk and deer. The RDEK's *Fernie Area Land Use Strategy* (2006) identified conceptual wildlife corridors and recommended the conservation of greenways and watercourses through a 30m buffer for fish bearing streams and the use of design guidelines with site-specific studies to help lessen the impact of development on those wildlife corridors.

POLICIES

6-A ENVIRONMENTALLY SENSITIVE AREAS

Fernie supports the protection of its environmentally sensitive areas.

Environmentally sensitive areas (ESAs) are areas that include, but are not limited to, sensitive watersheds, riparian areas, aquatic habitats, mature and old growth forests, wildlife corridors, and habitats supporting red and blue listed species. Collectively, these areas protect and enhance biodiversity and the natural systems we all depend upon for clean air and water. ESAs require identification and protection to mitigate the impacts of development.

6-A.1 Endeavour to identify and protect ESAs in all relevant City plans and zoning bylaws using one of the following options:

- Dedication as City park or trails;
- Dedication to a private land trust;
- Policies to restrict development and to incentivize alternative development strategies such as cluster housing or density bonusing; or
- Conservation covenant registered on title.

6-A.2 Consider establishing a *Protection of the Natural Environment Development Permit Area* to:

- Conserve environmentally sensitive areas in order to protect biodiversity;
- Identify and protect wildlife corridors and the connectivity of Fernie's ecosystems;
- Protect the forested character of Fernie's hillsides and enhance the health of our forests, trees and soils; and
- Protect forested areas inside our watersheds in order to maintain or enhance hydrological functions.

6-A.3 Work with landowners to conserve and enhance sensitive habitat on private lands.

6-A.4 Coordinate with the RDEK to align ESA policies and designation areas where they transcend the municipal boundary to encourage the linking of important sensitive areas between jurisdictional areas.

6-A.5 Work with partner organizations and groups to develop and implement an invasive species management strategy to reduce the loss of native species in sensitive areas.

6-A.6 Recognize and support local volunteer groups protecting, enhancing or helping to manage natural and sensitive areas in and around Fernie.

6-B WILDLIFE AND WILDLIFE CORRIDORS

The City supports the protection of wildlife corridors and migration paths and continued Wildsafe education for both visitors and residents.

Wildlife corridors are a series of connected or linked habitats that may include a streamside area or habitat or a series of mature stands or trees, that facilitates or aids in the movement of species. Wildlife corridors can enhance biodiversity and ecosystem connectivity, and mitigate habitat fragmentation caused by development. Such corridors surround and pass through the City of Fernie and, in some cases, can create safety risks for residents and visitors where they overlap with human use areas, while also potentially disrupting important wildlife movement and migration path. Identification and management of wildlife corridors can help to protect wildlife, enhance ecosystem connectivity and minimize wildlife-human conflicts. Effective and widespread education and waste management in natural areas and trails can further help to minimize wildlife/human conflicts.

- 6-B.1 Develop guidelines to mitigate the loss of wetlands, wildlife habitat and indigenous vegetation areas.
- 6-B.2 Work with local environmental groups, the RDEK and relevant provincial and federal government ministries to establish a *Wildlife Corridor Identification and Protection Strategy* for the area that considers the conceptual wildlife corridors from the *Fernie Area Land Use Strategy* (2006).
- 6-B.3 Where appropriate and feasible, connect environmentally sensitive areas through linear parks and neighbourhood greenways to help create habitat and biodiversity corridors.
- 6-B.4 Cooperate with the RDEK to develop and implement a 30m protected buffer along the Elk River, other Class-A riparian areas, and park or greenway connectors to support natural wildlife corridor connectivity through Fernie.
- 6-B.5 Continue to work with regional partners and local environmental organizations to support wildlife educational programs to minimize wildlife/human conflicts.
- 6-B.6 Ensure that municipal solid waste management systems are inaccessible to wildlife and that bear-proof solid waste disposal containers are available at backcountry and trail access points.
- 6-B.7 Require all new commercial, industrial, institutional and multi-family developments to provide bear-proof solid waste disposal containers where these containers are to be stored outdoors.
- 6-B.8 Where wildlife attractants such as urban agriculture animals exist or are permitted in proximity to wildlife ensure appropriate regulations exist to mitigate the impacts of those attractants.

6-C AQUATIC HABITATS AND WATER QUALITY

The City of Fernie supports the protection of aquatic systems and fish habitat within its municipal boundary and the connectivity of these systems beyond its boundary.

The Fairy Creek watershed is the source for Fernie's potable water. The Elk River is the region's major river, a central natural feature of Fernie's recreational life, and a critical ecological system for the larger region, providing both habitat and one of the Elk Valley's principal wildlife corridors. Within Fernie, watercourses cover large portions of the yet undeveloped and low-density areas.

- 6-C.1 Update flood hazard mapping and *Floodplain Management Bylaw*.
- 6-C.2 Work with local groups and organizations to support the maintenance of fish passage in all streams and to restore fish habitat and stream connectivity.
- 6-C.3 Promote controlled access and use in the Fairy Creek watershed in accordance with BC Forest, Lands and Natural Resource Operations watershed protection and management regulations (B.C. Reg 200/2010).
- 6-C.4 Seek cooperation from local and regional environmental groups and stakeholders to comply with access restrictions to Fairy Creek watershed areas.
- 6-C.5 Encourage new development to incorporate features to manage stormwater on site, including detention and infiltration features, minimizing impervious areas, and using pervious pavers and other surfacing materials where appropriate.
- 6-C.6 Encourage the use of native plants in all new development.
- 6-C.7 Work towards the minimization and eventual elimination of pesticide use through continued use of the *Pesticide Use Control* bylaw (Bylaw No. 2093).
- 6-C.8 Continue to work with mining interests, the Province and other stakeholders to manage selenium contamination in the Elk River and other drainages.
- 6-C.9 Require all new development bordering riparian zones to comply with Ministry of Environment regulations.

6-D AIR QUALITY

The City supports initiatives to protect and enhance air quality.

The protection of air quality is a shared responsibility between the City of Fernie, the Regional District and Provincial and Federal jurisdictions. Improving air quality is an important health determinant for Fernie's residents and visitors.

- 6-D.1 Work with provincial and federal agencies to monitor air quality as part of the Fernie Quality of Life Index.
- 6-D.2 Work with the RDEK and Elk Valley municipalities on issues that affect air quality in the Elk Valley.
- 6-D.3 Initiate programs and investments to encourage walking and bicycling in Fernie.

- 6-D.4 Develop vehicle idling, open burning and wood burning appliance bylaws in agreement with bylaw 2029 to support air quality and GHG emissions reduction targets.
- 6-D.5 Develop burning and idling bylaws and, in cooperation with local environmental organizations, implement education and outreach programs to support them.
- 6-D.6 Explore provincial grants and incentives to encourage residents to exchange older wood stoves with clean burning stoves.

6-E URBAN FOREST

Fernie supports the stewardship, protection and management of its urban forest and mature tree stock.

Fernie has a number of important urban forest areas and significant tree stands within its boundaries, notably in and around Coal Creek. Older neighbourhoods in Fernie have also retained a number of important mature trees that may require protection over the longer-term as these neighbourhoods continue to grow and develop. The protection of urban forests and mature trees provides aesthetic values and enhances Fernie's quality of life, helps sequester carbon dioxide for a healthier climate, and provides important wildlife habitat.

- 6-E.1 Develop an *Urban Forest Management Strategy*.
- 6-E.2 Develop a *Tree Preservation Bylaw* that protects mature trees, requires tree replacement, and requires new development to undertake a tree survey as part of the development process.
- 6-E.3 Continue supporting appropriate maintenance of trees and tree hazard removal on both public and private lands.
- 6-E.4 Develop density bonusing and DCC incentives to encourage cluster housing development for the protection of significant tree stands.

6-F VIEWSCAPES

The City of Fernie acknowledges the importance of protecting significant views and corridors throughout the city for residents and visitors.

Fernie is surrounded by majestic mountain views. Protection of these views from visual barriers by future development and the protection of community view corridors enhance the livability and marketability of Fernie for visitors as well as new investors or existing homeowners.

- 6-F.1 Identify and preserve important view corridors in the downtown commercial area.
- 6-F.2 Maximize tree coverage on new up-slope development to help minimize visual impacts from the Valley floor.
- 6-F.3 Require, where feasible, natural landforms and vegetation to be preserved during the development process to protect views and to minimize the potential visual impacts of new development.

6-G SAND AND GRAVEL EXTRACTION

Fernie supports sound environmental management of sand and gravel resources.

The *Local Government Act* requires that an OCP identify areas of sand and gravel resource extraction in the community. Currently, there is only one known source of gravel suitable for commercial extraction within the City of Fernie's municipal boundaries.

- 6-G.1 Recognize the gravel pit located west of Fairy Creek as the only commercially viable gravel extraction operation in the City of Fernie.
- 6-G.2 Implement requirements for sand and gravel extraction that may result from the Fairy Creek watershed investigation (B.C. Reg 200/2010) requirements.
- 6-G.3 Ensure full rehabilitation and reclamation of the Fairy Creek gravel pit lands following resource extraction completion.
- 6-G.4 Complete a *Sand and Gravel Resources Study* to identify future sources of sand and gravel for the community.
- 6-G.5 When purchasing gravel from outside of the City, ensure the gravel pit complies with Ministry of Environment standards and regulations.



7. Our Community Systems: Energy and Infrastructure

Energy and infrastructure systems provide the basis for Fernie's economic activity, health and quality of life. In addition to infrastructure to supply energy for homes and businesses, community infrastructure includes drinking water utilities, wastewater treatment and solid waste management systems.

- 7-A *Greenhouse Gas Emissions***
- 7-B *Climate Change Adaptation and Resilience***
- 7-C *Water***
- 7-D *Wastewater***
- 7-E *Stormwater***
- 7-F *Solid Waste***

OUR COMMUNITY SYSTEMS: Looking Forward

Fernie's energy and infrastructure systems are reliable, affordable and safe, providing residents with high quality services that are environmentally sound and contribute to quality of life. Efficiencies are realized wherever practical, which helps to achieve long-range greenhouse gas (GHG) emissions reductions goals. Existing municipal buildings have been upgraded to meet progressive energy efficiency standards, while new facilities are designed to meet more stringent standards. Fernie's development community demonstrates leadership in high performance building design and construction. Solid waste is minimized through reduction programs, recycling and composting.

Current Reality

Over the past few years infrastructure planning and projects have focused on bringing our systems up to higher standards, increasing safety and service quality, and reducing inefficiencies. With a new reservoir in place, plans to develop the James White Park water well, and plans to upgrade the sewage treatment system, Fernie continues to offer very reliable and high quality services to its residents and businesses. Plans are in place to accommodate future growth, but until that growth is realized the City will continue with asset renewal efforts, with a focus on reducing water loss in the distribution system and inflow and infiltration in the sewage collection system.

All of these efforts will contribute to higher efficiencies in the water and sewer systems and reduced impacts on the environment. The new well, in particular, will provide Fernie with a more reliable water source and better resilience to potential droughts associated with climate change.

Recognizing the climate change challenge and the importance of reducing GHGs, the City of Fernie is a signatory to the *BC Climate Action Charter*. Significant planning has gone into reducing energy use from buildings, facilities and transportation while at the same time realizing cost efficiencies.

In every city, one of the biggest challenges to infrastructure planning is the coordination between financing mechanisms and development incentives. To finance infrastructure projects the City has a thorough Development Cost Charge (DCC) program. It does not have any preferential development incentives in place that could potentially offset the DCCs – such as a *Revitalization Tax Exemption* program, using the provisions of the *Community Charter*, or an *Energy Efficient Density Bonus* bylaw or program using the provisions of the *Local Government Act, Section 904*.

POLICIES

7.A GREENHOUSE GAS EMISSIONS

Reduce greenhouse gas emissions and implement policies and actions to meet reduction targets.

The *Local Government Act* requires Fernie to include greenhouse gas (GHG) emissions reduction targets in its OCP along with policies to achieve those targets. GHG reduction policies typically benefit the community directly by reducing corporate energy costs, reducing infrastructure costs, and reducing community energy demands and the costs associated with it.

- 7-A.1 Lead an effort to reduce community-wide GHG emissions from residential, commercial and industrial buildings, transportation and waste by 6% below 2007 baseline levels by 2020.
- 7-A.2 Reduce City of Fernie corporate GHG emissions by 20% below 2006 baseline levels by 2020.
- 7-A.3 Implement an *Energy Management Initiative* for all municipal buildings and operations, which includes audits of all municipal buildings and operations for GHG reduction opportunities to identify specific retrofits and procedures to improve energy efficiency and reduce operating costs.
- 7-A.4 Explore amending the *Zoning Bylaw* to incentivize energy efficient building (i.e., EnerGuide 80 for Part 9 buildings, ASHRAE 90.1-2007 for Part 3 buildings). Incentives would need to be desirable to local developers and acceptable to the City and could include density bonusing, height relaxations, reduced Development Cost Charges, permit fast tracking, parking relaxations, etc.
- 7-A.5 Maintain community-wide water conservation initiatives such as the Water Smart Program to address conservation targets and to reduce emissions from water and sewage operations.
- 7-A.6 Implement policies and initiatives to encourage mixed-use, infill developments to promote compact, walkable neighbourhoods and to maximize efficiencies in existing transportation and municipal services infrastructure.
- 7-A.7 Undertake and support workshops to demonstrate alternative energy options, sustainable design or waste reduction, and other relevant initiatives as a means to provide education and leadership in the community.
- 7-A.8 Implement a purchasing policy for municipal operations that supports the reduction of GHG emissions, for example, by purchasing recycled content, local products, or lower emission vehicles.
- 7-A.9 Promote the use of Green building standards such as those recommended by the Canadian Home Builders Association's program or the LEED program for all buildings constructed or renovated in Fernie.
- 7-A.10 Work in partnership with the development industry to identify strategies for GHG reductions.
- 7-A.11 Promote and encourage energy efficient building design, fixtures, and appliances in all new construction or renovation.

- 7-A.12 Direct Carbon Tax refunds and utility cost savings toward financing municipal capital projects that will reduce GHG Emissions and realize energy efficiencies.
- 7-A.13 Ensure cycling amenities and infrastructure are included in all public developments and larger-scale private developments (see *Getting Around: Our transportation system*).
- 7-A.14 Continue to provide signage and education on reduced vehicle idling and enforce policies in already established zones (e.g., Fernie Secondary School).
- 7-A.15 Continue working in partnership with other BC communities and the Union of BC Municipalities to encourage the Province to maintain its carbon pricing and GHG emissions policies.

7.B CLIMATE CHANGE ADAPTATION AND RESILIENCE

Plan for climate change adaptation and resilience.

Despite our best efforts to reduce GHG emissions, we are experiencing, and will continue to experience, changes in climate conditions that will pose significant risks to our infrastructure, environment, local economy and quality of life. Therefore, in addition to reducing GHG emissions, adapting to future climate change impacts must also be a priority.

- 7-B.1 Prepare a *Climate Change Adaption Plan* to better understand how Fernie is exposed to future climate risks and identify and assess actions to increase community resilience.
- 7-B.2 Collaborate with regional partners, including the Columbia Basin Trust, the Regional District of East Kootenay (who have conducted a Regional Flood Hazard Study), and the Pacific Climate Impacts Consortium (who have developed climate model projections), on the development of the *Climate Change Adaption Plan*.
- 7-B.3 Prepare a Climate Change Hazard map as part of the *Climate Change Adaption Plan* and include it as a schedule to this OCP.
- 7-B.4 Institute water conservation and efficiency programs to reduce water and energy use and to adapt to the potential impacts of climate change.
- 7-B.5 Review and update existing floodplain mapping and management bylaws to account for climate change and to ensure consistent application of development controls within floodplain areas.
- 7-B.6 Consider future climate change impacts and adaptive responses in long-term planning and development decisions.

7.C WATER

Ensure a sufficient supply of high quality water to serve multiple community needs.

Water is a precious commodity that is expensive to provide. Fernie's water system approach combines water conservation measures with strategic and cost effective system improvements.

- 7-C.1 Work to actively promote, coordinate and implement water conservation practices.
- 7-C.2 Support and promote programs designed to educate and encourage the public and water customers to use it more efficiently.
- 7-C.3 Continue to renew water supply and distribution infrastructure with a focus on leak detection, energy efficiency and repair.
- 7-C.4 Consider Development Cost Charge reductions for development that integrate drought resistance/on-site stormwater management.
- 7-C.5 Investigate incentive-based mechanisms to encourage water efficient appliances and fixtures.
- 7-C.6 Review the *Subdivision Servicing Bylaw* for opportunities to support alternative materials for water delivery and to reduce system leakage.
- 7-C.7 Examine potential amendment to the *Water Connection and User Charge Bylaw* to compel Fernie residents to fix water leaks on their property within an established timeframe.
- 7-C.8 Encourage best practices for water conservation at the residential level (e.g., rainwater capture, xeriscaping).
- 7-C.9 Encourage developers to incorporate native plants in landscape plans.
- 7-C.10 Work with the Fernie Golf and Country Club to create alternative water sources for their irrigation needs, including grey water.
- 7-C.11 Work with the Fernie Golf and Country Club to develop a stormwater diversion plan to divert runoff from Maiden Lake.
- 7-C.12 Examine the viability of universal water metering as a means to reduce water consumption and to enable a "user pay" approach to water utility financing.
- 7-C.13 Require all new development in the community to include provision for water meters.
- 7-C.14 Focus City investments in the development and rehabilitation of water system elements identified in the *Water System Plan* map (Schedule 'G').
- 7-C.15 Consider extension of the City of Fernie's water system beyond the municipal boundary only in conjunction with a boundary restructuring process.
- 7-C.16 Undertake a *Drinking Water Protection Plan* to ensure the ongoing supply of quality drinking water for those using the City's water system.
- 7-C.17 Complete necessary water system upgrades in accordance with the 2006 *Comprehensive Development Plan* and the 1998 *Water System Distribution Analysis*.

7.D WASTEWATER

Ensure that Fernie's discharged wastewater meets and exceeds provincial standards.

Fernie has completed several major studies regarding sewer system upgrades and is working on significant investments in the sewage treatment system. These upgrades will expand Fernie's treatment capacity and reduce the impacts of effluent discharge on the environment.

- 7-D.1 Focus City investments in the development and rehabilitation of sewer system elements identified in the *Sewer System Plan* map (Schedule 'F').
- 7-D.2 Consider extension of the City of Fernie's sewer system beyond the municipal boundary only in conjunction with a boundary restructuring process.
- 7-D.3 Complete the necessary sanitary sewer system upgrades on a priority basis in accordance with the 2011 *Liquid Waste Management Plan*.
- 7-D.4 Continue sanitary sewer network improvements, prioritizing the Main Town and Annex areas to replace deteriorated mains, disconnect improperly abandoned service connections, and ensure stormwater drainage is in place to support disconnection of foundation drains and sump pumps from the sewer network.
- 7-D.5 Consider opportunities for on-site treatment of wastewater for localized use.
- 7-D.6 Examine the potential for amendment to the *Subdivision Servicing Bylaw* to allow City of Fernie to force non-conforming sumps and roof drains that currently connect to the sewer network to connect to the stormwater network instead.
- 7-D.7 Continue with the existing practice of modeling the impact of new development within the City boundary prior to development approval.
- 7-D.8 Continue implementing the program to reduce inflow and infiltration, along with periodic reviews to monitor its effectiveness and progress.
- 7-D.9 Develop a policy banning any point sources of "clean" water to be discharged to the sanitary sewer.
- 7-D.10 Develop a long-term program in order to reduce flows within City buildings and privately owned properties.
- 7-D.11 Develop monitoring programs to allow the on-going evaluation of process efficiency and effluent quality.
- 7-D.12 Monitor carbonaceous BOD5 to confirm consistency with the *CCME Municipal Wastewater Strategy* and the future federal regulation on municipal wastewater.

7.E STORMWATER

Fernie will minimize the environmental impacts of stormwater discharge into the Elk River and other local creeks, streams and water bodies.

Stormwater runoff can damage property and adversely impact the water quality of creeks, streams, rivers, and other water bodies. Fernie's stormwater management system is comprised of piped storm drains and open ditches that outfall to the Elk River. The increase in impervious surface coverage coupled with localized drainage problems (e.g., The Annex) has already resulted in a need for a number of initiatives to improve stormwater management in the community.

- 7-E.1 Require all new development to incorporate low impact development best practices that are appropriate for Fernie's conditions.
- 7-E.2 Require that any site-grading plan for new developments and improvements indicate how site drainage and runoff will be slowed, sunk and spread on site to avoid adverse effects downstream.
- 7-E.3 Prepare a *Stormwater Management Master Plan* to identify drainage basins, necessary infrastructure improvements, capital costs and environmental protection requirements.
- 7-E.4 Consider high-risk stormwater locations in the proposed *Climate Adaptation Plan* and associated vulnerability assessment.
- 7-E.5 Update flood hazard mapping and *Floodplain Management Bylaw*.
- 7-E.6 Support the retention or enhancement of existing natural wetlands in Fernie as a means to provide stormwater management and water quality enhancement.
- 7-E.7 Encourage the use of surface drainage systems as amenity or open space corridors.
- 7-E.8 Encourage the use of parks and open space for stormwater detention areas and conveyance corridors.
- 7-E.9 Advocate for continued monitoring, management and reduction of selenium levels in the Elk River with the Province and industry.
- 7-E.10 Encourage the use of less impervious surfaces for landscaping.

7.F SOLID WASTE

Fernie is committed to reducing solid waste through waste reduction, recycling and diversion

Efficient and effective waste management systems can reduce the costs and environmental impacts associated with landfills through the promotion of waste reduction activities, recycling and other activities.

- 7-F.1 Work with the RDEK and sub-regional partners in the Elk Valley (Electoral Area A) to complete a *Regional Solid Waste Management Plan*.
- 7-F.2 Work with RDEK, sub-regional partners in the Elk Valley (Electoral Area A) and other stakeholders to create a compost/green waste pick-up program and/or drop-off facility.

- 7-F.3 Ensure that any future composting systems are 'Bear Aware' to minimize potential wildlife conflicts.
- 7-F.4 Develop initiatives and/or programs in partnership with public or private organizations (e.g., education in schools) to facilitate solid waste diversion and reduction.
- 7-F.5 Provide recycling containers alongside publicly provided waste disposal containers to encourage recycling and to reinforce Fernie's commitment as an environmentally conscious community.
- 7-F.6 Encourage and promote provincial recycling initiatives, including those for beverage containers, tires, batteries, used motor oil, e-waste, and paint.
- 7-F.7 Develop a bylaw to regulate outdoor waste storage to minimize wildlife/human conflicts in urban areas.
- 7-F.8 Work with the RDEK to determine the feasibility of diverting re-usable materials prior to them becoming waste in regional landfills. This process could include granting salvage rights to individuals or organizations prior to materials being received at RDEK facilities.



MINERS WALK



MINERS WALK



MINERS WALK



GUY HALL



8. Working Together: Community and Regional Collaboration

An engaged and aware public is critical to plan implementation and Fernie's ongoing community planning and development. Positive and collaborative working relationships between key community groups, local industry and other local governments are also an important component of Fernie's ongoing community development. This section addresses ways that Fernie can maintain and further build on community engagement and consultation and our work with local government partners.

8-A Community Engagement and Consultation

8-B Inter-governmental Collaboration

COMMUNITY AND REGIONAL COLLABORATION: Looking Forward

Community stakeholders and residents are active partners in Fernie's ongoing planning and development. Fernie's community plans and strategies are widely known and broadly supported as a result of the ongoing commitment to meaningful community consultation and engagement, and the City's continued relationship building with local government partners. Fernie continues to foster a culture of community involvement in the application of this Official Community Plan (OCP) and through Fernie's community engagement policies.

Current Reality

Fernie is a community comprised of very engaged citizens. Fernie has many volunteer and service organizations, working to enrich the community through a variety of arts, culture, social, sports and outdoors events and fundraising. Fernie is well known for its community-led initiatives.

The 2013 Fernie OCP update was undertaken with significant community consultation to ensure that the update included as many voices from the community as possible, and that it was aligned with the broad vision from *Forever Fernie*. Fernie's regular *Quality of Life* surveys have also established a baseline of high quality information on a series of important community issues that can be monitored and evaluated over time. From citizens' advisory panels to ongoing community outreach and engagement, Fernie is committed to engaging the community and important stakeholders in plan and strategy development and review.

Fernie's growth and development as a community will involve addressing many issues that require ongoing community engagement and regional collaboration. Some of these issues include:

- Population growth reaching 5,000, which requires additional municipal infrastructure and expenditures;
- A growing baby boomer generation that is looking to remain in Fernie and age in place and in comfort;
- The growing population of part-time and seasonal homeowners who want to be able to participate more in Fernie life and community decision-making;
- The increased risk of annual flooding in and around Fernie in what was once considered a 200-year flood plain;
- Growing cumulative impacts upon the Elk River from mining, forestry, tourism and development; and
- New changes and pressures relating to the resource extraction and tourism economies, resulting in interest in expanding and diversifying Fernie's economic base.

POLICIES

8.A COMMUNITY ENGAGEMENT AND CONSULTATION

Fernie is committed to maintaining and enhancing community engagement and consultation opportunities.

Successful OCP implementation, including the development of related strategies and plans, requires an engaged and aware public and community stakeholders, including local businesses, community groups and resident associations.

- 8-A.1 Recognize and promote the existence of Fernie's various community and stakeholder groups, including youth and seniors, as important voices of the community.
- 8-A.2 Ensure community input and involvement in development and planning processes.
- 8-A.3 Provide a variety of community engagement opportunities throughout any future OCP update process to reach a broad cross-section of community members, including seasonal and part-time residents.
- 8-A.4 Ensure that results of community engagement and outreach activities, and their use in plan review and development, is shared broadly with the community.
- 8-A.5 Ensure that any Advisory Planning Committee or Working Group established to support development of community plans is comprised of members who represent the broader community.
- 8-A.6 Conduct regular *Quality of Life* surveys to help track public input on a variety of important community issues.
- 8-A.7 Work with community partners and stakeholders to develop a *Public Involvement Program* to guide community engagement and consultation in both OCP implementation and the development of new plans and strategies.

8.B INTER-GOVERNMENTAL COLLABORATION

Fernie is committed to maintaining and enhancing partnerships with regional and local government partners.

For successful OCP implementation, including the development of related strategies and plans, it is essential that the City work collaboratively with its municipal and regional partners, including First Nations.

- 8-B.1 Work with the Regional District of East Kootenay (RDEK) to ensure that local and regional growth issues are addressed proactively and collaboratively.
- 8-B.2 Work with the RDEK to develop a coordinated approach that will define the terms and framework for any potential future boundary expansion to ensure consistent planning, cost effective and efficient service delivery, and good governance for both Fernie residents and people living on the municipality's boundaries.
- 8-B.3 Ensure a continued working relationship with Fernie Alpine Resort to collaborate toward the achievement of areas of mutual interest identified in this OCP and in the Fernie Alpine Resort OCP.
- 8-B.4 Consider the provision of additional municipal services, such as fire protection, beyond the municipal boundaries and current provision of services following the completion of a benefit/cost analysis and an examination of how this service delivery will impact service provision to Fernie residents.
- 8-B.5 Work with regional partners to protect land beyond the municipal boundary located in the Agricultural Land Reserve from encroachment of urban uses within Fernie's municipal boundaries.
- 8-B.6 Work with Ktunaxa Nation to ensure the terms of the 2005 *Memorandum of Understanding on Communication between Local Governments in the Regional District of East and Central Kootenay and the Governments of the Ktunaxa* are actively promoted and adhered to.
- 8-B.7 Maintain and continue to develop good working relationships with the Ktunaxa Nation and member communities to ensure an open and transparent engagement and referral system for development and planning matters.

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9. Managing Development

This section of the Official Community Plan (OCP) sets out the principles and policies for managing and regulating development in Fernie.

The community development objectives and supporting policies in the previous sections recognize and articulate a future where Fernie continues to develop and grow in a manner that protects and enhances its livability, small town charm and dynamic local economy. To do this requires managing growth and land-use activities in a consistent, coordinated and transparent manner. Such a strategy for managing development is provided in this section.

9-A Managing Development - General Principles

9-B Land Use Designations

9-C Development Permit Areas

9-D Development Approval Information

9-E Temporary Use Permits

9-F Future Land Requirements

9-A MANAGING DEVELOPMENT - GENERAL PRINCIPLES

The City of Fernie will work to ensure that development is reflective of the community vision and local and regional environmental values and considerations. Future growth in the community will be encouraged in a manner that concentrates future growth in existing neighbourhoods, supports ongoing local and regional economic development and growth, reduces reliance on local automobile trips and provides a buffer between urban development and environmentally sensitive areas.

The guiding principles should be interpreted as the general philosophy behind OCP policy and how development will be managed.

PRINCIPLES

- 9-A.1 Promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and achieve environmental benefits through compact development.
- 9-A.2 Support development of compact neighbourhoods that enable convenient and close access from home to an appropriate mix of jobs, shopping, amenities and daily needs.
- 9-A.3 Ensure the efficient use and financial viability of existing and planned investment in public infrastructure.
- 9-A.4 Ensure new development respects Fernie's small town charm and character.
- 9-A.5 Respect and protect Fernie's heritage for the benefit of existing and future generations.
- 9-A.6 Promote and support development of a wide range of housing options for all income levels and needs.
- 9-A.7 Work together to preserve, protect and enhance open space, areas of natural beauty, and environmentally sensitive areas.
- 9-A.8 Provide for a variety of transportation choices, including public transit, and enhanced pedestrian, cycling and trail connections.
- 9-A.9 Reinforce the Historic Downtown as the social, arts and cultural focus of the community.

9-B LAND USE DESIGNATIONS

The future use and development of land within the City of Fernie shall be consistent with the overall pattern of land use illustrated on the Future Land Use Map (Schedule 'B'), based on the following land use designations:

- 9-B.1 Historic Downtown**
- 9-B.2 Highway Corridor**
- 9-B.3 Service Commercial**
- 9-B.4 Neighbourhood Commercial**
- 9-B.5 Residential Mixed-Use**
- 9-B.6 Residential Infill and Intensification**
- 9-B.7 Neighbourhood Residential**
- 9-B.8 Residential**
- 9-B.9 Institutional**
- 9-B.10 Light Industrial**
- 9-B.11 Transportation and Utility Corridor**
- 9-B.12 Coal Creek Development Area**
- 9-B.13 Parks**
- 9-B.14 Natural Open Space**
- 9-B.15 Forest Reserve**
- 9-B.16 Agriculture**

9-B.1 Historic Downtown

The Historic Downtown is the social, arts and cultural centre of the community, a major retail centre, and should remain the "heart" of the city. The Historic Downtown provides services and social opportunities for residents and tourists. It also serves as a trailhead location for many of the open space and outdoor recreation opportunities in Fernie. Fernie attaches a high priority to encouraging the continued development and revitalization of the Historic Downtown. As such, the City will consider the effects on the Historic Downtown in the evaluation of any new commercial/retail policies or applications, resource allocation and City planning priorities.

POLICIES

- 9-B.1.1 Encourage an appropriate mix of uses in the Historic Downtown, with commercial retail uses preferred on the ground floor and office and residential uses on upper floors.
- 9-B.1.2 Appropriate uses in areas designated Historic Downtown include neighbourhood-scaled arts and culture, mixed-use commercial/residential, live-work (residential units attached to shops or offices), offices, institutional, and pedestrian-oriented commercial uses.
- 9-B.1.3 Encourage the concentration of retail, entertainment, arts and cultural, professional offices, business offices, financial and government services in the Historic Downtown.
- 9-B.1.4 Ensure development and uses in the Historic Downtown promote the area as the central business district in the City of Fernie.
- 9-B.1.5 Retain and enhance the heritage qualities of buildings in the Historic Downtown.
- 9-B.1.6 Continue development of the Historic Downtown as a vibrant pedestrian oriented area.
- 9-B.1.7 Explore economic incentives for the Historic Downtown as an economic development tool to encourage new investment and attract new residents and businesses to the area (see: *Our Livelihoods*, 3.F.1).
- 9-B.1.8 Require new developments in the Historic Downtown to provide bicycle parking facilities and encourage existing properties to provide bicycle parking facilities.
- 9-B.1.9 Include setbacks and other design considerations for new development near or adjacent to the CPR mainline and rail corridor lands as recommended by the Federation of Canadian Municipalities (FCM)/Rail Association of Canada's 2013 publication, *Guidelines for New Development in Proximity to Railway Operations* (or as updated) to ensure public health and safety.

9-B.2 Highway Corridor

The Highway Corridor area provides visitors to the community with their first and last impression of Fernie. Besides simply providing goods and services to the traveling public, the Highway Corridor area is also an important aesthetic gateway to the community. The existing Highway Corridor is also home to a number of historic miners cottages that the City of Fernie would like to preserve where feasible and appropriate to protect the City's mining heritage and to help add character to the Highway Corridor area.

The Highway Corridor area through central Fernie is unique due to the frontage road and mix of residential uses and smaller businesses on the west side of Highway 3, versus the east side of Highway 3 which does not have a frontage road, has no residential uses, and features mostly larger buildings with large surface parking lots, including the Fernie Memorial Arena, the Fernie Community Centre and a number of large hotels. The differences in site conditions (e.g., lot sizes, parking availability) and existing uses from one side of Highway 3 to the other must be considered with new development. For example, development of larger-scale buildings located adjacent to residential properties on the west side of Highway 3 will require careful management (i.e., setbacks, height controls, noise management) so as to properly safeguard existing residential uses.

POLICIES

- 9-B.2.1 Support Highway Corridor uses that provide key services and accommodations for the travelling public as a primary use.
- 9-B.2.2 Appropriate secondary uses in areas designated Highway Corridor include mixed-use commercial, restaurants, entertainment and accommodations, recreational facilities, tourist services and accommodation, and automobile-oriented commercial uses.
- 9-B.2.3 Appropriate secondary uses in areas designated Highway Corridor also include limited single-family residential uses. These uses are limited to historic miners cottages and homes, which have heritage value and contribute to the unique character of the Highway Corridor area.
- 9-B.2.4 Discourage new single-family residential development.
- 9-B.2.5 Prohibit light industrial uses in areas designated Highway Corridor, except breweries and distilleries.
- 9-B.2.6 Maintain the integrity of Highway 3 as a major transportation corridor.
- 9-B.2.7 Improve the aesthetic quality of the Highway Corridor area through the development permit review process.
- 9-B.2.8 Work with the Ministry of Transportation to ensure that sound access management principles are applied to Highway Corridor development along Highway 3 utilizing the most recent access management plan. Further Major Street Network Plans may need to be developed and reviewed as Highway corridor development proceeds.
- 9-B.2.9 Encourage pedestrian-scaled retail commercial and office uses that are more appropriate to the Historic Downtown to locate in that area rather than the Highway Corridor area.

- 9-B.2.10 Require building setbacks for commercial, mixed-use, or multi-family developments that abut existing single-family residential uses.
- 9-B.2.11 Encourage high quality landscaping facing the Highway to help improve and maintain the aesthetic of the roadway to the travelling public and residents alike.
- 9-B.2.12 Require buffer strips to protect agricultural land where non-agricultural properties are adjacent to land with agricultural uses, particularly in the Agricultural Land Reserve (these properties exist in areas on the outside edge of the municipal boundaries). This buffer should be located on non-agricultural land and may include a variety of landscaping, vegetative and fencing types and sizes as those outlined in the *Landscaped Buffer Specifications* from the Agricultural Land Commission.

9-B.3 Service Commercial

Service Commercial areas are designated to provide larger parcels of land for commercial uses including sales, manufacturing, and storage. These areas are located at the north end of the Annex, in the Ghost Rider Service Commercial area and on the west side of Cokato Road opposite Whitetail Drive and on the east side of CPR Mainline at Ridgemont Avenue.

POLICIES

- 9-B.3.1 Appropriate uses in areas designated Service Commercial include retail and office commercial, light manufacturing, sales or services for transportation related industries, vehicle and equipment sales and servicing, and storage.
- 9-B.3.2 Direct service commercial uses to those areas designated for service commercial use on the Future Land Use Map (Schedule 'B').
- 9-B.3.3 Discourage service commercial uses in areas other than those designated for service commercial use.
- 9-B.3.4 Encourage infill of vacant service commercial parcels prior to designating further lands for service commercial use.
- 9-B.3.5 Investigate, with the Regional District of East Kootenay (RDEK), the possibility of a boundary restructuring, and the conditions under which it would occur, to expand the Ghost Rider Service Commercial area as a means of increasing the supply of service commercial land in the community once the majority of existing service commercial lands are developed.
- 9-B.3.6 Ensure that parcels designated "Service Commercial" are adequately screened from residential, institutional, park and open space uses.
- 9-B.3.7 Work with the Ministry of Transportation to ensure that sound access management principles are applied to service commercial development along Highway 3.
- 9-B.3.8 Require buffer strips to protect agricultural land where non-agricultural properties are adjacent to land with agricultural uses, particularly in the Agricultural Land Reserve (these properties exist in areas on the outside edge of the municipal boundaries). This buffer should be located on non-agricultural land and may include a variety of

landscaping, vegetative and fencing types and sizes as those outlined in the *Landscaped Buffer Specifications* from the Agricultural Land Commission.

9-B.4 Neighbourhood Commercial

Neighbourhood Commercial areas are designated to encourage the appropriate development of commercial services for neighbourhood residents.

POLICIES

- 9-B.4.1 Appropriate retail uses in areas designated “Neighbourhood Commercial” include retail commercial comprising convenience stores, personal services and neighbourhood cafes.
- 9-B.4.2 Support the incorporation of neighbourhood commercial uses in new residential subdivisions as a means to provide local services.
- 9-B.4.3 Ensure that neighbourhood commercial buildings are consistent in character with the surrounding neighbourhood.
- 9-B.4.4 Encourage parking for neighbourhood commercial uses to be located at the side or rear of the building.

9-B.5 Residential Mixed-Use

Residential Mixed-Use areas are established to encourage the development of neighbourhoods that include both residences and places to work.

POLICIES

- 9-B.5.1 Appropriate uses in areas designated “Residential Mixed-Use” includes multi-family residential, mixed use with multifamily residential and neighbourhood retail, and small scale manufacturing such as workshops and studios.
- 9-B.5.2 Ensure that non-residential uses conform to strict performance standards relating to noise, dust, vibration, and storage of waste and materials.

9-B.6 Residential Infill and Intensification

Residential Infill and Intensification is designated to maintain and enhance the character of Fernie's older neighbourhoods while increasing housing opportunities and maximizing the utility of existing infrastructure in the neighbourhoods surrounding the Historic Downtown and Highway Corridor.

POLICIES

- 9-B.6.1 Appropriate uses in areas designated "Residential Infill and Intensification" include ground-oriented multifamily residential, single family residential, institutional, and neighbourhood commercial.
- 9-B.6.2 Encourage ground-oriented multi-family residential development such as townhouses and garden apartments that conform to the existing character of the neighbourhood.
- 9-B.6.3 Encourage the restoration and preservation of heritage homes in Fernie.
- 9-B.6.4 Permit Short Term Rental operations provided:
 - a. It does not interfere with the quiet and safe enjoyment of the residential area;
 - b. Is in compliance with the City of Fernie Zoning Bylaw; and
 - c. Any signage is consistent with the City of Fernie Sign Bylaw.
- 9-B.6.5 Permit home occupations in areas designated "Residential Infill and Intensification" provided that the home occupation:
 - a. Complies with the provisions in the City of Fernie Zoning Bylaw;
 - b. Does not detract from the prevailing residential character in the neighbourhood;
 - c. Is not identifiable from the street with the exception of signage permitted in the City of Fernie Sign Bylaw; and
 - d. Is clearly incidental in size and use to the principal residential purpose of the dwelling.
- 9-B.6.6 Permit the development of secondary suites in areas designated as "Residential Infill and Intensification."
- 9-B.6.7 Require those seeking to construct secondary suites in a detached building (e.g. above a garage) to seek appropriate rezoning.
- 9-B.6.8 Encourage higher density residential developments to locate closer to the Historic Downtown area.
- 9-B.6.9 Encourage the development of special needs housing in close proximity to the Historic Downtown area. Special needs housing may include:
 - a. Group homes;
 - b. Extended care facilities;
 - c. Retirement homes providing intermediate or extended care services;
 - d. Community care housing; and
 - e. Seniors housing.

9-B.7 Neighbourhood Residential

Neighbourhood Residential areas are designated to protect the character of existing neighbourhoods outside of the Maintown and Annex areas.

POLICIES

- 9-B.7.1 Appropriate uses in areas designated “Neighbourhood Residential” include single-family and small-scale multi-family residential (i.e., duplex, triplex, fourplex).
- 9-B.7.2 Encourage the preservation and development of a variety of residential dwelling types, densities, tenures, and prices to accommodate various age groups, household compositions, incomes, lifestyles and individual needs.
- 9-B.7.3 Encourage the restoration and preservation of heritage homes in Fernie.
- 9-B.7.4 Support residential development that is compatible in scale, character and mass with adjacent residential development.
- 9-B.7.5 Encourage new residential development to locate primarily in existing serviced areas.
- 9-B.7.6 Encourage the development of secondary suites provided that the secondary suite:
 - a. Provides adequate on-site parking that is cleared of snow in winter;
 - b. Results in a safe and accessible dwelling unit;
 - c. Is the only secondary suite in the dwelling;
 - d. Does not adversely affect the character or appearance of the neighbourhood;
 - e. Complies with all provisions of the City of Fernie Zoning Bylaw; and
 - f. Meets all BC Building Code requirements.
- 9-B.7.7 Require those seeking to construct secondary suites in a detached building (e.g. above a garage) to seek a rezoning to R1-B.
- 9-B.7.8 Permit bed and breakfast operations in areas designated Neighbourhood Residential provided that the bed and breakfast operation:
 - a. Does not interfere with the quiet and safe enjoyment of the residential area;
 - b. Is in compliance with the City of Fernie Zoning Bylaw; and
 - c. Includes signage consistent with the City of Fernie Sign Bylaw.
- 9-B.7.9 Permit home occupations in areas designated Neighbourhood Residential provided that the home occupation:
 - a. Complies with the provisions in the City of Fernie Zoning Bylaw;
 - b. Does not detract from the prevailing residential character in the neighbourhood;
 - c. Is not identifiable from the street with the exception of signage permitted in the City of Fernie Sign Bylaw; and
 - d. Is clearly incidental in size and use to the principal residential purpose of the dwelling.
- 9-B.7.10 Encourage the development of trails linking residential neighbourhoods with major parks and open space, institutional and commercial uses.
- 9-B.7.11 Require buffer strips to protect agricultural land where non-agricultural properties are adjacent to land with agricultural uses, particularly in the Agricultural Land Reserve

(these properties exist in areas on the outside edge of the municipal boundaries). This buffer should be located on non-agricultural land and may include a variety of landscaping, vegetative and fencing types and sizes as those outlined in the *Landscaped Buffer Specifications* from the Agricultural Land Commission.

- 9-B.7.12 Include setbacks and other design considerations for new developments near or adjacent to the CPR mainline and rail corridor lands as recommended by the Federation of Canadian Municipalities (FCM)/Rail Association of Canada's 2013 publication, *Guidelines for New Development in Proximity to Railway Operations* (or as updated) to ensure public health and safety.

9-B.8 Residential

Residential areas are designated in undeveloped areas that are most suited to residential development. This designation encourages new development to minimize visual impacts on other parts of the City, minimize exposure to hazards, and protect natural open spaces.

POLICIES

- 9-B.8.1 Appropriate uses in areas designated "Residential" include single-family, ground-oriented multi-family, neighbourhood commercial, and parks and open spaces.
- 9-B.8.2 Support a mix of residential, parks, natural open space and neighbourhood commercial uses.
- 9-B.8.3 Support a mix of residential densities and dwelling types.
- 9-B.8.4 Require new developments to minimize visual impacts on other neighbourhoods by retaining existing vegetation and setting structures back from ridgelines and the top of slopes.
- 9-B.8.5 Permit home occupations provided that the home occupation:
- Complies with the provisions in the City of Fernie Zoning Bylaw;
 - Does not detract from the prevailing residential character in the neighbourhood;
 - Is not identifiable from the street with the exception of signage permitted in the City of Fernie Sign Bylaw; and
 - Is clearly incidental in size and use to the principal residential purpose of the dwelling.
- 9-B.8.6 Work with developers and landowners to develop trail network connections as identified on the Parks, Trails and Open Space Network map (Schedule 'D').
- 9-B.8.7 Require buffer strips to protect agricultural land where non-agricultural properties are adjacent to land with agricultural uses, particularly in the Agricultural Land Reserve (these properties exist in areas on the outside edge of the municipal boundaries). This buffer should be located on non-agricultural land and may include a variety of landscaping, vegetative and fencing types and sizes as those outlined in the *Landscaped Buffer Specifications* from the Agricultural Land Commission.

9-B.9 Institutional

Key institutional uses in Fernie include City Hall, the Fernie Court House, the Fernie Museum, Fernie Heritage Library, the hospital, the ambulance station, the Fernie Aquatic Centre, the College of the Rockies, School District #5 offices, the RCMP station, local schools, recreation facilities, and the cemetery.

POLICIES

- 9-B.9.1 Encourage complementary institutional uses to locate in the Historic Downtown area.
- 9-B.9.2 Prioritize the replacement of existing City of Fernie institutional facilities as directed by the *Leisure Services and Facilities Master Plan* and other relevant City policies, and develop a capital plan to finance their construction.
- 9-B.9.3 Develop a sustainable funding program for the annual and ongoing maintenance of City of Fernie institutional facilities.
- 9-B.9.4 Work with the provincial government to ensure that the Fernie Courthouse remains in public ownership.
- 9-B.9.5 Work with the RCMP to establish a future location for a police detachment.
- 9-B.9.6 Work with the RDEK and other Elk Valley municipalities to determine if there are opportunities to cost share in the provision of policing services or facilities.

9-B.10 Light Industrial

Currently, light industrial uses in the City of Fernie are located primarily in proximity to the CPR mainline. While the City cannot accommodate heavy industrial uses due to the lack of suitable sites within the municipal boundaries, compatible light industrial uses are encouraged.

POLICIES

- 9-B.10.1 Encourage a variety of light industrial uses to locate in the City of Fernie.
- 9-B.10.2 Direct light industrial uses to those areas designated for "light industrial" use on the Future Land Use Map (Schedule 'B').
- 9-B.10.3 Investigate, with the RDEK, the possibility of a boundary restructuring, and the conditions under which it would occur, to expand the Ghost Rider Service Commercial into the Brenners Road area as a means of increasing the supply of light industrial land.
- 9-B.10.4 Encourage light industry in Fernie that does not negatively impact the natural environment or quality of life in the community.
- 9-B.10.5 Require screening of all new light industrial development from adjacent roadways through means such as berming, fencing and landscaping.
- 9-B.10.6 Include setbacks and other design considerations near or adjacent to the CPR mainline and rail corridor lands as recommended by the Federation of Canadian Municipalities

(FCM)/Rail Association of Canada's 2013 publication, *Guidelines for New Development in Proximity to Railway Operations* (or as updated) to ensure public health and safety.

9-B.11 Transportation and Utility Corridor

The railway right of way through the City of Fernie and other utility rights of way have been designated as "Transportation and Utility Corridor" uses on the Future Land Use Map (Schedule 'B'). Highway 3 forms part of the major transportation network in the community and is thus not included in this land use designation.

POLICIES

- 9-B.11.1 Preserve transportation and utility corridors for transportation and utility uses.
- 9-B.11.2 Permit rail transportation related uses in the existing railway right of way designated "Transportation and Utility Corridor" on the Future Land Use Map (Schedule 'B').
- 9-B.11.3 Include setbacks and other design considerations near or adjacent to the CPR mainline and rail corridor lands as recommended by the Federation of Canadian Municipalities (FCM)/Rail Association of Canada's 2013 publication, *Guidelines for New Development in Proximity to Railway Operations* (or as updated) to ensure public health and safety.

9-B.12 Coal Creek Development Area

The Coal Creek Development Area is a large area of currently undeveloped land in the Castle Mountain neighbourhood and planning area. A master plan for the area was developed centered around an 18-hole golf course that included several development sub-areas and a mix of commercial, recreational and residential uses. The mixed-use designation allows for residential and commercial services for neighbourhood residents. This designation encourages any new development to minimize visual impacts on other parts of the City, minimize exposure to hazards, protect natural open spaces, and be sensitive to watercourse protection areas, in particular Coal Creek and its floodplain.

POLICIES

- 9-B.12.1 Appropriate uses in the area designated "Coal Creek Development" includes single- and multi-family residential development, commercial including accommodation, recreation amenities, parks and open spaces, and public institutional.
- 9-B.12.2 Support a mix of residential, parks, natural open space and commercial uses.
- 9-B.12.3 Minimize development in the flood hazard area (i.e., Coal Creek flood plain) identified in Schedule 'L'.
- 9-B.12.4 Support a mix of residential densities and dwelling types and tenures.
- 9-B.12.5 Require new developments to minimize visual impacts on other neighbourhoods by retaining existing vegetation where possible and setting structures back from ridgelines and the top of slopes.
- 9-B.12.6 Permit home occupations provided that the home occupation:
 - a. Complies with the provisions in the City of Fernie Zoning Bylaw;
 - b. Does not detract from the prevailing residential character in the neighbourhood;
 - c. Is not identifiable from the street with the exception of signage permitted in the City of Fernie Sign Bylaw; and
 - d. Is clearly incidental in size and use to the principal residential purpose of the dwelling.
- 9-B.12.7 Integrate the Coal Creek Development Area into the broader Fernie community by reaffirming public access to trails, parks, open spaces, and street connections and providing recreation opportunities for the community as a whole.
- 9-B.12.8 Work with developers and landowners to develop trail network connections as identified in the Parks, Trails and Open Space Network map (Schedule 'D').
- 9-B.12.9 Ensure that a road network is developed that connects to and integrates with Fernie's larger road network, and that consists of a main loop road, smaller neighbourhood roads and emergency access as required to service development and recreation sites.
- 9-B.12.10 Ensure that designated parks, trails, recreation facilities are publicly accessible.
- 9-B.12.11 Maximize publicly accessible parks, trails and recreation facilities and ensure linkages to them through connections to Fernie's existing and planned trail network.

- 9-B.12.12 Work with developers and landowners to maintain the potential of developing an 18-hole golf course in the area as originally envisioned in the Coal Creek Golf Resort Development concept.
- 9-B.12.13 Appropriate retail uses in the “Coal Creek Development Area” include retail neighbourhood commercial uses comprising convenience stores, personal services and neighbourhood cafes.
- 9-B.12.14 Promote appropriate opportunities for neighbourhood commercial uses as a means to meet convenience shopping needs of local residents and reduce the need for vehicular trips in the community.
- 9-B.12.15 Ensure that commercial buildings are consistent in character with the surrounding neighbourhood.
- 9-B.12.16 Encourage parking for commercial uses to be located at the side or rear of the building.
- 9-B.12.17 Ensure that non-residential uses conform to strict performance standards relating to noise, dust, vibration, and storage of waste and materials.
- 9-B.12.18 Prior to submission of an application for subdivision in the Coal Creek Development Area, the applicant shall update and/or prepare a trails system plan to the satisfaction of the City of Fernie.
- 9-B.12.19 Require buffer strips to protect agricultural land where non-agricultural properties are adjacent to land with agricultural uses, particularly in the Agricultural Land Reserve (these properties exist in areas on the outside edge of the municipal boundaries). This buffer should be located on non-agricultural land and may include a variety of landscaping, vegetative and fencing types and sizes as those outlined in the *Landscaped Buffer Specifications* from the Agricultural Land Commission.

9-B.13 Parks

The City of Fernie has made significant progress with the development of parks and trails in the community. While Fernie is well served by parks and trails, the continued provision and improvement of these services will depend on participation by the community and community groups.

POLICIES

- 9-B.13.1 Recognize parks as important components in a healthy community.
- 9-B.13.2 Provide a variety of park uses and programming to meet the diverse needs of families, the broader community, and visitors.
- 9-B.13.3 Establish an integrated and linked system of parks, trails, natural areas, and associated recreational facilities serving a variety of purposes, including active recreation, passive enjoyment and conservation.
- 9-B.13.4 Set development cost charges for the development of parkland that adequately reflects the community's need for parks.
- 9-B.13.5 New parkland dedication shall be based on best practices and shall be required for all new subdivisions in the following forms:
 - a. Linear parkland will be a preferred form of parkland dedication where linkage between areas of the community is desired;
 - b. Linear parkland will be a preferred form of parkland dedication where it will result in the preservation of areas adjacent to watercourses;
 - c. Blocks of parkland will be preferred where they will result in the preservation of mature tree stands; and
 - d. Cleared land will be accepted as parkland only in cases where the site is consistent with the City's long-term parks development objectives.
- 9-B.13.6 Require the payment of an amount not exceeding five percent of the market value of the property proposed for subdivision in areas where:
 - a. The dedication of scattered public parks may be impractical;
 - b. A suitable park site is not available within the proposed subdivision; or
 - c. The proposed subdivision is adequately served in terms of access to existing parkland.
- 9-B.13.7 Work with local schools to develop and maintain school sites for recreational use by the community.

9-B.14 Natural Open Space

As a result of topography and the presence of watercourses in the community, considerable natural open space areas exist in the City of Fernie. These undeveloped open space areas contribute significantly to the natural setting and our quality of life. In many cases, these areas serve as locations for active and passive recreation. The OCP supports the preservation of these areas in their natural form and also allows their use for recreation and leisure.

POLICIES

- 9-B.14.1 Preserve natural open space in the community as a means to provide for active and passive recreation and leisure uses.
- 9-B.14.2 Use the Watercourse Protection Development Permit Area (Schedule 'I') to help preserve natural open spaces adjacent to watercourses, as a means to protect environmentally sensitive areas.
- 9-B.14.3 Permit appropriate uses in natural open space areas including trails, interpretive facilities, habitat protection and restoration, habitat enhancement, erosion control works, fencing, signage and other uses that do not result in degradation of the natural environment.
- 9-B.14.4 Preserve natural open space areas located on steep slopes, in ravines, in areas that are undevelopable, and in areas that provide important habitat in their natural condition.
- 9-B.14.5 Consider the development of a partnership program with the community that is designed to provide natural area improvements, cleanup, and enhancement activities.
- 9-B.14.6 Implement the *Comprehensive Signage Strategy* to direct residents and visitors to active and passive recreation use areas.
- 9-B.14.7 Retain significant natural vegetation wherever possible.

9-B.15 Forest Reserve

A large portion of Fernie's Ridgmont neighbourhood and planning area is undeveloped and forested. Commonly referred to as the "East Bench," the area is densely forested and visible from many neighbourhoods.

POLICIES

- 9-B.15.1 Permit limited, environmentally sensitive, selective resource extraction activities that would enhance the function and health of the forest.
- 9-B.15.2 Encourage the owners of lands designated "Forest Reserve" to maintain public access to and through the area on existing and planned trails.
- 9-B.15.3 Preserve visible hillsides to the extent possible from any development that will result in negative visual qualities apparent to those on the valley floor.
- 9-B.15.4 Require the preparation of a Master Plan prior to any larger-scale residential, mixed use or commercial development approval on lands designated "Forest Reserve." The contents and requirements for a Master Plan will be developed by the City of Fernie and may include:
 - a. Traffic impact study;
 - b. Preliminary hazard land assessment;
 - c. Sanitary, stormwater and servicing management plan;
 - d. Parks, trails and open space plan that includes the anticipated impacts of the development on publicly accessible open space, existing and planned trails, and trail connections;
 - e. Identification of wildlife corridors, habitat areas and environmentally sensitive areas, including the anticipated impacts of development on the area watershed; and
 - f. Visual impact study detailing the anticipated aesthetic impacts of the proposed development, especially as they relate to the view corridors from the valley floor.

9-B.16 Agriculture

The City of Fernie includes lands that are appropriate for agricultural uses; a limited amount of which is included in the Agricultural Land Reserve (ALR).

POLICIES

- 9-B.16.1 Encourage a range of agricultural uses in the ALR, including value-added activities that can improve farm viability.
- 9-B.16.2 Provide setbacks and buffers when developing lands adjacent to the ALR to prevent conflicts and encroachment.
- 9-B.16.3 Plan for uses that are compatible with agriculture along the ALR boundary.

9-C DEVELOPMENT PERMIT AREAS

Development Permit Areas include special development guidelines for areas where the City of Fernie seeks to meet specific objectives. Development permits can vary or supplement provisions of specific bylaws adopted under Sec 919.1(1) of the *Local Government Act*.

There are eight Development Permit Areas:

9-C.1	Watercourse Protection (Schedule 'I')
9-C.2	Hazard Areas (Schedules 'J', 'K' and 'L')
9-C.3	Historic Downtown (Schedule 'M')
9-C.4	Highway Corridor (Schedule 'N')
9-C.5	Service Commercial (Schedule 'O')
9-C.6	Light Industrial (Schedule 'P')
9-C.7	Multi-family (Schedule 'Q')
9-C.8	Neighbourhood Commercial (Schedule 'R')

POLICIES - GENERAL

9-C.i Development permits are not required under the following conditions:

- (1) For internal alterations that do not affect the outer appearance of the building;
- (2) For the construction of, addition to, or alteration of the exterior of a single-family dwelling or duplex except where the subject property is located within a:
 - o Watercourse Protection DPA; or
 - o Hazard Areas DPA.

9-C.ii The City of Fernie may, in order to achieve satisfaction of the noted guidelines, issue a development permit that:

- (1) Imposes conditions respecting the sequence and timing of construction; and
- (2) Includes requirements and conditions or sets standards for:
 - o General character of the development, including landscaping.
 - o Siting of buildings and structures;
 - o Form of buildings and structures;
 - o Exterior design of buildings and structures; and
 - o Exterior finish of buildings and structures.

9-C.iii The applicant will provide such information as the City may reasonably require regarding the development as set out in Sec 920.01, Sec 920.1(1) and Sec 920.1(2) of the *Local Government Act*.

9-C.iv City staff may, where a development permit is required, request the applicant to provide (at the applicant's expense) development approval information. Development approval information will be required if the effects of the proposed development in relation to development permit objectives, OCP policies, and other City bylaws and regulations cannot be fully assessed. Development approval information will be used to assist the City of Fernie in determining conditions for requirements to be imposed in the development permit (see 9-B Development Approval Information Area).

9-C.v In accordance with Sec 925 (2) of the *Local Government Act*, the City of Fernie may require that the development permit applicant provide security to ensure that conditions respecting landscaping are satisfied, or that unsafe conditions resulting from a contravention of a condition in the development permit are rectified.

9-C.vi Applicants may be required to grant a covenant to the City pursuant to Sec 219 of the *Land Title Act*, in a form and content acceptable to the Approving Officer of the City, incorporating any recommendations of a qualified professional.

9-C.vii The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:

- (1) Areas of land that may be subject to flooding, mud flows, debris flows, erosion, land slip, rock falls, subsidence, avalanche or wildfire, or to another specified hazard - these areas can be required to remain free of development, except in accordance with any conditions contained in the development permit.
- (2) Areas containing unstable soil or water where no septic tanks and deposit fields, drainage, irrigation or water systems should be constructed.

DEFINITIONS

In Section 9, definitions are provided for terms used in Development Permit Areas. *Italicized* words (not including the names of government legislation) indicate words for which definitions are provided.

Active floodplain: an area of land that supports floodplain plant species and is:

- 1) adjacent to a *stream* that may be subject to temporary, frequent or seasonal inundation, or
- 2) within a boundary that is indicated by the natural high water mark of a body of water.

Buffer or buffer area: an area that remains undeveloped in order to protect slope stability or to provide a setback from a body of water.

Debris flow: a rapid, channelized, fluid transport of water-saturated debris.

Detailed assessment: a detailed, site-specific study and field review to delineate hazard areas and provide quantitative estimates of hazard or *risk*, the minimum requirements of which are set out in this sub-section.

Development: includes, but is not limited to:

- 1) Construction of, addition to or alteration of a building or other structure, excepting interior construction or alteration, including, without limitation:
 - a) new building construction;
 - b) building additions and alterations, including alterations to exterior materials;
 - c) construction of, addition to or alteration of accessory buildings and structures, including sheds and other structures; or
 - d) construction of, addition to or alteration of retaining walls;
- 2) Alteration of land, including, without limitation:
 - a) site clearing or removal of vegetation;
 - b) landscaping, including planting and clearing;
 - c) site grading;
 - d) tree cutting;
 - e) placement of fill, or disturbance of soils, rocks or other native materials;
 - f) installation, construction or alteration of flood protection or erosion protection works;
 - g) installation, construction or alteration of roads, trails, docks, wharves or bridges;
 - h) installation, construction or maintenance of drainage, hydro, water, sewer or other utilities or utility corridors, including underground sprinkler or irrigation systems; and

3) Subdivision of land.

Environmental impact study: a detailed environmental assessment prepared by a *qualified environmental professional* that includes delineation and assessment of the *watercourse protection area* in relation to a proposed change or *development*.

Exemption: an exemption from the requirement for a development permit in connection with a particular *development*.

Multi-family residence: One residential building containing three or more dwelling units.

Natural boundary: the natural boundary as defined in the *Land Act*, British Columbia.

Permanent structure: any building or structure that is affixed to land.

Qualified environmental professional: A registered professional, acting alone or together with another registered professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association, and
- 2) the individual's area of expertise is recognized by the City of Fernie as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that *development* proposal, and
- 3) the individual is acting within that individual's area of expertise.

Qualified professional: a professional with appropriate education, training and experience, fully insured and in good standing with the relevant professional association, and means:

- 1) for the purpose of the *flood* and slope hazard assessments (*Watercourse Protection DPA* and *Hazard Lands DPA*), a specialist Professional Engineer or Professional Geoscientist, as appropriate, with experience or training in geotechnical and geohazard assessments, river hydraulics and hydrology and, where appropriate, *debris flow* processes experience or training and/or structural engineering expertise in connection with mitigation works.

Ravine: a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

Risk: a measure of the probability and consequence of an adverse effect in relation to health, property, the environment or other matters.

Steep slope: any land, or portion thereof, with a slope angle greater than 15% measured over a horizontal distance of at least 10 metres.

Stream: any of the following:

- 1) a pond, lake, river, creek or brook whether it usually contains water or not; and
- 2) a ditch, spring or *wetland* that is connected by surface flow to something referred to in paragraph (1).

Watercourse: any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land that serves to give direction to a current of water at least six months of the year, or having a drainage area of two square kilometres or more upstream of the point of consideration.

Watercourse protection area: an area adjacent to a *stream* that links aquatic to terrestrial

ecosystems and includes both existing and potential streamside vegetation and existing and potential upland vegetation that exerts an influence on the *stream*, the width of which includes the area:

- 1) to a distance of 15 metres measured perpendicularly from the *natural boundary* of a *stream*; or
- 2) for parcels located on or adjacent to the Elk River, Coal Creek, Lizard Creek or Fairy Creek, the area to a distance of 30 metres measured perpendicularly from the *natural boundary* of a *stream*.

For the purpose of this definition, potential streamside vegetation is considered to exist if there is a reasonable ability for regeneration either artificially or naturally.

Wetlands: land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the *active floodplain* of a *stream*.

9-C.1 Watercourse Protection Development Permit Area

The Watercourse Protection Development Permit Area is designated under Section 919.1(1)(a) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the protection of the natural environment, its ecosystems, and biological diversity. No development shall occur in the Watercourse Protection Development Permit Area without obtaining a development permit.

Area

All properties that include land within the watercourse protection areas described in Table 3 are designated as Watercourse Protection Development Permit Areas.

Justification

The Watercourse Protection Development Permit Area is comprised of lands adjacent to watercourses such as rivers, creeks, springs, and wetlands in the community. Watercourses provide an important habitat area for fish, birds and other forms of wildlife and play a vital role in Fernie's natural environment. Riparian areas, when in a natural state, have dense and structurally complex vegetation with a high biodiversity value that supports a large number of wildlife species and contributes to the ecological health of the adjacent stream and its fish habitat.

The objective of this designation is to preserve Fernie's natural setting, ecological systems and visual assets as part of a rich natural heritage for the benefit of present and future generations. It is further intended to preserve and protect Fernie's watercourse areas as natural areas, or for passive park activities and trails. Watercourse protection areas are listed in Table 3.

POLICIES

- 9-C.1.1 All development, including any disturbance to or clearing of existing soils and vegetation, within the watercourse protection area (see Table 3) requires a Watercourse Protection Development Permit.
- 9-C.1.2 Any proposed development adjacent to the watercourse protection area should be located to minimize any damaging impact to the watercourse protection area, and efforts should be made to protect and enhance the natural features of the watercourse protection area, including the natural tree cover and vegetation, drainage patterns, wetlands and landforms.
- 9-C.1.3 No additions, modifications or alterations to any existing development within a watercourse protection area, excepting alterations to the interior of a structure, may be made without a Development Permit.
- 9-C.1.4 Any new development should be located outside the watercourse protection area, however, where that is not possible, the area within five metres of the natural boundary or edge of wetlands shall remain free of any new development including new impervious or semi-impervious surfaces and new structures or extensions of existing permanent structures, including decks and patios.
- 9-C.1.5 Applicants for any proposed development adjacent to the watercourse protection area may be required to submit an environmental impact study, prepared by a qualified environmental professional, to identify any potential issues relating to the proposed development and its impacts on the watercourse protection area, and relating to

protection, preservation and enhancement of the watercourse protection area, including issues and impacts associated with the City of Fernie's broader objectives of streamside protection, as set out herein, and to identify any mitigation measures that should be undertaken.

- 9-C.1.6 Applicants may also be required to obtain approval from the Ministry of Forests Lands and Natural Resource Operations (MLFNR) and the Department of Fisheries and Oceans (DFO). Any MLFNR or DFO approvals required will be considered as part of the development permit review; however, for greater certainty, the development permit process will also consider impacts to other streamside or environmental values in addition to fish habitat. The environmental impact study may be required to include:
- (1) Delineation by a British Columbia Land Surveyor of the streamside protected area including details on the features and extent of the area; and
 - (2) Description and relevant details of the proposed development and an assessment of the impacts of said development including impacts associated with the construction, operation and/or maintenance of the development on vegetation, wildlife, habitat, hydrology and soils.
- 9-C.1.7 The City of Fernie, MLFNR, DFO, or other governmental authority exercising similar jurisdiction may require vegetation or trees to be planted or retained in order to control erosion, protect banks, or protect fisheries.
- 9-C.1.8 Obstructions or impediments to the flow of a stream, creek, watercourse, ditch, or drain are prohibited whether or not it is located on private property, unless such is approved by MLFNR or DFO (or equivalent).
- 9-C.1.9 The City of Fernie may issue a development permit that includes additional requirements and conditions, or sets standards, for:
- (1) Streamside area or habitat and trees or other vegetation within the watercourse protection area that are to be preserved or enhanced in accordance with the permit;
 - (2) The timing and sequence of development to occur within specific dates or construction window to minimize impact to streams, fish or wildlife species;
 - (3) Specific development works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, etc.) to be used to ensure minimal or no impact to the streamside protected area; and
 - (4) Mitigation measures, including removal of impervious surfaces, replanting of riparian species, or other measures to be undertaken to reduce impacts or restore habitat within the watercourse protection area.

Table 3: Watercourse Protection Areas

Watercourse	Watercourse Protection Area (metres)
Coal Creek	30
Elk River	30
Fairy Creek	30
Lizard Creek	30
Alpine Meadows Stormwater Pond	15
Annex Pond	15
Brewery Creek Wetland	15
Big Stump Creek	15
Birch Creek	15
Black Bear Creek	15
Bossio Creek	15
Brewery Creek	15
Brewery Spring	15
Brickers Seepage Wetland	15
Bryant Creek	15
Brydon Creek	15
Canyon Trail Stormwater Pond	15
Castle Creek (DB-1, DB-2, DB-3)	15
Castle Mountain Seepages	15
Doc Creek	15
DB-4	15
DB-4 Wetland	15
Fairy Creek Springs	15
Golf Course Lakes (Fernie Golf & Country Club)	15
Ghostrider Stormwater Pond	15
Hicks Creek	15
Hospital Spring	15
Hutchinson Spring	15
Kennedy Creek	15
Kennedy Spring	15
Kootenay Elk Marsh	15
Labey Creek	15
Larch Creek	15
Leak Creek	15
Leroux Ponds	15
Lower Fairy Creek Spring	15
Maiden Lake	15
McDonald Wetland Beaver Reserve	15
McDougall Creek	15
McDougall Wetland	15
McLeod Creek	15
Moose Creek	15
Mountview Storm Exfiltration Gallery	15
Mt. McLean Marsh	15
Mutz Creek	15
Old Ski Hill Seepages	15
Raven Creek	15
Riverside Mountain Village Stormwater Pond	15
Roots Creek	15
Roots Creek Wetlands	15
Shadow Creek	15
Shoesmith Creek	15
Sidewinder Creek	15
Sidewinder Marsh	15
Sim Creek	15
Snowshoe Creek	15
Snowshoe/Stumpy Seepages	15
Springside Mountain Spring	15
Spruce Creek	15
Tuber Creek	15

9-C.2 Hazard Lands Development Permit Area

The Hazard Lands Development Permit Area is designated under Section 919.1(1)(b) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the protection of development from hazardous conditions.

Area

All areas designated as Hazard Lands Development Permit Area are illustrated in Schedule 'J' (Steep Slopes Hazard Areas), Schedule 'K' (Avalanche Hazard Areas), and Schedule 'L' (Flood Hazard Areas).

Justification

The City of Fernie is located in a valley framed by steep slopes known to experience slippage. Avalanche pathways and floodplains arising from the flows of the Elk River and Coal Creek exist within the municipality's boundaries. The City of Fernie seeks to:

1. minimize the risk to people and property from slope, avalanche and flood hazards;
2. develop safely and minimize the impacts on or near steeply sloped lands, including the potential run out area below steep slopes;
3. reduce slope and avalanche hazards and landside and avalanche risk to people and property by carefully managing development and construction practices on or near steeply sloped lands and lands prone to avalanche hazard;
4. avoid alteration of steeply sloped lands that may cause increased instability of the land or adjacent areas;
5. encourage professional design of structures and mitigative works and to ensure field review during construction and post-construction certification; and
6. encourage ongoing maintenance and monitoring of steeply sloped lands.

POLICIES

Steep Slopes

- 9-C.2.1 No development of lands with a steep slope of 15% or greater as generally depicted in Schedule "J" may be undertaken unless in accordance with a Hazard Lands Development Permit.
- 9-C.2.2 A Hazard Lands Development Permit is required for any development within 15 metres from either the toe or crest of a steep slope greater than 15%, or as calculated by taking a 14 degree projection line (~4H:1 V) from the toe or crest to the points where these lines intersect the ground surface, whichever is greater.
- 9-C.2.3 Applicants may be required to provide a preliminary assessment report and detailed assessment report prepared by a qualified professional that provides information about the anticipated on-site and off-site environmental and geotechnical impacts associated with the development, and recommendations for mitigation of any impacts.
- 9-C.2.4 Terracing of land should be avoided or minimized and landscaping should follow the natural contours of the land where appropriate.
- 9-C.2.5 Buildings, structures and landscaping should be located as far as reasonably possible from steep slopes or channel discharge/runoff points at the base of slopes, excepting as may be required to minimize the impact of development.

- 9-C.2.6 Potential steep slope hazard areas should remain free of development, or, if that is not possible, then mitigation should be undertaken to reduce risk to an acceptable level (risk for both the subject property and any adjacent or nearby lands should be addressed), and as determined by a qualified professional in a preliminary assessment or detailed assessment report.
- 9-C.2.7 Development on steep slopes should not exceed the height of the surrounding tree cover to minimize visibility from the valley floor.
- 9-C.2.8 Natural vegetation on sloped areas should be retained wherever possible in order to reduce the potential for rock falls, erosion and land slippage.
- 9-C.2.9 Vegetation should be maintained and/or re-instated on steep slopes, and within any setback zone above or at the toe of steep slopes, in an effort to filter and absorb water, and minimize erosion.
- 9-C.2.10 Development should minimize any alterations to steep slopes, and the development should be designed to reflect the site rather than altering the site to reflect the development.
- 9-C.2.11 Stepped and articulated building forms that integrate and reflect natural site contours and steep slope conditions should be used, and large unbroken building masses that are unsuitable for sloped conditions should be avoided.
- 9-C.2.12 No fill, including yard waste, excavated materials, sand or soil, shall be placed within the setback areas from the toe or crest of a steep slope, or along pre-existing drainage channels except in accordance with the recommendations of a qualified professional and a Hazard Lands Development Permit issued by the City of Fernie.
- 9-C.2.13 The base of steep slopes shall not be undercut for building, landscaping or other purposes except in accordance with the recommendations of a qualified professional and a Hazard Lands Development Permit issued by the City of Fernie.
- 9-C.2.14 Designs should avoid the need for retaining walls, particularly to minimize cutting of the uphill slope. Large single plane retaining walls should be avoided. Where retaining walls are necessary, smaller sections of retaining wall should be used. Any retaining structures proposed in areas of steep slopes must be designed by a qualified professional.
- 9-C.2.15 Disturbed steep slopes should be reinforced and re-vegetated, especially where gullied, or where bare soil is exposed. Planting should incorporate indigenous native species including a mix of trees, shrubs and other plants and should be done in accordance with the recommendations of registered professional.
- 9-C.2.16 Water should be diverted away from steep slopes, yards and structures in a controlled manner; site grading should be such that excessive ponding does not occur.
- 9-C.2.17 Roof drainage and impervious surface drainage should be directed to storm sewer systems or alternative methods as approved by the City of Fernie.
- 9-C.2.18 Landscaping should be designed and maintained to shed water away from steep slopes.

Avalanche Areas

- 9-C.2.19 No development is permitted on lands designated in Schedule 'K' without a Hazards Lands Development Permit.
- 9-C.2.20 Development may be permitted on lands designated in Schedule 'K' only if a study, completed by a qualified professional, defines the limits of an avalanche flow path (including a definition of dense flow and powder avalanche hazard run-out zones), prescribes applicable development design criteria that will protect life and property, and stipulates that lands may be safely developed if developed in accordance with the recommendations of the qualified professional.

Floodplain

- 9-C.2.21 No development of lands designated in Schedule 'L' permitted unless in accordance with a Hazard Lands Development Permit.
- 9-C.2.22 All development of lands designated in Schedule 'L' must be in accordance with the City of Fernie's *Floodplain Management Bylaw* (No. 1780) and BC Ministry of Environment *Flood Hazard Management Guidelines* (2004), as such may be amended or supplemented from time-to-time.
- 9-C.2.23 Any river modification (including rechanneling, diking, or damming) or shore treatment (including rip rap or any other anti-erosion technique) must be approved by DFO and MFLNR and be in accordance with the *Water Act*, RSBC 1996, and/or *Dike Maintenance Act*, RSBC 1996 as such may be amended or supplemented from time-to-time.
- 9-C.2.24 If the subject land is located in both Schedule 'L' and the Watercourse Protection Development Permit Area (Schedule 'I'), with the exception of trails, both a Watercourse Development Permit and Hazard Lands Development Permit are required as such may be amended or supplemented from time-to-time.

9-C.3 Historic Downtown Development Permit Area

The Historic Downtown Development Permit Area is designated under Section 919.1(1)(g) and Section 919.1(1)(d) of the *Local Government Act*, which permit the establishment of objectives and the provision of guidelines for the form and character of development in the resort region, and the revitalization of an area in which a commercial use is permitted.

Area

All areas designated as Historic Downtown Development Permit Area are illustrated on Schedule 'M'.

Justification

The Historic Downtown area includes many of the heritage buildings built in the community in the early 1900s. The historic buildings in this area serve to reinforce Fernie's small town charm and unique character. The inventory of heritage buildings will be used as a basis to revitalize the Historic Downtown. The Historic Downtown is a primary retail area, and the community's social, arts and cultural centre.

The Development Permit guidelines for the Historic Downtown have been established to protect its heritage character. This protection is critical to overall revitalization efforts. The objective of this designation is to guide the renovation and restoration of commercial buildings in the Historic Downtown Development Permit Area and to ensure that the heritage qualities in this important precinct are maintained.

POLICIES

- 9-C.3.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, shall be made or undertaken on the lands depicted in Schedule 'M' without obtaining a Development Permit.
- 9-C.3.2 All Historic Downtown Development Permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.3.3 The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:
 - (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures; and
 - (5) Exterior finish of buildings and structures.

9-C.4 Highway Corridor Development Permit Area

The Highway Corridor Development Permit Area is designated under Section 919.1(1)(g) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the form and character of development in the resort region.

Area

All areas designated as Highway Corridor Development Permit Area are illustrated on Schedule 'N'.

Justification

Fernie's commercial Highway Corridor is the most visible commercial area in the City, often providing visitors with their first and last impression of the City of Fernie as they drive through. Given the importance of the Highway Corridor in projecting a positive aesthetic image of the community, special measures are required to ensure that a high quality of development is achieved. The general intent of designating this as a Development Permit Area is to avoid typical "strip commercial" development that is prevalent in many British Columbia communities and to reinforce Fernie's unique character.

POLICIES

- 9-C.4.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, shall be made or undertaken on the lands depicted in Schedule 'N' without obtaining a Development Permit.
- 9-C.4.2 All Highway Corridor development permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.4.3 The City of Fernie may issue a Development Permit that includes requirements and conditions or sets standards for:
- (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures;
 - (5) Exterior finish of buildings and structures; and
 - (6) The location of parking.

9-C.5 Service Commercial Development Permit Area

The Service Commercial Development Permit Area is designated under Section 919.1(1)(g) of the *Local Government Act*, which permit the establishment of objectives and the provision of guidelines for the form and character of development in the resort region.

Area

All areas designated as Service Commercial Development Permit Area are illustrated on Schedule 'O'.

Justification

As Fernie's desirability as a tourism destination grows, the community must take care to protect the aesthetic quality of its "gateways" or entrances. The Service Commercial Development Permit areas are highly visible from the northern entrance to the community on Highway 3. The objective of this designation is to ensure quality built form and to preserve the aesthetic integrity of the northern gateway to the community.

POLICIES

- 9-C.5.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, shall be made or undertaken on the lands depicted in Schedule 'O', or lands zoned or re-zoned to CS1-Service Commercial, without obtaining a Development Permit.
- 9-C.5.2 All Service Commercial development permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.5.3 The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:
 - (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures; and
 - (5) Exterior finish of buildings and structures.

9-C.6 Light Industrial Development Permit Area

The Light Industrial Development Permit Area is designated under Section 919.1(1)(g) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the form and character of development in the resort region.

Area

All areas designated as Light Industrial Development Permit Area are illustrated on Schedule 'P'.

Justification

The demand for light industrial land in the City of Fernie is increasing. The community has indicated a desire for "clean" industry. The location of the Light Industrial Development Permit Area is in close proximity to residential and commercial land uses. Consequently, as a means to reduce conflict, it is important that all industrial use in this area be complementary with other adjacent land uses.

POLICIES

- 9-C.6.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, shall be made or undertaken on the lands depicted in Schedule 'P', or lands zoned or re-zoned to M1-Light Industrial, without obtaining a Development Permit.
- 9-C.6.2 All Light Industrial Development permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.6.3 The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:
- (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures; and
 - (5) Exterior finish of buildings and structures.

9-C.7 Multi-Family Residential Development Permit Area

The Multi-Family Residential Development Permit Area is designated under Section 919.1(1)(g) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the form and character of development in the resort region.

Area

All areas zoned, or re-zoned, as R3-Medium Density or R4-Multiple Family Residential (High Density), or any other zone that permits multi-family residences, are designated as the Multi-Family Residential Development Permit Area.

Justification

The objective of the Multi-Family Residential Development Permit Area guidelines is to ensure that new development fits with the character of the surrounding neighbourhood and community. The OCP encourages multiple family developments to be interspersed throughout all neighbourhoods in the community. It is the objective of the City of Fernie to encourage housing that will accommodate a wide variety of needs, lifestyles and incomes.

POLICIES

- 9-C.7.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, on lands zoned or re-zoned to R3-Medium Density, R4-Multiple Density (High Density) or CD-1, CD-3 and CD-4 without obtaining a Development Permit.
- 9-C.7.2 All Multi-Family Residential development permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.7.3 The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:
 - (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures; and
 - (5) Exterior finish of buildings and structures.

9-C.8 Neighbourhood Commercial Development Permit Area

The Neighbourhood Commercial Development Permit Area is designated under Section 919.1(1)(g) of the *Local Government Act*, which permits the establishment of objectives and the provision of guidelines for the form and character of development in the resort region.

Area

All areas designated as Neighbourhood Commercial Development Permit Area are illustrated on Schedule 'R'.

Justification

The objective of the Neighbourhood Commercial Development Permit Area guidelines is to ensure that new small-scale, neighbourhood commercial development fits with the character of the surrounding community.

POLICIES

- 9-C.8.1 No subdivision, development or construction, or alteration or modification to the exterior of a structure or building, shall be made or undertaken on the lands depicted in Schedule R, or on lands zoned, or re-zoned to, CD-1 and C2-Neighbourhood Commercial, without obtaining a Development Permit.
- 9-C.8.2 All Neighbourhood Commercial development permits shall be issued in accordance with the guidelines included in Schedule 'S' – Building Design Guidelines.
- 9-C.8.3 The City of Fernie may issue a development permit that includes requirements and conditions or sets standards for:
- (1) General character of the development, including landscaping;
 - (2) Siting of buildings and structures;
 - (3) Form of buildings and structures;
 - (4) Exterior design of buildings and structures; and
 - (5) Exterior finish of buildings and structures.

9-D DEVELOPMENT APPROVAL INFORMATION

As permitted under is under Section 920.1(2) of the *Local Government Act*, the entire plan area is a Development Approval Information area.

City staff may, where a development permit is required, request the applicant to provide (at the applicant's expense) development approval information. Development approval information will be required if the effects of the proposed development in relation to development permit objectives, OCP policies, and other City bylaws and regulations cannot be fully assessed. Development approval information will be used to assist the City of Fernie in determining conditions for requirements to be imposed in the development permit.

Development Approval Information may include, but not be limited to, the impact of the proposed development on:

- (a) The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour;
- (b) How the proposed development impacts and buffers adjacent uses;
- (c) The natural environment, such as adjacent watercourse protection areas, vegetation, topographical features, ecosystems and biological diversity, wildlife corridors, habitat areas and environmentally sensitive areas;
- (d) Groundwater quantity and quality, stormwater generated by the proposed development, and the options for collection, storage, reuse and dispersal of such drainage;
- (e) Parks, trails and open space, including the anticipated impacts of the development on publically accessible open space and existing and planned trails and trail connections;
- (f) Energy efficiency and emissions reduction;
- (g) Traffic volumes and roads, including the ability to provide safe and effective access to both the development as a whole and to individual dwellings/buildings within development; and
- (h) Visual impacts of the proposed development, especially as they relate to the view corridors from the valley floor.

9-E TEMPORARY USE PERMITS

Temporary Commercial and Industrial Use areas may be designated to allow entrepreneurs to capitalize on short-term development opportunities. All commercial and industrial activities, other than those permitted in the Zoning Bylaw, shall require a temporary use permit approved by City Council.

Temporary use permits are intended to provide the flexibility necessary to encourage short-term economic activities, while ensuring that the uses have minimal impact on the natural environment and community and maintain a reasonable level of compatibility with surrounding land uses. Temporary use permits do not change the long-term commercial and industrial land use policies laid out in this OCP. Current legislation permits issuance for three years with a onetime renewal of another three years.

POLICIES

9-E.1 Temporary use permits may only be issued in the following designations:

- 1) Historic Downtown;
- 2) Highway Corridor;
- 3) Service Commercial;
- 4) Neighbourhood Commercial; and
- 5) Light Industrial.

9-E.2 Temporary use permits can be issued for any period of up to two years.

9-E.3 Temporary use permits may only be renewed once, at City Council's discretion, for any further period of up to two years.

9-E.4 The issuance of temporary use permits shall not result in any health and safety problems or issues of environmental degradation.

9-E.5 Where warranted, environmental protection, post-development site restoration and nuisance abatement measures, including noise abatement, duration of operation hours, duration of permitted use, traffic management, parking, performance security, and establishment of buffers or screens may be required.

9-E.6 The City of Fernie may require the applicant for a temporary use permit to provide security to the municipality in accordance with Section 925 of the *Local Government Act*.

9-E.7 The temporary commercial or industrial use designation will be removed once the associated permit has expired.

9-F FUTURE LAND REQUIREMENTS

Potential boundary expansion study areas are located immediately adjacent to Fernie city boundaries.

Any boundary extension will occur in a phased and orderly manner in collaboration and partnership with the Regional District of East Kootenay (RDEK) and will undergo a public planning process in order to determine the appropriate scale and form of expansion.

The potential boundary extension areas have been identified for the following criteria, or a combination of the following criteria:

1. They contain existing settlements with private or public water and/or sewer servicing that may eventually require the extension of publicly owned water and sewer services, coincident with boundary extensions, in order to address public health and environmental issues before they arise.
2. They have the long-term potential to accommodate future growth (commercial, light industrial and residential mixed use) subject to boundary extensions and the provision of publicly owned water or sewer services, provided that appropriate phasing policies are established, new development does not detract from compact development options within Fernie, and that infrastructure capacity is available and financially sustainable.
3. They provide opportunities to improve and coordinate local planning, promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and reduce sprawl into rural areas.

There are a number of existing neighbourhoods located adjacent to Fernie within the RDEK with growing populations. Areas such as Brenners Road, Anderson Road and Cokato Road neighbourhoods were all built without the benefit of full municipal infrastructure. The on-site septic systems and/or private well or private water systems may require upgrading or replacement over time, and/or generate similar public health and environmental concerns to those experienced in West Fernie prior to that boundary expansion and infrastructure upgrade.

Other areas, such as the Dicken Road area have been identified for their potential to ensure appropriate land is available to accommodate new businesses or business expansion in Fernie. While some new or growing businesses can be fairly flexible in terms of location (and, for the most part, could be accommodated within existing municipal boundaries), light industry in particular has more specific needs such as large areas of flat land, rail and/or highway access, and suitable buffers from residential neighbourhoods. By setting aside appropriate lands for industrial and commercial developments, Fernie can help support a more positive business-enabling environment and lay the groundwork to retain and attract new businesses. The Dicken Road area is well suited for future light industrial land uses. Such future uses are also in alignment with the expectations established by area residents and the RDEK through their 2006 *Fernie Area Land Use Strategy*. The *Fernie Area Land Use Strategy* supports the annexation to the "north of Brenners Road and east of Highway 3 for light industrial or service commercial purposes" subject to conditions identified in the Strategy. It is anticipated that the *Elk Valley Official Community Plan* will replace the *Fernie Area Land Use Strategy* within the lifetime of this OCP. At that point, this section should be revisited and revised where necessary and appropriate.

Longer-term potential boundary expansion areas include land with little or no existing development. Such areas have been identified as "reserve areas" to help accommodate Fernie's potential long-term growth demands. Their close proximity to Fernie means that future growth in these areas will help achieve many of the same benefits as growth within Fernie. Namely, if developed in a compact form and in an orderly manner that does not detract from development

within Fernie, they will promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and reduce sprawl into rural areas.

Short-term (5 to 10 years) and longer-term (10+ years) potential municipal boundary extension areas are identified in Schedule 'H', Potential Boundary Extension Areas.

POLICIES

- 9-F.1 Continue working with the RDEK to develop a coordinated approach for future boundary expansion, and the conditions under which it would occur, to ensure consistent planning, cost effective service delivery, and good governance for Fernie residents and residents on the municipality's fringe.
- 9-F.2 Consider extension of additional municipal infrastructure services beyond municipal boundaries only when accompanied by a boundary extension that incorporates the area into Fernie.
- 9-F.3 Consider the provision of additional municipal services, such as fire protection, beyond the municipal boundaries and areas where they are currently provided following the completion of a cost/benefit analysis and examination of how the potential service delivery could impact service provision to Fernie residents.
- 9-F.4 Protect land beyond the municipal boundary located within the Agricultural Land Reserve from encroachment of urban uses.
- 9-F.5 Establish an Urban Fringe Joint Planning Referral Area Agreement with the RDEK. All development within a distance of 800 m of Fernie's municipal boundary is referred to the City for comment by RDEK and vice versa.
- 9-F.6 Investigate, with the RDEK and affected property owners, a boundary restructuring to expand the Ghost Rider Service Commercial into the Brenners Road area as a means of increasing the supply of light industrial and service commercial land in the short-term.



Making it Happen

IMPLEMENTATION

This section identifies and organizes OCP actions into both short-term (one- to two-years) and medium-term (three- to five-years) initiatives.

The realization of Fernie's vision and OCP goals will require the City and local and regional partners to undertake a number of additional planning initiatives, projects and programs. Collectively, these initiatives are referred to as OCP actions.

Recognizing the capacity issues faced by both the City of Fernie and the stakeholders who will be involved in implementing many OCP actions (i.e., limited time, human resources, financial resources), the actions were screened and prioritized with the input of City staff and the Community Advisory Committee that helped oversee the development of the OCP. Through this process, actions involving the updating of Fernie's *Zoning Bylaw* and *Subdivision Servicing Bylaw* have been prioritized, recognizing that both bylaws will require updating following completion of this OCP.

Planning projects currently underway or in process (e.g., *Fernie Trails Master Plan*, *West Fernie Servicing and Re-Structure Project*) were also prioritized. Additional planning projects identified in multiple chapters of this OCP (e.g., *Fernie Arts and Culture Strategy*) are also highlighted as near-term projects.

Each of the OCP actions identified in the following tables are linked to OCP policies and briefly described. Fuller descriptions can be found by following the corresponding OCP reference(s). The action's lead responsibility is also identified along with key participants. It is further recognized that some implementation actions may be prioritized to an earlier timeframe depending upon new funding opportunities and programs, and determined through regular reviews of the implementation process.

City staff, Council and the standing OCP Implementation Committee are responsible for monitoring and implementing the OCP. Formal review meetings every six months are recommended.

Table 4: Near-term Actions (1-2 years)

OC REFERENCE	IMPLEMENTATION ACTION	LEAD RESPONSIBILITY	KEY PARTICIPANTS
1-A.6	Update the <i>Zoning Bylaw</i> to support innovative and flexible housing options.	City of Fernie	Fernie residents Development community
1-A.5.1	Update the <i>Zoning Bylaw</i> to better address short-term rentals.	City of Fernie	Fernie residents Development community
3-D.7 7-A.2	Update the <i>Zoning Bylaw</i> to incentivize energy efficient buildings.	City of Fernie	Fernie residents Development community BC Hydro Fortis BC
4-F.1	Update the <i>Zoning Bylaw</i> to encourage and accommodate childcare facilities in suitable locations throughout Fernie.	City of Fernie	Fernie residents Major employers Development community
2-D.6	Update the <i>Subdivision Servicing Bylaw</i> for pedestrian, bicycle and transit connections and facility requirements.	City of Fernie	Fernie residents BC Transit Fernie Trails Alliance
7-C.7	Update the <i>Subdivision Servicing Bylaw</i> for opportunities to minimize residential water leakage.	City of Fernie	Fernie residents
4-B.5	Update the City's <i>Emergency Preparedness Plan</i> .	City of Fernie	Fernie residents Fernie Fire Department BC Ambulance Service RCMP Red Cross RDEK
4-B.4	Update the <i>Consolidated Fire Protection and Life Safety Bylaw</i> .	City of Fernie	Fernie residents Fernie Fire Department BC Ambulance Service RCMP
6-C.1 7-E.5	Update flood hazard mapping and <i>Floodplain Management Bylaw</i> .	City of Fernie	Ministry of Environment
1-A.1.3	Update the <i>Fernie Affordable Housing Strategy</i> .	City of Fernie	Fernie residents Development community RDEK
2-D.7	Explore participating in the RDEK's <i>Elk Valley Sign Program</i> .	City of Fernie	Chamber of Commerce Fernie residents City of Fernie Electoral Areas District of Elkford District of Sparwood
7-F.1	Work with RDEK and sub-regional partners to complete a <i>Regional Solid Waste Management Plan</i> .	RDEK	City of Fernie Electoral Areas District of Elkford District of Sparwood
5-D.1	Support the development of a regional <i>Fernie Greenway-River Master Plan</i>	RDEK	City of Fernie RDEK Fernie residents
2-E.1	Continue to develop a regional <i>Trail Network Master Plan</i> .	RDEK	City of Fernie Electoral Areas
4-A.9	Explore cost sharing a Social Planner position with neighbouring communities.	City of Fernie RDEK	Social Service Agencies District of Elkford District of Sparwood RDEK
3-A.7	Explore creating or supporting an Economic Development Office or staff position.	City of Fernie	District of Elkford District of Sparwood Chamber of Commerce
8-A.7	Work with community partners and stakeholders to develop a <i>Public Involvement Program</i> .	City of Fernie	Fernie residents
3-F.1	Explore establishing a <i>Revitalization Tax Exemption Program</i> for the Historic Downtown.	City of Fernie	Fernie residents Chamber of Commerce Local property owners Development industry

Near-term Actions (1-2 years) continued

OC REFERENCE	IMPLEMENTATION ACTION	LEAD RESPONSIBILITY	KEY PARTICIPANTS
3-B.14	Explore establishment of a <i>Revitalization Tax Exemption Program</i> for commercial areas outside of the Historic Downtown.	City of Fernie	Fernie residents Chamber of Commerce Local property owners Development industry
3-D.5	Explore establishment of a <i>Revitalization Tax Exemption Program</i> bylaw for light industrial areas.	City of Fernie	Fernie residents Chamber of Commerce Local property owners Development industry
7-B.1	Prepare a <i>Climate Change Adaption Plan</i> .	City of Fernie	Fernie residents RDEK Wildsight Development community
7-E.3	Prepare a <i>Stormwater Management Master Plan</i> .	City of Fernie	Fernie residents
2-A.1 4-D.1	Develop a <i>Bicycle and Pedestrian Plan</i> .	City of Fernie	Fernie residents Development community
2-H.12 3-F.5	Develop "Gateway Street" design guidelines for 4 th and 9 th Streets.	City of Fernie	Fernie residents Local property owners
7-F.5	Provide recycling containers alongside publicly provided waste disposal containers.	City of Fernie	Fernie residents Local property owners RDEK
3-B.12 5-A.1	Develop a <i>Fernie Arts and Culture Strategy</i> .	City of Fernie	Arts and culture stakeholders (Arts Station, Fernie Museum, etc.)
2-A.4	Develop a multi-user path from Dicken Road community to Fernie Alpine Resort.	City of Fernie	Fernie residents Chamber of Commerce Local property owners RDEK Fernie Alpine Resort
4-B.2 4-B.3	Update fire hazard mapping and consider creating a Development Permit Area.	City of Fernie	Fernie residents Fernie Fire Department Development community
2-C.5	Explore establishing employee car-pooling program for City.	City of Fernie	

Table 5: Medium-term Actions (3-5 years)

OC REFERENCE	IMPLEMENTATION ACTION	LEAD RESPONSIBILITY	KEY PARTICIPANTS
1-A.1.4 3-E.1	Develop an <i>Employee Affordable Housing Strategy</i> .	City of Fernie	Fernie residents Social service providers Development industry
1-A.2.8	Complete a <i>Secondary Suites Implementation Strategy</i> .	City of Fernie	Fernie residents
1-A.2.11	Establish a secondary suites public education program.	City of Fernie	Fernie residents
3-B.2	Create a <i>Development / Diversification Strategy</i> .	City of Fernie	Chamber of Commerce Fernie residents RDEK Development community
7-A.3	Implement an <i>Energy Management Initiative</i> for all municipal buildings and operations.	City of Fernie	BC Hydro Fortis BC
7-A.8	Implement a municipal climate-friendly purchasing policy.	City of Fernie	
7-F.2	Support development of a compost/green waste pick-up program and/or drop-off facility.	RDEK	RDEK District of Elkford District of Sparwood
6-E.1	Develop an <i>Urban Forest Management Strategy</i> .	City of Fernie	Fernie residents
6-E.2	Develop a <i>Tree Preservation Bylaw</i>	City of Fernie	Fernie residents
3-B.13	Develop an <i>Outdoor Recreation Tourism Strategy</i> .	City of Fernie	Fernie residents Tourism industry Chamber of Commerce CPR
2-F.9	Develop a policy framework to address CPR mainline issues.	City of Fernie	Fernie residents Development industry
1-B.2	Develop a single heritage inventory and rating system.	City of Fernie	Fernie Historic Society BC Heritage Conservation Branch
5-A.13	Develop a volunteer appreciation program.	City of Fernie	Fernie residents
2.A.21	Consider adopting an <i>Active Travel Charter for Children and Youth</i> .	City of Fernie	School District The Fernie Academy Fernie residents
5-C.8	Develop a youth space or centre in a municipal facility.	City of Fernie	Fernie residents
3-B.8	Explore the development of a business incubator / shared office space concept.	City of Fernie	Chamber of Commerce Fernie residents
1-B.5	Develop a heritage preservation recognition program.	City of Fernie	Fernie Historic Society Development industry
3-A.4	Survey local businesses on municipal infrastructure and services.	City of Fernie	Chamber of Commerce
6-G.4	Complete a <i>Sand and Gravel Resources Study</i> .	City of Fernie	Fernie residents

MONITORING AND EVALUATION

Fernie's OCP is intended to help the City move towards its vision and reach its community objectives. The OCP should help guide and improve other planning and program work, and by improving coordination between plans, ensure that all plans are working towards common goals.

To stay relevant and effective, Fernie's OCP will have to adapt and grow over time. The future is uncertain and will bring unexpected changes, opportunities and challenges to Fernie. It is also possible that our planning policies and actions might not work the way we thought they would, or we might have new, better ideas about how to accomplish our objectives.

While the plan is implemented, we will use a system for monitoring and evaluation so that we can track the plan's progress, and adapt it as needed. Regular monitoring and evaluation, and reporting out on the results, will also ensure that we are held accountable for our progress towards the OCP goals and vision.

To determine whether the OCP is having its intended effect, staff, Council and residents will have to monitor it to see if:

- OCP planning principles for managing development are being consistently used and applied across departments and community planning initiatives and activities (see section 9-A for general planning principles);
- OCP planning policies (sections 1 through 9) are being consistently addressed, referred to and incorporated across departments and community planning initiatives and activities;
- OCP actions are being implemented as planned over the short- and medium-terms; and
- OCP actions are having the desired effect and outcomes.

To be effective, monitoring, evaluation and reporting must be part of a larger process that involves reviewing results, scanning current trends and readjusting course toward the community's goals as required.

Monitoring and evaluation methodology

Monitoring and evaluation of the Fernie OCP will be based on a set of indicators, or measures. Indicators can be qualitative (i.e. something you can measure, like the number of vehicle accidents) or qualitative (i.e., something based on less measurable characteristics, like how isolated the elderly feel).

A set of indicators, measured on a regular basis, can provide us with valuable data to monitor progress and the effectiveness of policies and actions over time. Reporting and communicating on the indicator data, and in particular, trends, is also an exciting way to engage the community in discussions of how the community is doing in achieving its goals and how to improve on its performance.

At its core, our OCP is about improving the quality of life of the City of Fernie. As such, monitoring and evaluation for the OCP will be based on the existing *City of Fernie Quality of Life Index*. The Index has been in use since 2009 and was designed to measure performance of the key qualities most valued by the Fernie community, and progress towards the OCP vision. The Index is published each year as a *Community Liveability Report* and includes qualitative indicators from a number of sources, as well as qualitative indicators from a bi-yearly community survey.

The *Community Liveability Report* is organized into nine thematic areas. The table illustrates the general alignment between *Community Liveability Report* themes and OCP chapter topic areas.

Table 6: Community Livability Report – OCP Alignment

Community Liveability Report Themes	Related OCP Update Chapters
Demographics	Introduction Community Profile
Economic Development	Chapter 3 - <i>Our Livelihoods: the Local Economy</i>
Housing	Chapter 1 - <i>Where we Live: Our Homes and Neighbourhoods</i>
Accessibility and Transport	Chapter 2 - <i>Getting Around: Our Transportation Systems</i>
Learning and Wellness	Chapter 4 - <i>Our Wellbeing: Community Health and Safety</i> Chapter 5 - <i>Our Community Life: Art, Culture, Education and Recreation</i>
Natural Environment	Chapter 6 - <i>Our Natural Environment: Protection and Stewardship</i> Chapter 9 - <i>Managing Development</i>
Recreation	Chapter 4 - <i>Our Wellbeing: Community Health and Safety</i> Chapter 5 - <i>Our Community Life: Art, Culture, Education and Recreation</i>
Sense of Community and Identity	Chapter 5 - <i>Our Community Life: Art, Culture, Education and Recreation</i> Chapter 8 - <i>Working Together: Community and Regional Collaboration</i>

There are many benefits to continuing with this approach for monitoring and evaluation of the updated OCP. The Quality of Life Index already includes several years of 'benchmark' data against which to compare our progress. Reporting in the same format and using the same metrics year after year will allow us to identify trends. Additionally, conducting and analysing the annual survey is already part of the ongoing processes within the City, so there will be no additional work required.

The intent of the Quality of Life indicators is not to measure progress on every specific policy statement in the OCP; rather, the intent is to measure overall progress toward the goals and vision. Some of the indicators relate directly to a specific OCP policy, while some indicators relate to several policies, or vice versa.

We also recognize that the OCP is just one vehicle by which the community's goals can be achieved. Other vehicles such as other plans and policies, the work of community organizations and businesses, individual efforts and responsibilities of other agencies, all contribute to Fernie's vision and goals, and therefore all influence the indicators.

Future Steps

While it is important to monitor and report on the same indicators each year in order to identify trends and ensure consistency in measurement of results, it is a good idea to periodically review the indicators used in the Quality of Life Index to make sure that they are indeed measuring the most useful information, or measuring enough information.

If access to more specific data is available, adding supporting indicators to the initial set of Quality of Life indicators may be beneficial. For example, greenhouse gas emissions (GHG) are currently included in the Quality of Life Index; over time the City may wish to add sector-specific GHG data, or more detail on the types of energy (gas, electricity, etc.) that make up the total GHGs.

If additional or different indicators are desired, they should be selected through dialogue with data users, data providers and community members, and follow best practices for indicator selection. It is important to keep in mind that an indicator may not be helpful if there is no way to collect the data necessary to inform it, or if it would be difficult or time consuming to collect. If the process proves too onerous and resource-intensive it would be more beneficial to narrow down the indicator list to a subset of higher level indicators that are still representative of the OCP goals, and collect, report and evaluate them regularly.

AMENDMENTS

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by City staff to keep the plan up-to-date and to meet the needs of a changing community.

The *Local Government Act* regulates the process for an application for an OCP amendment. Included in the process are public notification, public hearing, and four opportunities for consideration of the application by Council (called 'readings'). The application can only be approved at the fourth and final reading.

The City of Fernie provides an application package that outlines the required information, drawings and fees required. It is important to make an appointment with planning staff before submitting a formal application. City staff will be pleased to review the requirements and provide information. This will ensure a complete application and prevent any unnecessary delays.



Schedules

The following Schedules are provided in this section.

- A. Neighbourhoods and Planning Areas**
- B. Land Use Designations**
- C. Heritage Sites**
- D. Parks, Facilities and Open Space Network**
- E. Transportation Network**
- F. Sewer System Master Plan**
- G. Water System Master Plan**
- H. Boundary Expansion Study Areas**
- I. Watercourses**
- J. Slope Hazards**
- K. Avalanche Hazard Area**
- L. Flood Hazard Areas**
- M. Historic Downtown**
- N. Highway Corridor**
- O. Service Commercial**
- P. Light Industrial**
- Q. Multi-family**
- R. Neighbourhood Commercial**
- S. Building Design Guidelines**
- T. Housing Capacity**

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LIST OF AMENDMENTS

Bylaw	Applicant	Property	Amendment	Adoption Date
2213	Haworth Development Consulting Ltd.	The Cedars	Redesigning certain lands in Schedule B, Land Use Designation	2014-11-24
2272	Alun & Jo Williams	4 Cedar Bowl Place – North of Castle Mountain Road	Re-designate certain lands in Schedule B, Land Use Designation	2015-09-14
2273	City of Fernie	Watercourse Protection, Development Permit Area & Hazard Lands Development Permit Areas in Fernie	To amend the Watercourse Protection Development Permit Area and Hazard Lands Development Permit Area within the Boundaries of the City of Fernie.	2015-04-13
2288	City of Fernie	City Wide	New Schedule L, Flood Hazard Areas	2016-04-11
2297	Montane Development Ltd.	East Side of Slalom Drive	To amend Schedule B, Land Use Designations to re-designate land from “Open Space” to “Neighbourhood Residential”	2017-11-27
2326	Lost Boys Distilling Co	Highway Corridor	To amend Section 9-B.2.5	2018-04-09
2343	City of Fernie	Short Term Rentals	To delete Section 1-A.5.2 <i>Prohibit secondary suite and garden-homes from being used for short term rentals</i>	2018-05-14
2342	City of Fernie	City Wide	To amend the OCP to incorporate West Fernie	2018-06-25
2362	Jeff & Jane Johnson	691 4 th Avenue	To amend the OCP to allow the conversion of the Trinity Lutheran Church into a single-family dwelling unit.	2018-12-10
2368	The Cedars	Cedars Community Development	To re-designate certain lands for a proposed residential subdivision.	2019-01-14
2462	City of Fernie	City Wide	New Schedule Q, Multi-family	2022-04-25
2465	City of Fernie	City Wide	New Schedule K, Avalanche Hazard Update	2022-05-24
2521	City of Fernie	Old Firehall	Land use designation of Old Firehall amended from Institutional to Historic Downtown	2024-07-16