

VILLAGE OF
Ashcroft

OFFICIAL COMMUNITY PLAN



Village of Ashcroft

Official Community Plan Bylaw No. 889, 2026

WHEREAS the Council of the Village of Ashcroft wishes to repeal "Village of Ashcroft Official Community Plan Bylaw No. 822, 2018", and all amendments thereto, and wishes to adopt a new Official Community Plan pursuant to Part 14, Division 4 of the *Local Government Act*.

AND WHEREAS a Public Hearing has been held pursuant to Part 14, Division 3 of the *Local Government Act*.

THEREFORE, BE IT RESOLVED that the Council of the Village of Ashcroft, in open meeting assembled, enacts as follows:

1. This bylaw will be cited as the "Village of Ashcroft Official Community Plan Bylaw No. 889, 2026".
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Village of Ashcroft Official Community Plan Bylaw:
    a) Schedule A (Official Community Plan Text)
    b) Schedule B, C, D, E, and F (Official Community Plan Maps)
    c) Schedule G (Downtown Design Guidelines)
3. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be reversed and the decision that it is invalid shall not affect the validity of the remainder.
4. "Village of Ashcroft Official Community Plan Bylaw No. 822, 2018" and all amendments thereto are hereby repealed.

Read a first time this 10th day of July, 2026

Public hearing held on this 13th day of October, 2026

Read a second time this 13th day of October, 2026

Read a third time this 13th day of October, 2026

Adopted this 16th day of October, 2026

Original bylaw signed by Mayor

Mayor

Original bylaw signed by CAO

Chief Administrative Officer

FIRST NATIONS LAND ACKNOWLEDGEMENT

The Village of Ashcroft respectfully acknowledges that it is situated on the ancestral and unceded Traditional Territories of the Nlaka'pamux and Secwépemc Peoples.

Long before the establishment of present-day Ashcroft, the Thompson River Valley served as an important travel corridor and place of settlement, stewardship, and cultural connection for Indigenous Peoples. The present day First Nations with enduring ties to these lands include Ashcroft Indian Band, Oregon Jack Creek Indian Band, Cook's Ferry Indian Band, and St'uxwtéws (Bonaparte First Nation).

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Part 1

INTRODUCTION AND VISION

Part 1 introduces the Official Community Plan by connecting the Village's history, current demographic context, to the vision and guiding principles that shape the Plan's purpose, structure, and long-term direction.





1. INTRODUCTION

1.1 BACKGROUND

The Village of Ashcroft was incorporated in 1952, and, according to BC Stats, has 1,744 residents as of 2025. The community is located 90 km west of Kamloops and is bisected by the Thompson River, which divides the Downtown on the south side from residential areas and services on the north side. Ashcroft is also where the Bonaparte River and Thompson River meet and is within the traditional territory of the Nlaka'pamux and Secwepemc First Nations.

Ashcroft's origins date to 1862 when Clement and Henry Cornwall established Ashcroft Manor along the Cariboo Wagon Road. The location of present-day Ashcroft was set out in the 1880s when the townsite was surveyed amid the arrival of the Canadian Pacific Railway. Ashcroft has long served a role as a transportation hub and an agricultural producer. The Village is known for its historic character and has been a popular site for filming movies and TV series. Key features of the community are the Canadian Pacific Kansas City (CPKC) and Canadian National railways which border the Thompson River, the river itself, and the sagebrush landscape surrounding the community. There is a significant industrial presence both on the north and south side of the Thompson River, and a transloading facility northeast of the community within the municipal boundary. The residential nature of the Village is a mix of urban and suburban, with a mixed commercial/residential area in the Downtown and areas with single family and multiple family homes.

Ashcroft is a community in transition with an aging population, shifting economy, and changing roles of government. Recognizing this transition, the Village has developed this Official Community Plan to prepare itself for the challenges and opportunities that Ashcroft will encounter in the future.

1.2 WHAT IS AN OCP

An Official Community Plan (OCP) is a big-picture roadmap that guides how the community will grow and change over time. It sets out goals and directions for lands management and community growth in a variety of areas including housing, community facilities and parks, commercial and industrial development, and environmentally sensitive areas while also providing guidance on issues relating to economic development, the environment and social development. At the heart of an OCP is a vision for what the community wants to be in the future, and the policies, initiatives and approaches to community development that will help with achieving the vision.



WHAT DOES AN OCP DO?

The OCP helps make sure growth happens in a thoughtful way. It reflects the community's vision for the future and creates consistency across decisions related to community development, land use, and services. It helps guide decisions about community development such as how to make the Village an economically sustainable, healthy, and welcoming place for residents and visitors of all ages and abilities. It also helps land use decisions such as where new homes, businesses, and services should go while also identifying areas where development is less supported.



WHO USES THE OCP?

The OCP is used by Village staff, Council, developers, and community members. Village Council and staff use it to make decisions, and secure funding for infrastructure projects, developers use it to plan and design projects, and community members can use it to understand future plans, give input on changes, and track how the community is evolving.



WHAT AUTHORITY DOES THE OCP HAVE?

The OCP is prepared and adopted in accordance with the BC *Local Government Act*. The legislation requires certain content related to a variety of lands management issues and also enables the Village to set broad objectives that relate to matters beyond its direct jurisdiction.

The OCP is a legal bylaw that is adopted by Council.

WHAT AN OCP CAN AND CANNOT DO

An OCP Can:

- ✓ Provide a degree of certainty to Council, government staff, local businesses, developers, and residents regarding the future form and character of a community;
- ✓ Limit decisions and actions by Council when adopting bylaws or undertaking works to those which are consistent with the goals, objectives and policies included in the OCP;
- ✓ Provide direction for Council on decision-making and policy development; and
- ✓ Be used to support applications to acquire funding from senior levels of government to provide for works and services in a community, as funding is often contingent on a plan being in place for capital-intensive infrastructure investments.

An OCP Cannot:

- ✗ Obligate Council to undertake any projects suggested in the OCP;
- ✗ Commit Council to specific expenditures; or
- ✗ Force any action identified in the OCP.

AN OFFICIAL COMMUNITY PLAN

should be exactly what the name suggests:

OFFICIAL

It is adopted by the Village Mayor and Council.

COMMUNITY

It reflects the community's desires and vision for the future and involves community in developing the Plan.

PLAN

It presents a clear strategy to work toward identified goals.

1.3 WHY UPDATE THE OCP?

The previous Official Community Plan was adopted in 2018. There are many reasons why it is important to regularly update an OCP, such as planning for community demographic changes, addressing community development needs, and incorporating initiatives to support future funding applications. However, at present several key reasons are driving the update to the Village's OCP:

- **Provincial Legislation –** The Province passed several laws in 2023, including Bill 44, to encourage increased housing development. These changes require local governments such as the Village of Ashcroft to create Housing Needs Reports and update their OCPs and Zoning Bylaws to ensure there is enough capacity to accommodate the identified housing needs. Moving forward, communities will be required to update their OCPs every five years.

- **Reconsideration of Downtown Development Permit Area Guidelines** – Council has identified a desire to examine the current guidelines to see how Ashcroft's historical context can still be celebrated while making it easier to develop Downtown.

- **Community resiliency planning -** Recent wildfire seasons have posed concern to community members and there is a strong desire to encourage proactive practices like embedding FireSmart principles and strengthening emergency planning and response measures.

- **Prepare for growth –** after years of stagnant or even declining population, Ashcroft has experienced modest population growth since the previous OCP was adopted in 2018 and the Village has received inquiries from developers interested in developing housing in the Village. The continued growth of the Ashcroft Terminal and HVC mine life expansion provides a sound economic base for development in the future.



1.4 VISION AND GUIDING PRINCIPLES

COMMUNITY VISION – 2045



Based on community input, the vision for Ashcroft is:

In 2045, Ashcroft is a vibrant, active and creative community that fosters healthy well-being and a collaborative inter-generational approach to our community's development.

Our vision includes the following aspects:

- ***Community Oriented*** – We have a strong volunteer base and we attract people to live here because there are exciting opportunities for people to have an impact on their community.
- ***Diverse Population*** – Our community is inter-generational and has a good mix of all demographics.
- ***Creative Community*** – There is a strong creative community that enables us to develop novel approaches to the issues we face.
- ***Technology and Industries –*** We will welcome a diversity of new technologies and industries to our community.
- ***History*** – The Indigenous and non-Indigenous history of our community is recognized and celebrated.
- ***Health*** – The physical and mental well-being of residents is well supported in the community through the built and natural environments as well as the provision of a wide range of health and wellness services suitable for people of all ages.
- ***Small Town Atmosphere*** – We are a place where people know each other and where there is a strong sense of interconnection.
- ***Economically Resilient*** – We have a diverse range of creative entrepreneurs who have integrated themselves into the community and thrive in our small-town atmosphere.
- ***Neighbours*** – We work collaboratively with our neighbours to strengthen our community and our region.

GUIDING PRINCIPLES

Guiding principles provide direction to the adoption and implementation of the OCP and include:

- **Community Building** - The Village will support initiatives that result in the building and strengthening of the community. This includes encouraging and supporting the efforts of volunteers making meaningful contributions to improving the quality of life in Ashcroft.

- **Common Sense** - Solutions to key issues will be practical and within the capacity of the community to achieve them. This will include recognizing the opportunities and constraints with respect to the resources that we have available to invest in various initiatives. Efforts will be made to increase the awareness of residents on municipal financial literacy and development processes. It also means that we will have a common-sense approach to development regulations.

- **Innovation**- The Village will support and encourage innovative solutions to the issues that Ashcroft faces. This can include new technologies, processes and concepts that lead to the strengthening of our community.

- **Partnerships** - The Village will leverage partnerships with non-profit agencies, local, provincial and federal government, businesses and Indigenous communities to achieve key community aspirations.

- **Reconciliation** - The Village will pursue initiatives that support ongoing efforts of reconciliation with Indigenous communities.

- **Economic Development -** The Village will pursue initiatives that aim to improve the economy of Ashcroft in a sustainable manner that will result in new jobs, both permanently and temporarily, and expands the tax base for the community.

- **Role of the Municipality -** The Village can play many different roles and is not necessarily responsible for leading the implementation of all aspects of the Official Community Plan but can be a sponsor, supporter, facilitator, and/or funder depending on the initiative.

- **Maintain the Character of the Community -** Ashcroft combines history and the natural environment to create a unique community. Ashcroft respects the environment by protecting and enhancing natural assets while limiting the impact of the built environment on the natural environment where possible. In addition, the Village will encourage new development to fit within the existing character of development in Ashcroft.

1.5 OCP CONTENTS

This OCP is organized into four main parts:

Part 1 **Introduction and Vision**	Part 1 introduces the OCP, describes its purpose, summarizes Ashcroft's history, shares key community characteristics such as population demographics, and provides the community vision and guiding principles.
Part 2 **Community Development Plan**	Part 2 provides a description of how the community intends to change over time. Sections describe how the community will address topics including economic development, infrastructure, environmental protection and emergency preparedness, energy and greenhouse gas emissions, community development, social needs, and housing.
Part 3 **Land Use Plan**	Part 3 contains land use designations used in the OCP, general policies associated with land use planning in Ashcroft, and the background, objectives, and policies related to each designation. Land use designations are implemented through the Zoning Bylaw. Part 3 also includes development permit area guidelines.
Part 4 **Implementation Strategy**	Part 4 outlines an action and implementation plan to help move policies forward.

HOW WAS THE OCP CREATED?

Engagement with Village residents identified key features that make Ashcroft a desirable place to live and should be kept in mind while planning for the community's future. These qualities are similar to what was identified in the 2018 OCP:

- Amenities and services at an affordable price
- Friendliness / Community spirit
- Small community size
- Scenic natural surroundings and good climate
- Eclectic western heritage design

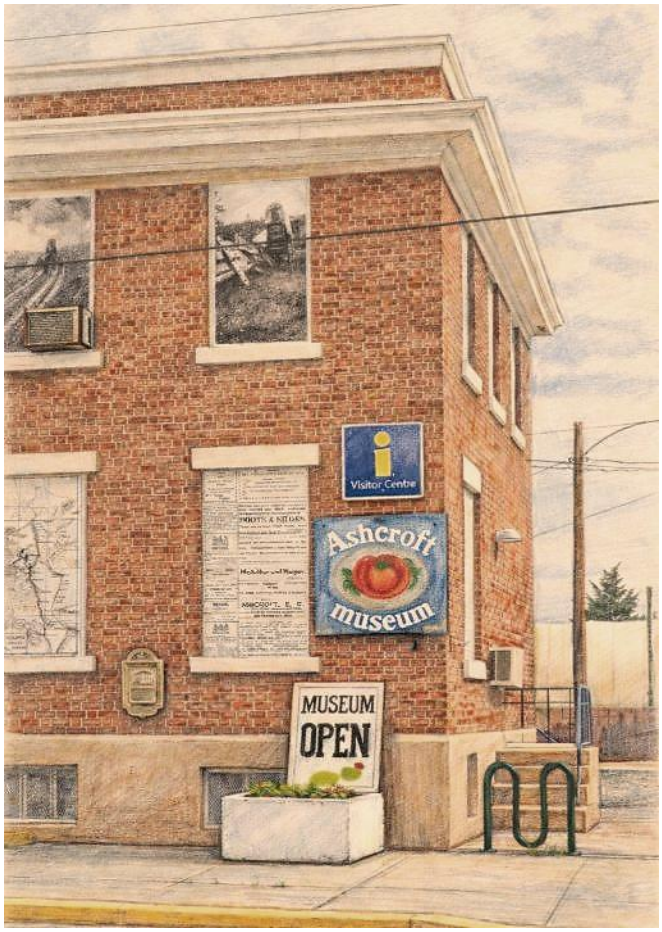
Phase 1 - January 2025
Hear from community members about ideas for the future through a survey, an Open House, talks with seniors and youth, and a downtown tour.

Phase 2 - June 2025
Create the draft plan based on community feedback.

Phase 3 - February 2026
Review the plan with community members at an Open House and use feedback to finalize the plan.

2. HISTORY & CURRENT CONTEXT

2.1 HISTORY OF ASHCROFT



The history of the Ashcroft area begins long before the Cariboo Gold Rush of the 1860s. Indigenous people have been living in the area since time immemorial. The local nations include the Nlaka'pamux Nation, which includes the present day First Nations of Ashcroft Indian Band, Oregon Jack Creek Indian Band, and Cook's Ferry; and the Secwepemc Nation which includes St'uxwtéws (Bonaparte First Nation). People from the two nations intermarried frequently and their territories overlapped.[1]

The Nlaka'pamux and Secwepemc people lived off the abundant fish (particularly salmon), wild animals, and edible and medicinal plants found in the area. In the winter, they made their home in the valley bottoms, living in pit houses. Remnants of these settlements can be found throughout the area today, and there is clear evidence of established intergenerational pit house settlements dating back over 5,000 years.[2] In the summer, Indigenous people in the area travelled further up into the hills for the purpose of hunting game.

Around the mid-1800s, the Nlaka'pamux people became involved in the European fur trade and increasingly incorporated agriculture into their livelihoods as their vast territories were reduced to reserves.

The first settlers of European descent in the Ashcroft area were Clement and Henry Cornwall, who arrived in 1861. Ashcroft is named for their ancestral home in Gloucestershire, England, which was called Ashcroft. JC Barnes and William Brink arrived in the area in mid-1860' s and pre-empted land that would eventually become the townsite of Ashcroft. Here they began farming and grew grain and fruit trees. They were soon joined by Oliver Evans and William Bose and the four became business partners in various undertakings.

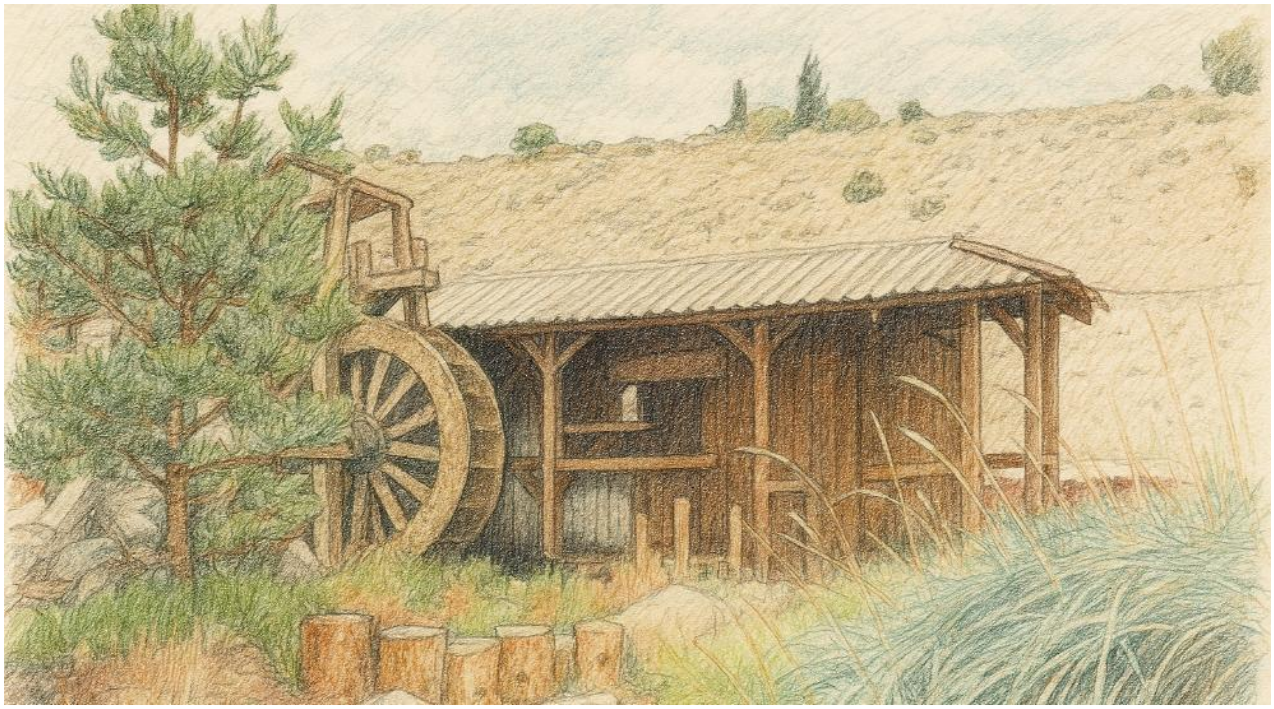
[1] Ignace, Ron, 2008, Our Oral Histories are our Iron Posts: Secwepemc Stories and Historical Consciousness. PhD Dissertation, Simon Fraser University.
[2] Anderson Arnett, Christopher, 2016. *Rock Art of Nlaka'pamux: Indigenous Theory and Practice on the British Columbia Plateau*. PhD Dissertation, University of British Columbia.

Ashcroft has a unique colonial-era history that began when the Canadian Pacific Railway (now Canadian Pacific Kansas City railway) established a station and depot in the town in 1885. Since this time Ashcroft has experienced periods of boom and bust resulting in population growth and decline. The area served as Mile 0 for the road to the Cariboo goldfields and the BC Express Company was based here, providing transportation access into the Cariboo and Fraser-Fort George area. Ashcroft was also home to the iconic Ashcroft Manor, a roadhouse built by the Cornwall brothers.

In 1885 the town of Ashcroft was transformed by the completion of the Canadian Pacific Railway (CPR). It was then that the settlement was formally named Ashcroft and the rail company laid out a town plan to anticipate population growth as the area became the service centre for the Cariboo and northern areas of BC. By 1915 however, the CPR was suffering due to the competition with the Pacific Great Eastern Railways and the Grand Trunk Pacific.

Ashcroft was incorporated as a Village in 1952. As time passed, Ashcroft came to rely on agriculture and a local cannery for economic stability. Once the cannery was closed in the late 1950s, the local economy became supported, in large part, by the Bethlehem copper mine, which began operating in 1962, the Lornex pit which began in 1970 and the Highmont Operating Corporation which operated from 1979 to 1984. The three operations eventually combined to become the Highland Valley Copper Mine.

The opening of the Coquihalla Highway in 1986 changed the economic dynamic of the Village once again by diverting substantial vehicle traffic away from Highway 1. More recently, there has been a growing emphasis on industrial activity related to the railway, such as the Ashcroft Terminal and Koppers Ashcroft Inc. Increasingly, the Village has also become attractive to retirees looking to enjoy the local climate, friendly community and affordable lifestyle.



2.2 LOCAL CONTEXT

KEY NEIGHBOURHOODS

The Village consists of several key neighbourhoods, with remaining parts of the Village being surrounded by farmlands and other open space lands that make up the agricultural land reserve. Key Neighbourhoods include:

- **North Ashcroft** - This primarily residential area includes a mix of older and newer homes. It's home to key services like the Desert Sands Secondary School, Urgent and Primary Care Centre, RCMP offices, and an assisted-living centre. It also contains community recreational amenities—such as the HUB activity site, outdoor pool, and sports fields. North Ashcroft also contains some industrial sites and agricultural lands.

- **Downtown** – Separated by North Ashcroft by the bridge, Downtown Ashcroft features a combination of low-density residential dwellings and the Village's commercial centre. The mainstreet along Railway Avenue carries a selection of residentially-oriented shops like hairdressers, hardware centres, a grocery shop, cafes, and restaurants. Several community attractions have been developed Downtown including Heritage Place Park and mosaic installations.

- **Mesa Vista** – Positioned above the Downtown, the Mesa Vista subdivision provides views, access to nearby recreation trails, and primarily low-density development.

Other residences exist in areas beyond these three main neighbourhoods, such as a mobile home park on the south on the east side of the Thompson River.

ENVIRONMENTAL CHARACTERISTICS

The Village of Ashcroft is located in the Thompson River valley which is characterized by unstable soils, steep slopes and riparian areas.

- **Steep Slopes** – there are steep slopes on the south side of the Thompson River in Downtown Ashcroft adjacent to the river, as well as between the Downtown and Mesa Vista. In North Ashcroft, steep slopes line the Thompson River as well as along the northeast boundary of the Village to Highway 97.

- **Unstable Soils** - unstable soils are located north of a band of steep slopes in the North Ashcroft area, reaching the northern boundary of the Village. They are also located to the northeast, east, and south of the Mesa Vista subdivision, and another small subdivided area of rural residential located to the northeast of the Mesa Vista subdivision.

- **Floodplain** - a narrow floodplain borders the Village of Ashcroft along the Thompson and Bonaparte rivers. The floodplain is located next to a steep slope which borders the Downtown to the south and residential and industrial areas in North Ashcroft.

- **Riparian Areas** – the Bonaparte and Thompson rivers meander through Ashcroft and have important riparian areas including at the confluence of the two rivers in North Ashcroft.

Schedule C illustrates these areas.



ECONOMIC OVERVIEW

According to the 2021 census, approximately 590 Ashcroft residents were part of the workforce, with most of them employed. Jobs in the Village are mainly in manufacturing, transportation, agriculture, health care, education, and local services. Large employers include companies like IG Machine and Fibres, Koppers, Ashcroft Terminal, Highland Valley Cooper, and Desert Hills Ranch, which hires many seasonal workers. Government services, including the Desert Hills School, the Ashcroft Community Health Centre and municipal services employ a number of people as well as the commercial sector with jobs at local shops, restaurants, and services. Overall, Ashcroft offers a mix of industrial, agricultural, service, and limited hospitality employment opportunities.

DEMOGRAPHICS

HISTORICAL POPULATION GROWTH

The current population of the Village of Ashcroft, according to a BC Stats estimate for 2025, is 1,744.[3] Before 2016, the population was declining, but it has been growing steadily since then. Between 2021 and 2024 (years Stats Canada data is not yet available) provincial data shows that, Ashcroft's population increased by 8.6%, surpassing the provincial growth of 5.6%.[4]

[3] BC Stats, Population Estimates Municipal and sub-provincial areas population, 2011 to 2025
[4] TNRD, Regional Growth Strategy Monitoring Report 2024. https://tnrd.civicweb.net/filepro/documents/146763/?preview=226907

A number of factors have contributed to the recent population growth including the Covid-19 pandemic, which witnessed a trend in people relocating from city centres into more rural areas and smaller communities.[5] It is possible this trend has been continuing after Covid-19 and is contributing to population growth in the last few years, but has yet to be captured by an updated census. Additionally, the relatively lower cost of property in Ashcroft may also have contributed to the recent population growth; median home values in Ashcroft, according to the 2021 Census, were only $300,000, compared to $500,000 in the TNRD.

Table 2.1 summarizes population changes by Census year since 2001.

Table 2.1: Historical Population Change by Census Year

	2001[6]	2006	2011	2016	2021[7]
Population	1,814	1,664	1,628	1,558	1,670
% Change	-	-8.3%	-2.2%	-4.3%	+7.2%

SOURCE: STATISTICS CANADA CENSUS

POPULATION PROJECTIONS

Population projections for the Village of Ashcroft have been made based on three scenarios:

- ***Low:*** Using the annual average growth rate **(-0.09% per year)** for the Village between 1991 and 2021.
- ***Medium:*** Using the annual average growth rate used for projecting population in the 2024 Housing Needs Report between 2021 and 2041 **(0.4% per year).**
- ***High:*** Using the annual average growth rate for the BC Stats projections for the Thompson-Nicola Regional District between 2025 and 2045 **(1.07% per year).**

In the low growth scenario, there is a future reduction in population. If population trends continue as they have for the past 30 years, the population of Ashcroft will be 1,636 people by 2045, a reduction of 34 individuals from the 2021 Census population.

Under the medium and high growth scenarios, the population will continue to grow over the next 20 years. If the population continues to grow under the medium growth scenario, by 2045 Ashcroft's population will be 1,838, an increase of 168 residents from the 2021 Census population. Considering the stability of key employers in the area, such as the Ashcroft Terminal and Highland Valley Copper Mine, along with recent population growth, a high growth scenario may be appropriate. In the high growth scenario, the population could reach 2,156 residents over the next 20 years, an increase of 486 residents from the 2021 Census population.

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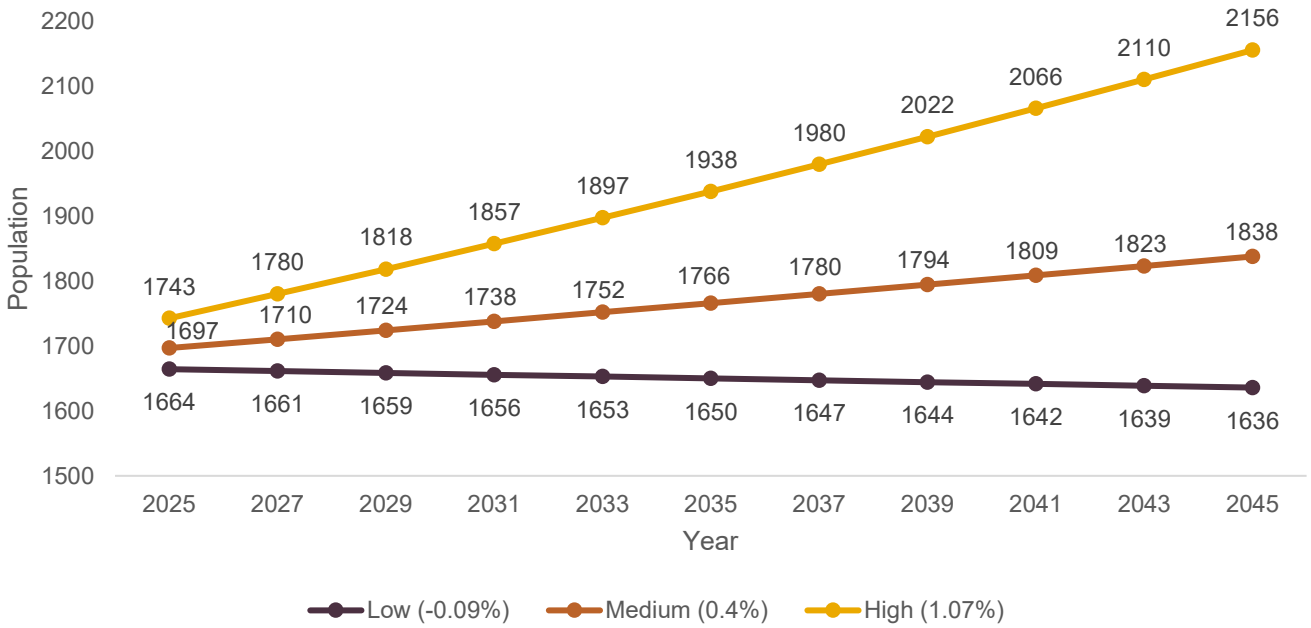
[5] Statistics Canada, Population Growth in Canada's rural areas, 2016 to 2021. https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

[6] Population estimate according BC Stats based on 2006 boundaries. Statistics Canada, 2001 Census Profile http://www12.statcan.gc.ca/english/Profil01/CP01/Details/Page.cfm?Lang=E&Geo1=CSD&Code1=5933019&Geo2=PR&Code2=59&Data=Count&SearchText=ashcroft&SearchType=Begins&SearchPR=01&B1=All&Custom=

[7] Statistics Canada, 2021 Census Profile. https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E

Figure 2.1 illustrates three different population projection scenarios for the Village of Ashcroft.[8]

Figure 2.1: Population Projections



AGE PROFILE

A comparison of the age profile of Ashcroft with that of the TNRD and BC shows that a higher proportion of Village residents are 65 years and older than in the regional district, and that a lower proportion of residents are under 45 years of age. The proportion of residents between 45 and 64 years is equal in all three jurisdictions. As indicated in Table 2.2, the median age in Ashcroft is more than 15 years higher than at the provincial level. The median age in Ashcroft declined by 0.9 years from the 2021 census. Table 2.2 below compares the age profile of Ashcroft with that of the TNRD and the province of BC.

Table 2.2: Comparative Age Profiles 2021

Age Group	Ashcroft	TNRD	BC
0-14 years old	13%	15%	14%
15 – 24 years old	6%	11%	11%
25 – 44 years old	15%	25%	27%
45 – 64 years old	27%	27%	27%
65+	37%	23%	20%
Total Population	**1,670**	**143,680**	**5,000,880**
Median Age	58.4	45.2	42.8

[8] Note, the 2021 Census population, 1,670, was used as the base for the population projections, which explains why in Figure 2.1 the 2025 populations differ under the different growth scenarios.

2.3 REGIONAL CONTEXT

INDIGENOUS COMMUNITIES

First Nations continue to live in the area and are an important part of the Ashcroft community and the Village is in the overlapping territory of the Nlaka'pamux and Secwépemc Nations. The First Nations with the closest proximity to the Village of Ashcroft are the Nlaka'pamux Nation communities of Ashcroft Indian Band, Oregon Jack Creek Indian Band, and Cook's Ferry Indian Band and the Secwépemc Nation community of St'uxwtéws (Bonaparte First Nation).

ASHCROFT INDIAN BAND

Ashcroft Indian Band's total membership is 440 people.[9] The number of those living on an Ashcroft Indian Band reserve is 74. Ashcroft Indian Band is part of the Nlaka'pamux Nation but is not affiliated with any tribal council or association. Its main reserve abuts the Village of Ashcroft Boundary on the northwest side of the Thompson River.

OREGON JACK CREEK INDIAN BAND

Oregon Jack Creek Indian Band is located approximately 6 km south of Ashcroft. The total membership population is 74 people[10] and most reside off-reserve with some people living on Paska Island IR # 3 and Upper Nepa IR # 6.[11] Oregon Jack is part of the Fraser Thompson Indian Services Society and the Nlaka'pamux Nation Tribal Council.

COOK'S FERRY INDIAN BAND

Cook's Ferry Indian Band is located south of Ashcroft generally in the vicinity of Spences Bridge. The total membership population is 385 members[12] with approximately 13% of members living on-reserve. Cook's Ferry is affiliated with the Citxw Nlaka'pamux Assembly, the Esh-Kn-Am Cultural Resources Management Services, the Heskw'en'scutxe Health Services Society, and the Stuwix Resources Joint Venture.

ST'UXWTÉWS (BONAPARTE FIRST NATION)

St'uxwtéws is located approximately 15 km north of Ashcroft. St'uxwtéws is a member of the Secwépemc Nation and the Shuswap Nation Tribal Council. A total of 1,150 people are members of the Nation.[13] Of these, 147 live on a St'uxwtéws reserve, 48 live on other reserves, and 955 live off-reserve.

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[9] Indigenous and Northern Affairs Canada, First Nation Profiles. http://fnp-ppn.aandc-aadnc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=685&lang=eng

[10] Indigenous and Northern Affairs Canada, First Nation Profiles. http://fnp-ppn.aandc-aadnc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=692&lang=eng

[11] BCStats, 2016 Census Total Population Results, Indian Reserves. https://www.bcstats.gov.bc.ca/StatisticsBySubject/Census/2016Census/PopulationHousing/IndianReserves.aspx

[12] Indigenous and Northern Affairs Canada, First Nation Profiles. https://fnp-ppn.aandc-aadnc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=694&lang=eng

[13] Indigenous and Northern Affairs Canada, First Nation Profiles. http://fnp-ppn.aandc-aadnc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=686&lang=eng

REGIONAL CONTEXT STATEMENT

As required by the *Local Government Act*, municipalities must include a regional context statement in their Official Community Plans if their regional district has adopted a regional growth strategy. The purpose of the regional context statement is to identify how the OCP policies support the principles of the regional growth strategy.

In 2000, the Thompson Nicola Regional District (TNRD) adopted a Regional Growth Strategy that outlines a cooperative strategy for achieving a sustainable future for the region. In 2013 the Growth Strategy was updated, and monitoring reports have been conducted, most recently in late 2024. The policies contained in the Regional Growth Strategy support the TNRD's vision statement, which reads:

The TNRD is a unique region of diverse urban and rural communities, wilderness and natural resource opportunities, and a vibrant economy. Building on this diverse mix of urban and rural, resource and wilderness settings shall be the dominant guiding principle as new development is encouraged. Urban places will grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed. (Bylaw No. 2409, 2013, p. 3)

ASHCROFT'S REGIONAL CONTEXT STATEMENT

The Village of Ashcroft's regional context statement was developed in accordance with the TNRD's Regional Growth Strategy. The following sub-sections describe how the Village of Ashcroft's OCP supports the TNRD's growth management strategy.

Human Settlement

The Human Settlement section of the TNRD's Regional Growth Strategy contains policies that aim to contain urban/rural sprawl, considering their projections add a total of 29,000 people who would mostly settle in Kamloops and Merritt. The aim of the TNRD is to promote *building on the existing network of diverse regional centres, directing growth to established centres, promoting infill and intensification*, and *ensuring adequate levels of servicing are provided*. The Village of Ashcroft's OCP supports the TNRD's Human Settlement policies by:

- Encouraging compact and cost-effective residential development by directing growth to established residential areas;
- Ensuring there is an adequate supply of land to meet future housing demand;
- Permitting secondary suites and carriage suites in Rural and Low Density Residential;
- Promoting mixed-use and medium density development Downtown;
- Promoting medium density development in North Ashcroft;
- Consciously blending commercial with residential and compatible industrial uses to maintain the Downtown as a livable and vibrant place;

- Protecting environmentally sensitive areas, particularly along the Thompson and Bonaparte Rivers with Development Permit Guidelines; and
- Encouraging a range of housing types including housing cooperatives, seniors housing, rental housing, and accommodation for temporary workers.



Energy and Transportation

The Village of Ashcroft also supports the TNRD's Regional Growth Strategy objective to *integrate transportation and energy considerations with land use and settlement planning to achieve conservation, mobility, and efficiency goals*. The OCP includes policies that:

- Encourage infill in residential development to allow for compact community design and efficient use of transportation infrastructure;
- Encourage the development of trails for walking or cycling between key locations;
- Support the continued operation and maintenance of community electric vehicle charging stations;
- Support work on improving transit ridership levels by collaborating with BC Transit to improve the user experience; and
- Encourage solar energy use in the community.



Economic Development

The Village's OCP contains policies that support the Regional Growth Strategy's policy to *broaden the economic base through diversification and expansion*, and *support and encourage existing primary, secondary, and tertiary industries while promoting new economic development opportunities*. The OCP supports the Regional Growth Strategy by:

- Encouraging private business investment in accommodations and tourist sector through advertising of hotel investment opportunity;
- Encouraging historically themed architecture into new and existing development Downtown to promote tourism;
- Encouraging the further development of the Ashcroft Terminal lands as a site of future industrial development;
- Encouraging health professionals to move to Ashcroft to promote high service levels and maintain the population;
- Encouraging residents to shop locally wherever possible;
- Promoting and marketing Ashcroft as a tourism destination; and
- Working with local agricultural operations to identify opportunities to help market and promote them as part of overall economic development initiatives.

Environmental Protection

The Village of Ashcroft supports the TNRD's goal to *protect and enhance the environment through the adoption and co-operative use of stewardship principles*. The OCP includes policies that:

- Designate environmentally sensitive areas and apply Development Permit Guidelines to help ensure that development does not negatively impact environmentally sensitive areas;
- Reduce Ashcroft's impact on the environment and protect the surrounding ecosystems and wildlife; and
- Ensure industrial development complies with applicable environmental standards.

Co-operation and Process

The Village of Ashcroft's OCP has been developed in consultation with the TNRD to ensure that the OCP is consistent with the Regional Growth Strategy. The Village has also adopted an OCP Consultation Policy that will ensure that the appropriate governments, government agencies, First Nations, and other stakeholders are properly consulted in the process of developing, amending, or repealing an OCP.

Open Space and Cultural Heritage

The Village of Ashcroft's OCP supports the Regional Growth Strategy's policies to *protect the archeological and heritage resources, open space, and rural character* of the region by:

- Encouraging owners of heritage homes to maintain the heritage aesthetic;
- Continuing the recognition of significant heritage buildings through the historical plaque program; and
- Designating lands for Open Space to provide recreation opportunities and to protect environmentally sensitive areas.



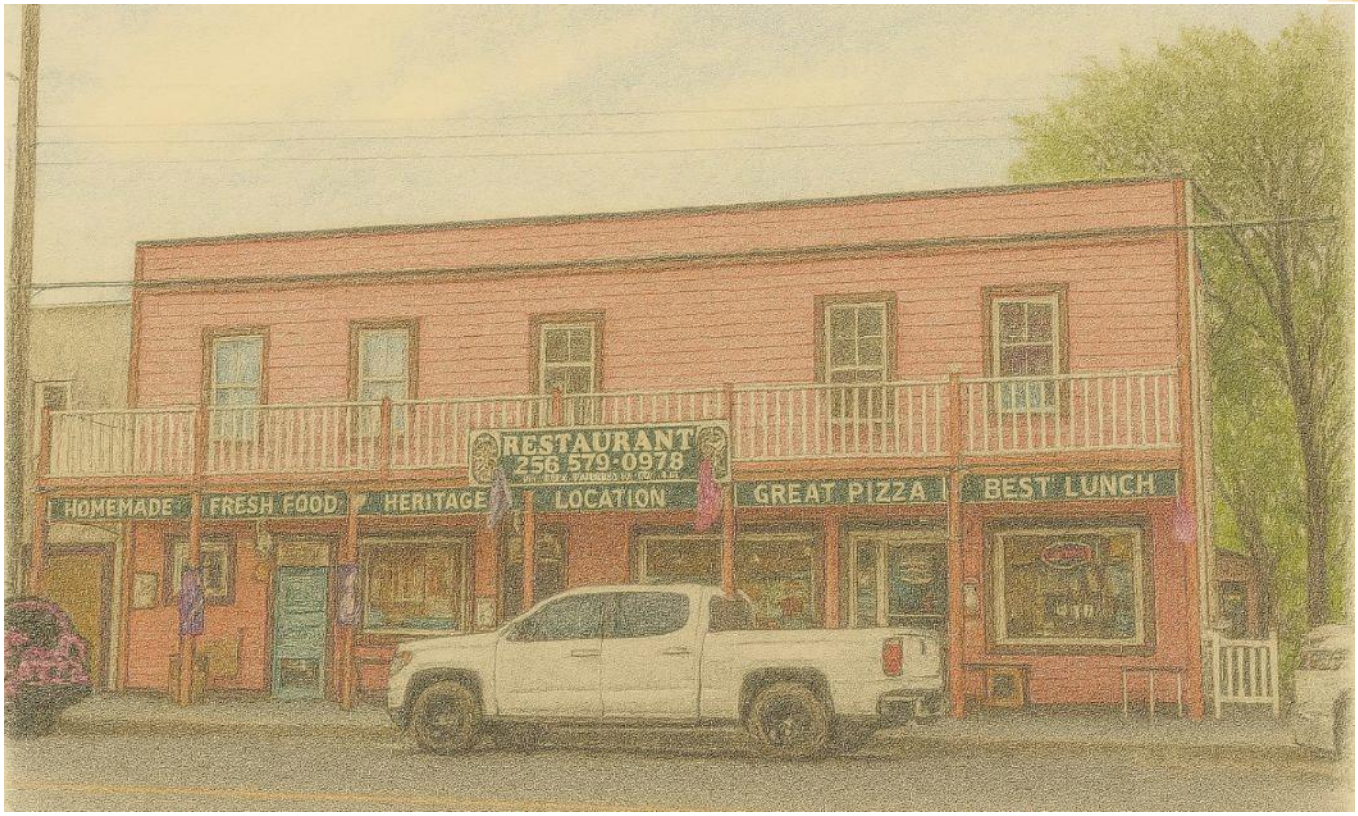


Part 2

COMMUNITY DEVELOPMENT PLAN

Part 2 presents goals and policies for topics: economic development, environmental protection and emergency preparedness, energy, community development, social needs, and housing. Finding solutions to issues in each of these topic areas is critical to Ashcroft's long-term vitality.





3. ECONOMIC DEVELOPMENT

3.1 BACKGROUND

The Village of Ashcroft has a number of important assets in terms of its location, and existing economic activity, which will play a role in supporting economic development in the future. While the Village's boundaries encompass portions of Highway 1, the townsite itself is located within minutes of the highway, which connects the Lower Mainland to the Interior, making the community suitable for the transportation of goods. In addition to manufacturing, tourism also benefits from the Village's proximity to Highway 1, as it brings in people interested in the Village's history, arts community, or the peace and quiet of Ashcroft.

Agriculture in Ashcroft is an important economic sector. Ashcroft has the benefit of one of the warmest climates in BC, as well as ample water for irrigation. Manufacturing in Ashcroft is also succeeding due to access to important transportation infrastructure. Ashcroft is also home to the Ashcroft Terminal, a major transloading terminal which enables the loading of unloading of train cargo to trucks. This facility is one of the only locations in western Canada that has both CPKC and CN rail lines and continues to expand.

A key challenge in Ashcroft is the lack of qualified personnel living locally. A lack of suitable market and rental housing has contributed to many workers choosing to reside in population centres like Kamloops and commute to Ashcroft for work. The lack of appropriate housing has been identified as a barrier to future expansion in labour-heavy industries such as agriculture, manufacturing or mining. However, recent efforts to unlock the rodeo grounds for development are creating interest among developers. Plans for residential

and supportive housing at this site would significantly address Ashcroft's housing needs, contributing an estimated additional 150 units and benefiting families, seniors, low income households, and workers.

Other aspects of economic development involve attracting and retaining people to support and run local businesses. The number of businesses along Railway Avenue has decreased over recent years due to the difficulty of attracting businesses to a small community. A challenge moving forward will be finding people to own and operate businesses in Ashcroft. Despite this challenge, Railway Avenue, and other areas of Ashcroft's Downtown continue to be attractive locations for businesses due to the heritage character and unique façades, which are a draw for visitors. This history continues to create opportunities for economic development, especially through tourism.

Despite having many ingredients for economic development including a unique heritage, a major visitor attraction in Desert Hills Ranch, reputation as Canada's only true desert, a dedicated arts and culture community, and recreational infrastructure, Ashcroft faces significant challenges capitalizing on these opportunities due a lack of short-term accommodations. Without a hotel, or similar alternative, Ashcroft is constrained in its ability to host tourists and visitors, grow interest in Ashcroft as a destination, and support local businesses. The Village will continue to support efforts that address gaps in housing and accommodations and facilitate tourism and community economic development.

It is important to note that the Village is currently exempt from provincial legislation limiting short term rentals to the only host's principal residence or secondary suite. Short term rentals provide an alternative option for addressing gaps in accommodation in the meantime but are potentially less reliable in the long term than a dedicated structure.

3.2 GOALS

It is the goal of Council to:

.1 Encourage a more vibrant and diversified economy that attracts entrepreneurs that will contribute to the Ashcroft community;

.2 Develop and maintain a positive business environment;

.3 Encourage the further development of the tourism industry; and

.4 Encourage the further development of the agricultural industry in Ashcroft.

3.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Diversify the economy by:

.1 Continuing to support efforts to bring fibre optic technology to Ashcroft.

.2 Reviewing options to market access to rail, highway, and future fibre optic technology to attract new businesses to Ashcroft;

.3 Encouraging more health professionals to permanently relocate to Ashcroft to create jobs in the community and to provide services that residents require;

.4 Working with major employers to explore options to market Ashcroft and its quality of life to skilled workers;

.5 Reinforcing industrial areas to be used primarily for industrial purposes with residential as a secondary and accessory purpose; and

.6 Continuing to implement the recommendations from the Village of Ashcroft Economic Development Strategy, reviewing and updating the document regularly; and

.7 Developing an online economic development focused Community Profile that markets Ashcroft's economic advantages and contains all related bylaws (i.e. OCP and Zoning).

.2 Develop and maintain a positive business environment by:

.1 Supporting the utilization of the Ashcroft HUB as a business incubator while encouraging businesses to eventually locate in Downtown spaces;

.2 Exploring alternatives to a Chamber of Commerce that will support and promote a strong business community;

.3 Working collaboratively with prospective businesses to find creative solutions that reduce barriers to establishing, operating, or expanding a business in Ashcroft;

.4 Encouraging residents to shop locally wherever possible;

.5 Identifying locations in the Downtown Area to extend sidewalk coverage and pedestrian access from side streets; and

.6 Exploring parking options and road design that would increase parking supply in key areas in the Downtown including angled parking.

.3 Encourage the further development of the tourism industry by:

.1 Working with key partners such as nearby First Nations, the Thompson Nicola Regional District, nearby municipalities and other key stakeholders to develop an integrated tourism strategy that leverages Ashcroft's agriculture, history (Indigenous and non-Indigenous), scenery, and the arts and culture community and provides direction on promotions and marketing;

.2 Continuing to operate and maintain the municipal campground;

.3 Enabling permanent residents of residential dwelling units to operate Short-term Rental Accommodations that support the development of the tourism industry while monitoring for legislative changes and adjusting for potential impacts to long-term housing availability;

.4 Continuing to support wayfinding signage projects that bring visitors to Ashcroft and help them navigate to points of interest within the community;

.5 Promoting and marketing Ashcroft as a tourism destination;

.6 Encouraging private sector investment into a hotel in Ashcroft;

.7 Continuing to support the role of the arts in bringing people to Ashcroft;

.8 Considering further investments in Downtown beautification and streetscaping including upgrades to Heritage Park, such as through a Downtown revitalization plan;

.9 Seeking synergies between future Downtown revitalization planning and opportunities for tourism development and enhancement;

.10 Continuing to utilize the Northern Development Initiative Trust to access programs to enhance commercial development in Ashcroft, such as the façade improvement program; and

.11 Continuing to participate in the Gold Country geocaching tourism program.

.4 Encourage the further development of the agricultural industry by:

.1 Reviewing opportunities to leverage Ashcroft's agriculture sector to create jobs and generate spin-off activities such as value-added processing and agri-tourism, as permitted by the Agricultural Land Commission;

.2 Continuing to promote and support the operation of the Ashcroft Farmers' Market;

.3 Encouraging the use of underutilized agricultural land, particularly for crops with emerging demand such as grape production and wineries, hops farms, and produce; and

.4 Working with local agricultural operations to identify opportunities to help market and promote them as part of overall economic development initiatives.



4. ENVIRONMENTAL PROTECTION AND EMERGENCY PREPAREDNESS

4.1 BACKGROUND

Ashcroft is committed to preserving its environment for the enjoyment of this generation and future generations. Key issues that Ashcroft faces today are related to protecting water quality, ensuring that air quality supports the health of the entire community, respecting the wildlife which make their home in and around Ashcroft, and generally reducing the community's environmental footprint.

In recent years, Ashcroft has experienced several significant climate-related events:

- **Wildfires** including the 2017 Elephant Hill Wildfire, 2021 Tremont Creek Wildfire, and 2024 Shetland Creek Wildfire.
- **Overland flooding** from the 2018 atmospheric river caused a series of landslides and flooding throughout the Southern Interior.
- **Periods of extreme heat and drought,** including the 2021 heat dome, are happening more frequently.

The above factors are contributing to a strong community desire for emergency planning and response measures. Resiliency efforts related to FireSmart practices and sustainable water use are now clear community priorities. To respond to these priorities, the Village has advanced efforts that support community resiliency such as creating and revising the Village's Emergency Response and Evacuation Plan and hiring a FireSmart coordinator to support implementation of FireSmart programming

Another important factor shaping how the Village prepares for emergencies is the *Emergency and Disaster Management Act*. This provincial legislation introduced changes to how local governments such as the Village prepare for emergencies, including preparing risk assessments for potential hazards, completing enhanced management plans that consider different phases of planning, and consulting on these plans with local First Nations. The requirements of this Act will influence the update to the Emergency Response and Evacuation Plan which was developed under previous provincial legislation.

4.2 GOALS

It is the goal of Council to:

.1 Work towards protecting and enhancing the natural environment;

.2 Prepare for emergencies that Ashcroft may encounter due to natural disasters; and

4.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Work towards protecting and enhancing the natural environment by:

.1 Working to ensure that the impacts of development on environmentally sensitive areas are minimized to the greatest extent possible;

.2 Reducing negative impacts on the climate;

.3 Promoting and educating residents on xeriscaping, drought-resistant, and FireSmart landscaping.

.4 Ensuring that riparian areas are protected appropriately through the use of Development Permit Area Guidelines;

.5 Promoting the conservation of fish habitat on the Thompson and Bonaparte Rivers;

.6 Requiring developments to adhere to applicable senior government legislation to protect watercourses and fish habitat from urban encroachment;

.7 Protecting public safety and minimizing property damage associated with flooding events by encouraging flood susceptible areas to be used as park, recreational, or conservation areas;

.8 Supporting the development of an Urban Tree Program to provide habitat for birds and other wildlife, improve air quality, reduce greenhouse gas emissions, and improve the tree canopy in Ashcroft;

.9 Considering options to remove non-native vegetation from parks and community spaces; and

.10 Reduce the impacts of the built environment on the natural environment by reducing greenhouse gas emissions and promoting water conservation.

.2 Prepare for emergencies that Ashcroft might encounter due to natural disasters by:

.1 Updating the Emergency Response and Evacuation Plan to align with requirements from the *Emergency Disaster and Management Act*;

.2 Supporting actions that sustain the Emergency Operations Centre, as required;

.3 Supporting adoption of FireSmart practices and public education to help the Village's wildfire resiliency;

.4 Continuing to update and promote the use of the centrally located signboard to share information on community events as well as evacuation alerts and orders;

.5 Developing a formal emergency access route out of the Mesa Vista neighbourhood including exploring opportunities for a secondary egress;

.6 Developing and communicating best practices for the emergency preparedness of each household in Ashcroft;

.7 Ensuring emergency generators in key Ashcroft facilities and infrastructure are properly maintained and operational;

.8 Increasing public education on water conservation and water consumption for residents during natural disasters; and

.9 Improving community resiliency such as exploring options to dissuade the installation of new cedar hedges on private properties and encouraging the removal of existing hedges due to their fire danger.



5. ENERGY AND GREENHOUSE GAS EMISSIONS

5.1 BACKGROUND

Reducing greenhouse gas (GHG) emissions is a key goal for the Village of Ashcroft. The Province provides community-level information on emissions through the Community Energy Emissions Inventory for emissions related to transportation, energy use, and solid waste. The most recent data is from 2022 and is provided in tonnes of carbon dioxide equivalent (tCO2e) – the standard unit of measurement for greenhouse gas emissions:

- 2022 Transportation emissions: ~ 8,000 tCO2e

  Accounts for emissions from common passenger vehicles like SUVs as well as hybrid vehicles, buses, heavy trucks and other forms of vehicle transportation.

- 2022 Utilities energy emissions: ~10,900 tCO2e

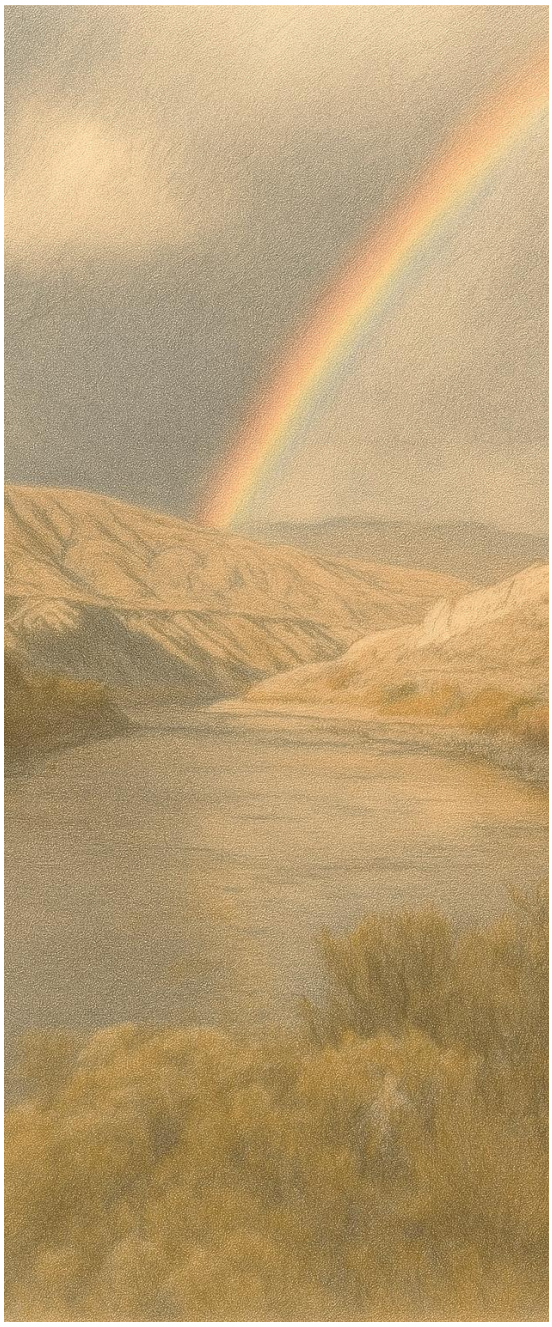
  Accounts for emissions from both residential (~2,800 tCO2e) and commercial / industrial (~8,100 tCO2e).

- 2022 Solid waste: ~3,400 tCO2e[14]

  Solid waste emissions reporting is significantly higher from 2020 onward compared to community reductions in the 2010s. There was a fivefold increase in solid waste related emissions between 2018 (when the previous OCP was completed) and 2022.

[14] Measurement of tC02e provided for "waste in place", which is the emissions estimate produced by waste in the period of a single year, compared to "waste commitment" which accounts for total lifecycle emissions.

When solid waste emissions are discounted, the Village has experienced a 7% reduction in emissions (transportation and energy use) between 2018 and 2022, with a majority of this change coming from reductions in energy use (approximately 17%), and most of that coming from the commercial and industrial sector. This marks an overall decrease of 14% since 2007.



The Village recognizes that it has an important role to play in leading the community to meeting provincial greenhouse gas reduction targets, currently set at a 16% reduction by 2025 compared to 2007, but increasing to 80% by 2050. The Province also has a role to play in setting requirements for adoption of green building technologies, and transition to new, alternative, fuel efficient, and renewable energy sources to power vehicles and heat homes. The BC Energy Step Code advances this work by setting new energy efficiency requirements for the BC Building Code that escalate every few years until 2032. The most recent escalation of requirements occurred in 2023, amending the BC Building Code with changes to require 20% improvements in energy efficiency for most new buildings. It is important for Provincial initiatives such as this to continue, as without these requirements, and further technological advances, it will be challenging to reduce GHG emissions.

Moving forward it will be important to explore opportunities to further reduce Village solid waste, a challenge as the community currently has no curbside recycling program, and financing and capacity constraints make this unlikely to change soon. However, the Village has made strides in other areas, including undertaking initiatives to advance solar panels as part the development of the water treatment plant, and installing a fast-charging electric vehicle station.

5.2 GOALS

It is the goal of Council to:

.1 Strive to reduce greenhouse gas emissions in the community by 10% below 2025 levels by 2035; and

.2 Encourage energy conservation and alternative energy sources in the community.

5.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Reduce greenhouse gas emissions in the community by:

.1 Providing educational materials to residents that outline how they can reduce their greenhouse gas emissions;

.2 Enforcing anti-idling measures set out in the Good Neighbour Bylaw;

.3 Continuing to seek funding to implement recommendations from the Trails Master Plan including those that would improve connectivity throughout Downtown and between Downtown and North Ashcroft for people walking, cycling, or using micromobility modes such as e-bikes and scooters;

.4 Reviewing the feasibility of dedicated travel options for electric transportation modes on public roads, such as mobility scooters;

.5 Working towards improving transit ridership levels by collaborating with BC Transit to improve the user experience;

.6 Continuing to ensure the development of roads and sidewalks align with the Village's Subdivision and Development Servicing Bylaw, including consideration for accessibility;

.7 Reviewing the feasibility of providing incentives to builders who choose to use alternative energy systems such as solar hot water and geo-exchange heating;

.8 Encouraging residents and businesses to conduct energy audits, take advantage of rebate programs, and undertake energy retrofits;

.9 Providing incentives to builders and property owners to construct more energy efficient homes and retrofit existing homes to make them more energy efficient;

.10 Requiring new homes that are the subject of rezoning applications to meet green building standards;

.11 Continuing to direct development away from the Agricultural Land Reserve in order to protect and support local agricultural production;

.12 Working with the Thompson Nicola Regional District to examine options to reduce quantities of waste and to provide alternatives for waste disposal;

.13 Supporting efforts to reduce solid waste by promoting use of the TNRD's Eco-Depot;

.14 Exploring options to encourage private entrepreneurship to address gaps in curbside residential recycling options;

.15 Exploring the financial feasibility of securing funding for a new garbage truck capable of providing recycling and composting services;

.16 Exploring opportunities to promote awareness and education of residential composting methods;

.17 Continuing to raise awareness about the value of purchasing locally-produced food, such as by participating in the community garden, and supporting programs that build a robust local food network; and

.18 Requesting the Province to provide the Village with the tools and resources to monitor and measure its GHG levels.

.2 Encourage energy conservation and the use of alternative energy sources in the community by:

.1 Reviewing the feasibility of installing alternative energy systems into municipal buildings, such as solar hot water, solar electricity, and geo-exchange systems;

.2 Encouraging the installation of solar panels on houses, businesses, and government buildings;

.3 Encouraging energy efficiency in the community and reviewing Village-owned facilities for efficiency options; and

.4 Reviewing the feasibility of developing community energy systems by considering the use of solar and/or wind energy.





6. COMMUNITY DEVELOPMENT

6.1 BACKGROUND

Community development refers to the process of taking actions to prioritize social, economic, environmental, and cultural well-being. Promoting community development provides many benefits and improves Ashcroft as a place to live. Encouraging diversity and inclusion in terms of ethnicity, gender, and age leads to feelings of inclusion and improved social connection. Growing social connection is a key way of improving individual and community health, such as mental wellbeing, physical health, and community resiliency. Activities supporting social connection in the community include sporting events, community gardens, and art festivals. An example of a project working to create social unity in Ashcroft is the creation of mosaics that celebrate all aspects of the community's heritage. Activities which are organized by the Winding Rivers Arts and Performance Society (WRAPS) also bring different generations together, and even different communities together, as all are welcomed to be a part of their productions.

The Ashcroft HUB is integral to the community by providing a space that brings different generations together daily. Offering a variety of recreational and social activities catering to all demographics and interests may prove to be an important part of retaining families in the community. The benefits of increased social cohesion are pride of place, a desire for the Village to be attractive to visitors, a desire to support local businesses and provide local employment, and support for local food production.

In terms of community assets, moving forward it will be vital to continue to attract and retain young families, as well as encourage young Ashcroft residents to move home after completing their education elsewhere. The availability of amenities and recreational opportunities which responds to the needs of all generations living in Ashcroft will be key to the community's future viability and vibrancy. Services such as education and health care, while provided at a provincial level, should be encouraged and promoted in order to maintain current levels and make improvements where possible. As well, improving the supply of rental housing options, and affordable entry-level homes, could enable youth to return to community, live independently, and embark on further life stages in Ashcroft.

6.2 GOALS

It is the goal of Council to:

.1 Strengthen community cohesiveness;

.2 Support the development of the arts and culture community in Ashcroft;

.3 Foster the growth of a family-friendly community; and

.4 Enhance food security in Ashcroft.

6.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Strengthen community cohesiveness by:

.1 Collaborating with stakeholders and partners to continue offering a range of activities, programs, and events that promote inclusion and strengthen intergenerational relationships.

.2 Exploring opportunities to continue strengthening relationships with local First Nations, such as taking steps to recognize and celebrate their contributions, both historically and currently;

.3 Continuing to recognize the Ashcroft HUB as a vehicle to promote social cohesion;

.4 Continuing to implement clear and improved communications between the municipality and the people;

.5 Strengthening working relationships with and between volunteer groups in Ashcroft;

.6 Continuing to use support from the Northern Development Initiative Trust for a grant writer to help local community groups access funding for their programs;

.7 Working with key stakeholders to determine options to better integrate temporary workers into the community and to promote Ashcroft as a place to live permanently;

.8 Continuing to implement and maintain visuals in the Village that support the 2SLGBTQIA+ community such as the rainbow bench; and

.9 Working with neighbouring communities and local governments (such as the TNRD) to share resources in the delivery of recreational programming and activities.

.2 Support the development of the arts and culture community in Ashcroft by:

.1 Encouraging community organizations to continue their programs that promote social interconnection and inclusivity;

.2 Utilizing the arts to promote cross-cultural understanding;

.3 Continuing to promote the North Ashcroft and Downtown mosaic walking tours, and encouraging local businesses / property owners to maintain any mosaics located on private property; and

.4 Incorporating culturally diverse public art into civic, institutional, park, and other spaces that recognizes the histories and contributions of the community's many groups, especially seeking opportunities to showcase artwork by local First Nations and traditionally underrepresented communities.

.3 Foster a family-friendly community by:

.1 Supporting a diversity of program options that cater to the needs of families and youth, helping to attract and retain these members of the community;

.2 Working with the Gold Trail School District 74 to maintain high-quality education and efforts to support educators who are invested in staying in Ashcroft;

.3 Exploring upgrades to the built environment near the school to provide safe routes for walking and cycling to school;

.4 Continuing to support the day care at the HUB and other after-school options to meet child-minding needs;

.5 Exploring community interest in collaborating with educational institutions, non-profit organizations, and government partners, to provide adult learning and skill development offerings;

.6 Encouraging awareness of Ashcroft as a relatively affordable place for families, with housing options available to support multi-generational family needs;

.7 Examining options to improve remote work infrastructure, such as internet improvements and encouraging co-working spaces to attract families with remote jobs;

.8 Encouraging the development of services that welcome newcomers to Ashcroft, collaborating to help meet diverse needs such as connecting to peer support networks and housing options.

.4 Enhance food security in Ashcroft by:

.1 Continuing to maintain and promote the community garden;

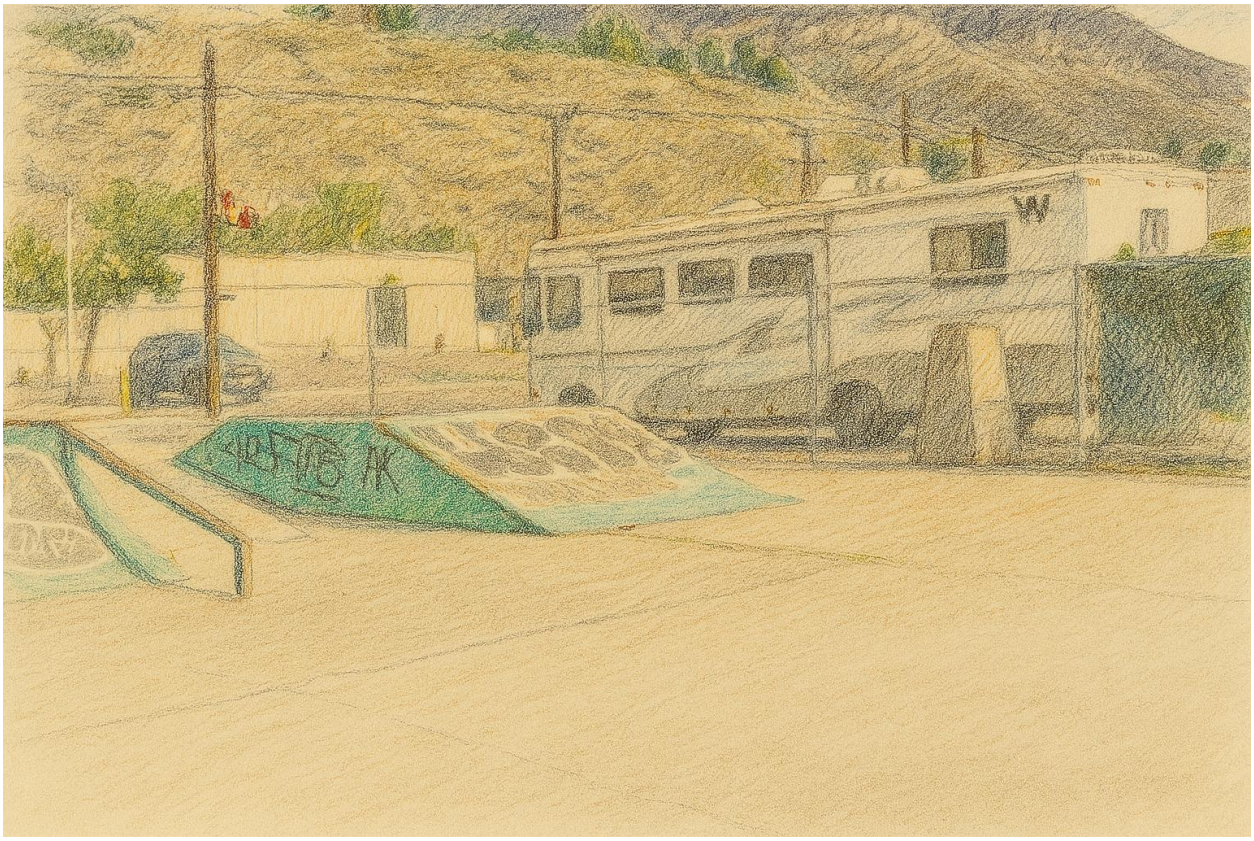
.2 Encourage local agencies to explore opportunities to improve access to healthy, fresh, and affordable food for community members who may face challenges doing so, such as low-income residents, seniors, newcomers, and youth.

.3 Encouraging sharing of surplus fruits and vegetables with the development and promotion of a Gleaning Abundance Program;

.4 Exploring opportunities to partner with local businesses and community members to continue maintenance of and enhancements to pollinator gardens;

.5 Permitting the raising of backyard hens on residential properties to enable people to collect eggs; and

.6 Permitting residents to establish apiaries on residential properties.





7. SOCIAL NEEDS

7.1 BACKGROUND

Having key social needs met in Ashcroft is critical to increasing the quality of life in the community and attracting and retaining residents. Addressing access to basic social needs provides a foundation for community building, participation, and individual well-being. The community has long been concerned about access to social services, especially healthcare. The Ashcroft Urgent and Primary Care Centre (UCC) has greatly improved community access to health care by addressing critical rural health service gaps such as physician shortages and providing team-based primary care that is improving community health outcomes. It will be important to continue efforts to maintain existing social and health services and support efforts to retain health-care staff long-term.

An additional key component of social health and wellbeing is accessibility. Accessibility directly influences residents' ability to participate in Ashcroft's community and live fulfilling lives. Addressing accessibility barriers present in areas such as the built environment, social attitudes, and communications is important to improving physical health by enabling people to stay active longer, and mental health by reducing social isolation and supporting autonomy. While accessibility is not only a concern of older residents, it is expected to become a more prominent issue as Ashcroft's population ages. Pro-actively integrating accessibility into community spaces, Village processes, and creating awareness and understanding of common barriers to accessibility, can help support a stronger, more involved community. A key document that will support this work is the Village's Accessibility Plan which will be reviewed and updated every three years.

7.2 GOALS

It is the goal of Council to:

.1 Develop a community where all ages can thrive and meet most of their social needs.

7.3 POLICIES

It is the policy of Council to:

.1 Collaborate on strengthening health and wellness in Ashcroft by:

.1 Lobbying Interior Health to recruit more health practitioners to the community, such as doctors, nurse practitioners and full-time paramedics, and to maintain and enhance levels of service;

.2 Continuing to encourage community partners in their efforts to provide innovative models of healthcare in Ashcroft;

.3 Lobbying for long-term care facilities in the community;

.4 Working with other communities within the region to attract specialized medical practitioners on a rotational basis;

.5 Continuing to seek opportunities to implement actions outlined in the Village's Accessibility Plan, with the involvement of the Accessibility Committee where possible;

.6 Exploring opportunities for community education related to accessibility barriers with a goal of generating awareness and understanding of diverse needs;

.7 Revising the Village's Emergency Response Plan and related efforts to address the accessibility needs of residents;

.8 Considering opportunities to integrate accessibility best practices into Village communications materials, engagement approaches, and engagement;

.9 Exploring opportunities for the Village to provide consistent accessibility guidance, such as by updating accessibility requirements in the Village Subdivision and Development Servicing Bylaw;

.10 Supporting the improvement of routes for pedestrians and different user groups such as active transportation and micromobility users (e.g., e-bikes, scooters), to improve individuals' ability to get around, stay safe, and maintain healthy active lifestyles;

.11 Exploring opportunities to have an available four-season public washroom in the Downtown;

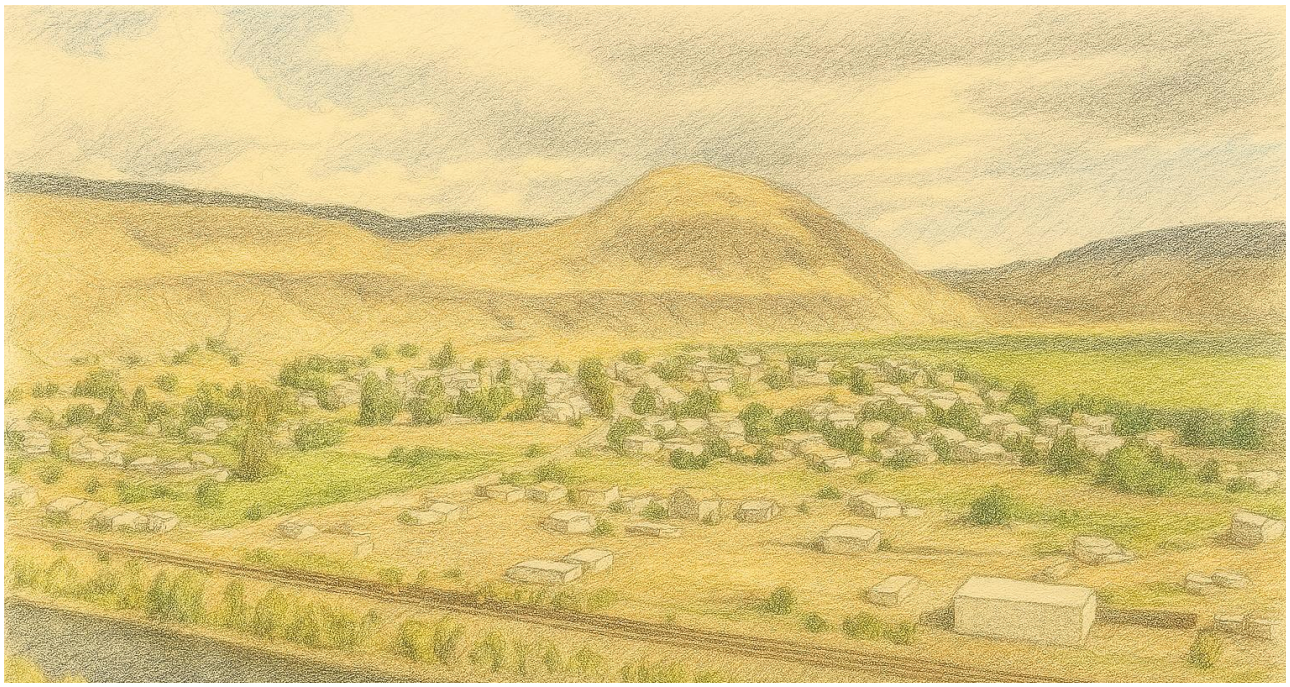
.12 Continuing to promote the memorial bench program and where possible encouraging installation near shaded areas.

.13 Encouraging the expansion of the volunteer driver program to assist those in need in the community; and

.14 Encouraging the development of a community kitchen program to teach people how to prepare nutritious meals and safely preserve food;

.15 Encouraging house and building owners to test for radon; and

.16 Continuing to investigate options for programs that encourage the switch from old wood fireplaces and stoves to more efficient, low-pollution, wood or natural gas stoves or fireplaces that meet appropriate standards.



8. HOUSING

8.1 BACKGROUND

Across BC, communities are confronting significant challenges to providing affordable market and rental housing to residents and Ashcroft is no exception. There is a growing need for a variety of housing options including seniors, rental housing for individuals and families moving to the community, short-term rental housing for labourers, and market housing. Communities are looking for innovative solutions to the housing shortage, including secondary suites, tiny houses, and carriage houses. Going forward, both the community and Council have a role to play in addressing housing concerns and looking for answers.

Embracing higher densities than what has typically been built in Ashcroft will be key to helping the Village meet the needs of a growing, and aging community. Given the significant amount of land currently within the boundaries of the Agricultural Land Reserve, there are limited opportunities for greenfield development with the exception of the old Rodeo Grounds and Mesa Vista. As such, encouraging density in existing neighbourhoods also supports improved use of the land base, creates opportunities for households to provide support for relatives through secondary suites, and helps more people access the community's existing services. The Village has already been working with government agencies and developers to develop new medium- to high-density projects in strategic locations to bring additional housing to community and further diversify the housing options available to residents.

HOUSING NEEDS REPORT (2024)

The Housing Needs Report (HNR) completed for the Village of Ashcroft in November 2024 identifies the number of new dwelling units needed to accommodate growth and to address current shortfalls. There is a need for 145 new units over the next 5 years and 380 new dwelling units over the next 20 years. This suggests an increase in the housing stock of over 18% over the next five years and over 47% over the next twenty years from the current census dwelling count.

Key areas of need identified by the Housing Needs Report to be addressed by this new housing stock are:

- Non-Market and Supportive Housing Options
- Rental Housing Supply
- Housing Needs of the Senior Population
- Enhanced Housing Diversity

A community survey completed as part of the Housing Needs Report identified some of the most pressing housing issues, which included:

- Availability / supply of affordable housing (ownership or rental)
- Cost of construction
- Supply / availability of seniors' housing
- Mismatch between who needs housing and the housing units that are currently available

The findings of this Housing Needs Report will inform decision-making on the use of upcoming development projects, uses for significant properties, and Village partnerships to address the community's varied housing needs.

8.2 GOALS

It is the goal of Council to:

.1 Enable the diversification of the housing stock within Ashcroft to meet a greater range of housing needs.

8.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Enable the diversification of the housing stock by:

  .1 Integrating housing types that support density such as townhomes, tri- and four-plexes in residential areas throughout the community.

.2 Supporting a range of housing tenures that meet different income needs, abilities, and life stages, including exploring options to develop an affordable housing co-operative;

.3 Continuing to support non-profits and other organizations in expanding the supply of non-market and other subsidized housing options, especially those that cater to low-income seniors and other vulnerable members of the community;

.4 Encouraging the development of rental housing by supporting the creation of secondary suites, accessory dwelling units, and rehabilitation of existing multi-family homes and new multi-family homes;

.5 Encouraging the rehabilitation and renovation of existing houses in Ashcroft where applicable;

.6 Supporting the development of housing to accommodate temporary and permanent workers;

.7 Continuing to work with BC Housing to provide affordable housing in Ashcroft;

.8 Continuing to support the development of housing appropriate for seniors' independent living;

.9 Establishing a comprehensive development zone for the Rodeo Grounds and Mesa Vista to enable a variety of housing styles;

.10 Considering how to market the Village reserve land for residential development;

.11 Exploring completing geotechnical work to advance future land development of the Dunes property;

.12 Reviewing lots that have been previously identified for a school site and firehall in the Mesa Vista neighbourhood to determine if houses could be constructed there;

.13 Maintaining an understanding of housing needs by regularly updating the Housing Needs Assessment to ensure development continues to meet the community's diverse needs;

.14 Encouraging new houses to be constructed to meet visitability[15] guidelines that include having a bathroom and visiting areas on the ground floor of a house and a level entry that enables people with reduced mobility more ability to enter and visit homes;

.15 Encouraging partners on housing projects that could be attractive to seniors to achieve higher proportions of accessible housing units than mandated; and

.16 Lobbying Interior Health for more assisted care units in Ashcroft.

[15] According to the Whole Building Design Guide, *Visitability* refers to an affordable, sustainable, and inclusive design approach for integrating a few core accessibility features as a routine construction practice into all newly built homes. These features allow the home to be visited by relatives, friends, and others who may have disabilities, accommodate short term occupancy by people with disabilities, and facilitate additional adaptations that may be needed by an individual.

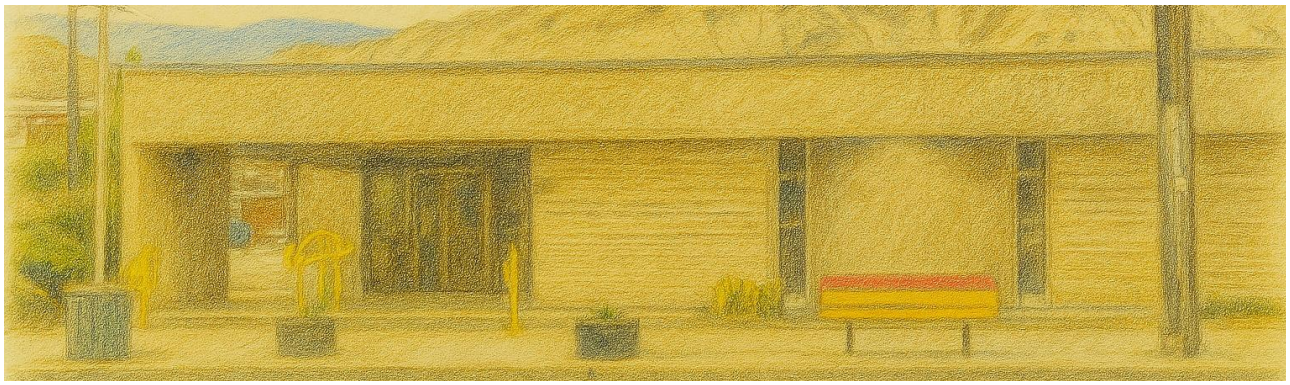


Part 3

LAND USE PLAN

Part 3 of the Official Community Plan is focused on the development of goals and policies relating to land use in specific areas of the community.





9. GENERAL POLICIES

9.1 POLICIES

General land use policies apply to the use of land regardless of its land use designation. It is the policy of Council to:

.1 Continue to protect environmentally sensitive areas and ensure that future development follows all relevant environmental guidelines;

.2 Ensure that development in Ashcroft is compatible with environmental conservation of wildlife and waterways, and avoids negatively impacting air quality in residential areas;

.3 Ensure that any development taking place on unstable soils be proven to be safe and feasible by a professional geoscientist in good standing with the Engineers and Geoscientists British Columbia (EGBC);

.4 Encourage infill development, supporting densification where reasonable;

.5 Embrace FireSmart practices, water conservation, drought tolerant landscaping, and complementary strategies that strengthen community resiliency and position the Village to better adapt to a changing climate.

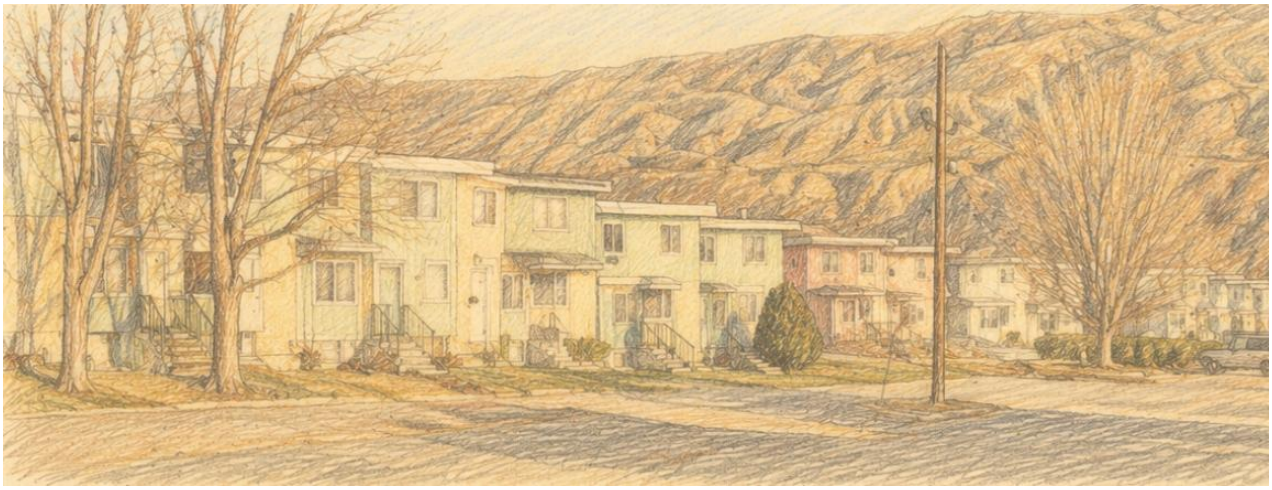
.6 Preserve and promote Ashcroft's diverse cultural heritage, recognizing the histories and contributions of local First Nations and traditionally underrepresented communities;

.7 Encourage the integration of accessibility best practices and universal design principles where possible in new development and facility retrofits;

.8 Support the Provincial Archeological Branch in its initiatives by:

.1 Encouraging developers to undertake archeological reviews of their properties as required by Provincial legislation; and

.2 Undertaking archeological overview assessments for all developments led by the Village, such as for infrastructure development projects.



10. RESIDENTIAL

10.1 BACKGROUND

Ashcroft's key residential areas are located in North Ashcroft, Downtown Ashcroft, and Mesa Vista. There currently exists a mix of housing types, from single detached dwellings on a range of lot sizes, to row housing and duplexes, to low-rise apartment buildings. Currently there is potential for a significant number of new lots to be created on developable land formerly designated for public and institutional uses in the Mesa Vista area, as well as in North Ashcroft on the former Rodeo Grounds. Strategically developing these lands, and encouraging density beyond what has been typical, will be important to meeting the evolving needs of Village residents.

RESIDENTIAL CONTEXT

There are 795 occupied dwelling units in Ashcroft, according to the 2021 Census.[16] The predominant housing or dwelling type is the single detached house, which accounts for 65% of all dwellings. Other dwelling types found in Ashcroft to a lesser extent are apartments, row houses, and movable dwellings (mobile homes).

HOUSING NEEDS REPORT INFLUENCE ON RESIDENTIAL SUPPLY:

The 2024 Housing Needs Report indicates that 380 new dwellings are required over the next 20 years. According to provincial legislation, Ashcroft must plan to accommodate these 380 new units within the next 20 years. There is sufficient land to meet these needs based on the following:

- BC Housing development – 29 dwelling units
- Rodeo Grounds – up to 200 dwelling units

[16] Statistics Canada, 2021 Census Profile. https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E (accessed January 13, 2025).

- Mesa Vista Site – up to 100 dwelling units
- Infill/suites/redevelopment – 50 - 60 dwelling units

10.2 GOALS

It is the goal of Council to:

.1 Ensure that there is sufficient land designated for residential development to meet the needs for the next 20 years; and

.2 Support the development of a range of residential land uses and housing types including those that enable residents of all ages and needs to stay in community.

10.3 RURAL RESIDENTIAL

It is the policy of Council to:

.1 Direct rural residential uses to those areas designated Rural Residential on **Schedule B**;

.2 Permit modular homes[17] built within the last 10 years to be located in Rural Residential areas provided that they meet Canadian Standard Association A-277 standards;

.3 Require a minimum lot size of 3000 m^2 in areas designated Rural Residential;

.4 Ensure that lots within the Rural Residential area are connected to the community water system;

.5 Ensure that homes within Rural Residential have an on-site sewerage system and encourage homeowners to maintain their system on an ongoing basis through education initiatives;

.6 Consider options to develop acreages of 1 – 5 acres in appropriate locations;

.7 Permit the development of secondary suites within single detached houses;

.8 Permit the development of detached suites on appropriately sized lots; and

.9 Permit home-based businesses and industries which are incidental to the home while encouraging businesses to relocate to commercial areas.

[17] **Modular Home** is a manufactured dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.

10.4 LOW DENSITY RESIDENTIAL

It is the policy of Council to:

.1 Direct low density residential development to those areas designated for Low Density Residential on **Schedule B**;

.2 Encourage a mix of housing types such as single detached houses, duplexes, townhomes, triplexes, and fourplexes.

.3 Encourage the development of secondary suites within single detached dwellings;

.4 Encourage the development of accessory dwelling units such as carriage houses and garden suites where lot sizes are appropriate;

.5 Encourage residential densification within the Downtown core up to a maximum of four dwelling units;

.6 Continue pursuing options to develop more residential lots in the Mesa Vista area on parcels previously allocated for community uses;

.7 Encourage developers to include space for storage of recreational vehicles, boats, trailers, and similar equipment in new residential developments;

.8 Permit home-based businesses which are incidental to the home while encouraging businesses to relocate to the Downtown;

.9 Permit the establishment of daycares, both within homes and as stand-alone uses;

.10 Allow places of worship within Low Density Residential designated areas;

.11 Permit the installation of manufactured homes[18];

.12 Permit modular homes built within the last 10 years to be located in a Low Density Residential area provided that they meet Canadian Standard Association A-277 standards;

.13 Direct single-wide mobile homes to existing mobile home parks and mobile home subdivisions;

.14 Consider designating new areas for mobile home parks based on the following criteria:

.1 Location on the periphery of a Low Density Residential area;

[18] **Manufactured Home** means a mobile home or a modular home used as a dwelling unit.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.

.2 Location on a street with higher traffic capacity; and

.3 Any other criteria that Council deems appropriate.

.15 Encourage owners of heritage homes to maintain the heritage aesthetic;

.16 Encourage homeowners to rehabilitate and renovate aging homes; and

.17 Ensure that all residential lots are connected to the community water system and sewer system.

10.5 MEDIUM DENSITY RESIDENTIAL

It is the policy of Council to:

.1 Direct medium density residential uses to those areas designated as Medium Density Residential on **Schedule B**;

.2 Allow the development of multi-unit dwellings including triplexes, fourplexes, row houses and apartments;

.3 Direct multi-unit development toward Downtown Ashcroft and other neighbourhoods within walking distance to key amenities; and

.4 Permit a maximum density of 75 units per hectare except in the case of 1500 Government Street, which is permitted a maximum density of 124 units per hectare.

10.6 COMPREHENSIVE DEVELOPMENT

It is the policy of Council to:

.1 Direct comprehensive development to those areas designated Comprehensive Development (Rodeo Grounds and Mesa Vista lots) on **Schedule B**;

.2 Enable a range of residential development types including single detached dwellings, duplexes, fourplexes, rowhouses, apartments, and suites up to a maximum of 250 dwelling units on the Rodeo Grounds site;

.3 Enable a range of residential development types including single detached dwellings, duplexes, fourplexes, rowhouses, and suites up to a maximum of 100 dwelling units on the Mesa Vista site;

.4 Enable the development of limited commercial development at the Rodeo Grounds including convenience stores and commercial space as part of mixed use buildings;

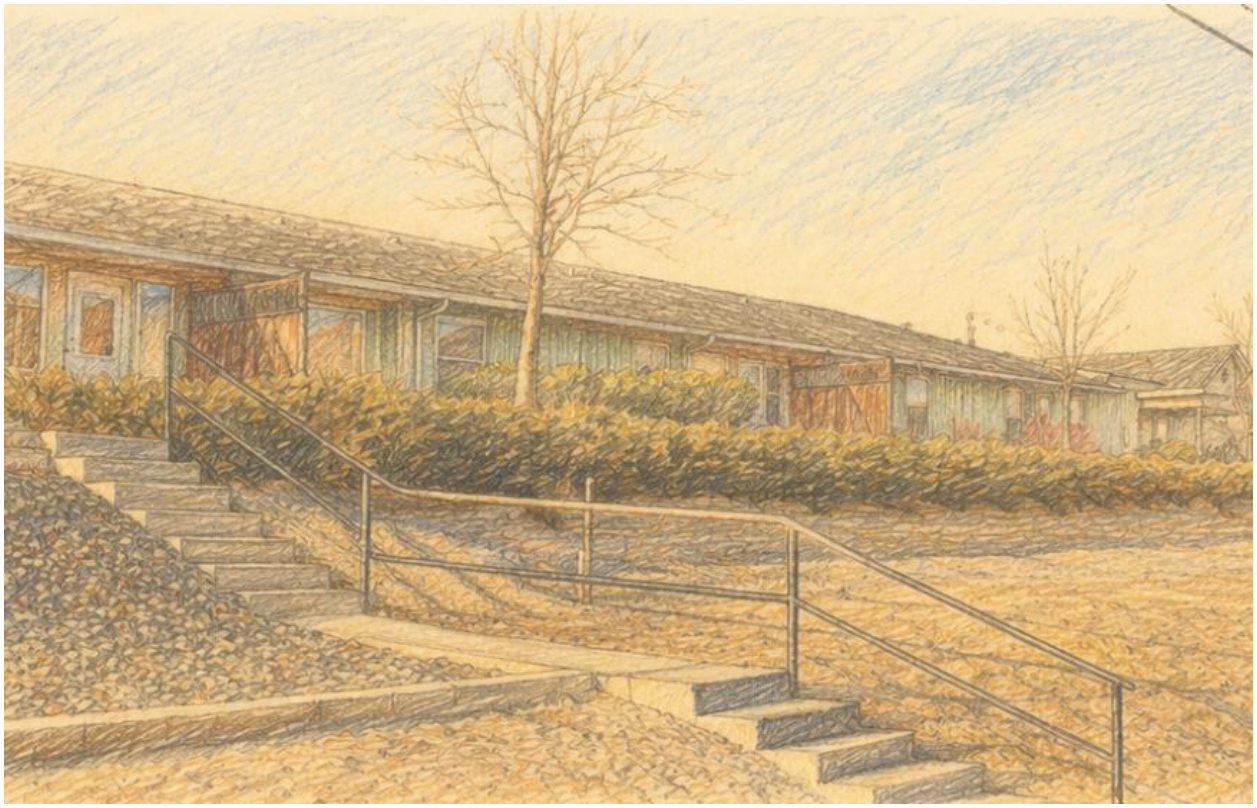
.5 Enable the development of limited commercial development at the Mesa Vista site as part of mixed use buildings;

.6 Permit home-based businesses which are incidental to the home while encouraging businesses to relocate to the Downtown;

.7 Permit the establishment of daycares, both within homes and as stand-alone uses;

.8 Permit the installation of manufactured homes[19]; and

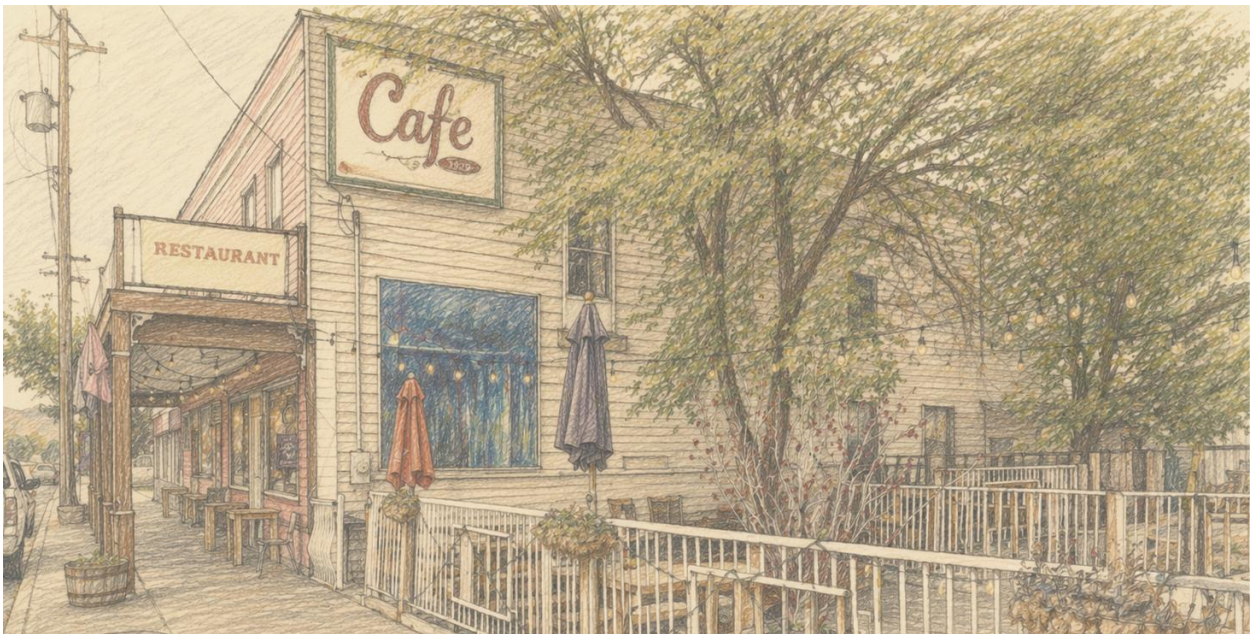
.9 Permit modular homes built within the last 10 years to be located in an area designated Comprehensive Development provided that they meet Canadian Standard Association A-277 standards.



[19] **Manufactured Home** means a mobile home or a modular home used as a dwelling unit.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.



11. DOWNTOWN ASHCROFT

11.1 BACKGROUND

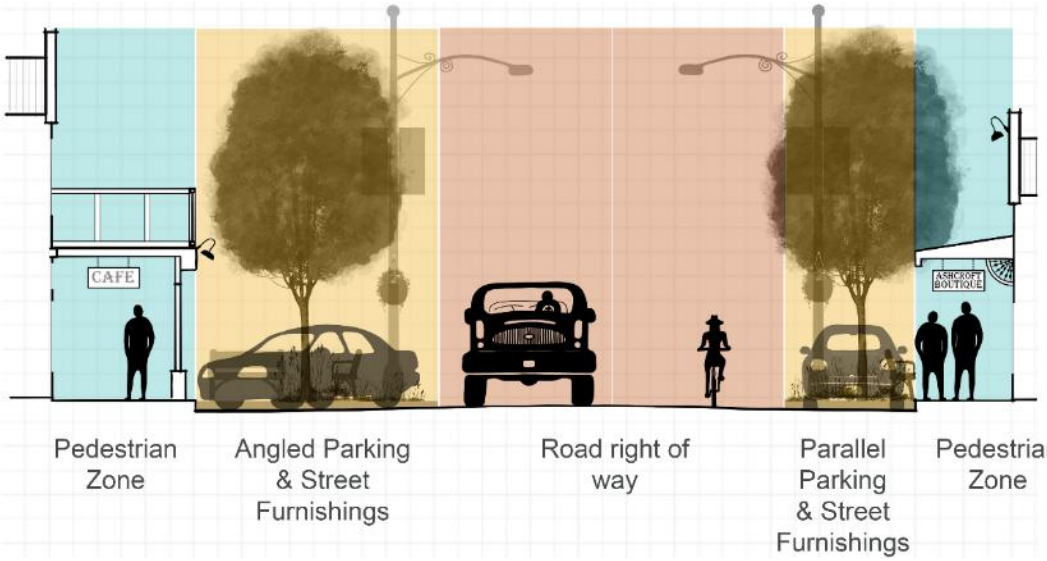
Downtown Ashcroft continues to be a key part of the Village's economic vibrancy and social life. A number of restaurants, cafes, retail stores, and services such as Community Futures, Interior Savings, and the Post Office are located along Railway Avenue. Institutional establishments such as the library and Village Office are in the Downtown as well, along with important social gathering places such as the Legion, the curling club, and Drylands Arena. In recent years, small scale industrial operations have adapted buildings in Downtown Ashcroft to suit their needs which has added more diversity to the businesses in the area. Many services and businesses have been in their location for over 15 years and continue to be operated by the same owner or have successfully changed hands during that time.

Downtown Ashcroft, with its historical buildings, is also a key attraction for visitors to the area. There is interest in supplying more tourism accommodation options in and around Downtown Ashcroft to welcome visitors and provide easy access to key areas of interest. There is much potential to build upon the historical character and community spirit of the area.

In general, the Downtown commercial area encompasses Railway Avenue between the riverfront and Eighth Street; Brink Street between First and Fifth Streets; and the east side of Railway Avenue between Eighth Street and the cemetery. The area of the Downtown which is principally residential is predominantly a low-density area with single detached dwellings and some medium density townhouse and apartment units. This residential area in the Downtown lies between the riverfront and the central commercial area of the Village. The vision for this area is that, over time, higher density housing, including housing for senior citizens, will be interspersed with single detached dwellings and heritage homes, thereby creating a range of housing opportunities.

The conceptual street cross section in Figure 11.1 demonstrates a vision for the future of Downtown Ashcroft as heard from community engagement. This vision explores what Railway Avenue could look like and should be considered as part of any future Downtown revitalization planning.

Figure 11.1: Conceptual cross section of Railway Avenue with angled parking



11.2 GOALS

It is the goal of Council to:

.1 Consciously blend commercial with residential and compatible industrial uses to maintain the Downtown as a livable and vibrant place.

11.3 POLICIES

It is the policy of Council to:

.1 Direct commercial and mixed uses to the land use area designated Downtown Ashcroft on **Schedule B**;

.2 Recognize Downtown Ashcroft as the retail and commercial centre of the community;

.3 Permit the development of a mix of community, commercial, residential, and institutional uses within Downtown Ashcroft;

.4 Encourage new and existing development to visually align with the Village's eclectic western character while supporting updated approaches on the theme that harmonize with the Downtown Development Permit Area Guidelines in **Schedule G**;

.5 Consider allowing a greater range of businesses in Downtown Ashcroft, such as light industrial uses, as long as the eclectic western character of the Downtown is maintained or enhanced, and any necessary retrofits align with the Downtown Development Permit Area Guidelines;

.6 Encourage commercial uses to have reduced setbacks on the streetfront where a sidewalk exists. In cases where sidewalks do not exist, ensure that there is a landscaped buffer between the building and the street;

.7 Encourage off-street parking behind storefronts or in landscaped, communal parking facilities;

.8 Permit single detached, mixed use buildings, and multiple-unit dwellings to a density not exceeding 75 dwelling units per hectare;

.9 Permit residential dwellings on parcels adjacent to Railway Avenue between First and Sixth Streets only if they are located above or behind a ground floor non-residential use;

.10 Seek opportunities to improve the comfort of the Downtown such as by exploring options to introduce shade, drought-tolerant green spaces, seasonal misting stations, and a four-season public washroom;

.11 Review opportunities to improve the pedestrian safety of the Downtown such as by exploring options to improve curb cuts, pedestrian crossings, pedestrian lighting, marked parking stalls, and expand the sidewalk network;

.12 Consider developing a community heritage registry to identify heritage buildings in the Downtown Ashcroft area;

.13 Work toward installing attractive gateway signage and landscaping at the entrances to Downtown Ashcroft, as well as exploring options to install wayfinding signage to key areas of interest in the Village;

.14 Continue to promote the development of Downtown Ashcroft's artistic character, including encouraging property owners to maintain any mosaic murals on private property;

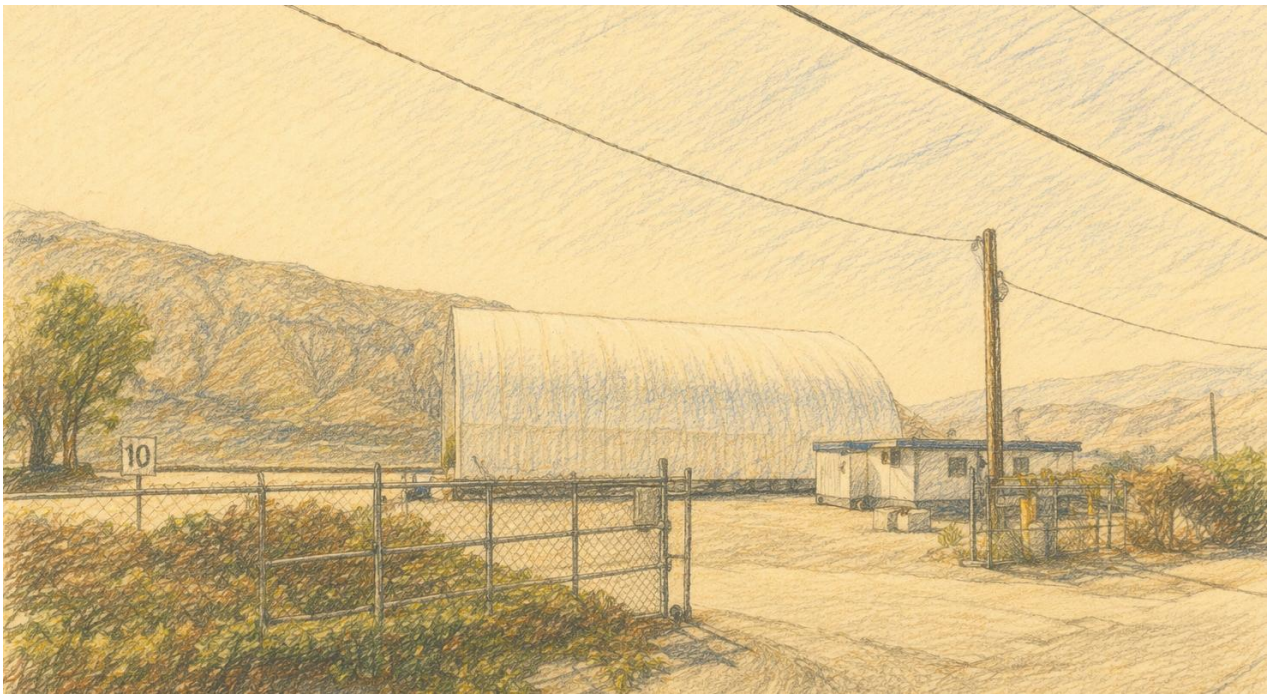
.15 Continue supporting local businesses in undertaking façade improvements;

.16 Consider opportunities to improve the availability of outdoor community gathering spaces, such as by supporting the creation of a small plaza or garden, exploring seasonal patio options, and strengthening linkages to Heritage Place Park;

.17 Review the feasibility of a Downtown revitalization tax exemption for new development in the Downtown;

.18 Undertake a Downtown revitalization strategy that explores opportunities to improve tourism, activate Heritage Place Park, address future parking needs, mobilize local businesses and community partners behind a shared economic vision, and embed accessibility priorities; and

.19 Support non-medical cannabis retail stores only in Downtown commercial areas along commercial sections of Railway Avenue.



12. INDUSTRIAL AREAS

12.1 BACKGROUND

The Village of Ashcroft has a diverse industrial sector. An important part of it is closely tied to the railways: a manufacturing plant produces ties for the railway while the Ashcroft Terminal performs transloading services between the Canadian Pacific Kansas City (CPKC) and Canadian National (CN) rail lines. Access to rail and highway transport is also important for other manufacturers in the area.

Going forward, Ashcroft aims to continue to support and enhance the industrial sector and at the same time be mindful of the potential need to attract workers and accommodate them in rental or market housing.

Ashcroft's three industrial areas are: along the CN rail line and Hollis Road in North Ashcroft, northeast of Downtown Ashcroft in the Ashcroft Terminal area, and an area south of Downtown Ashcroft currently used by Highland Valley Copper for CPKC Rail purposes.

12.2 GOALS

It is the goal of Council to:

.1 Consider how to leverage access to rail, highway, and fibre optics to attract new businesses.

12.3 POLICIES

It is the policy of Council to:

.1 Direct industrial uses to those areas designated Industrial on **Schedule B**;

.2 Direct light industrial and service commercial to the area designated as Industrial in South and North Ashcroft on **Schedule B**;

.3 Direct heavy industrial uses to the land use area designated as Industrial in northeast Ashcroft;

.4 Direct public works yards and related maintenance facilities to those areas designated as Industrial;

.5 Explore opportunities for industrial lands expansion to meet future community needs;

.6 Encourage the further development of the Ashcroft Terminal lands as a site of future industrial development;

.7 Reinforce industrial areas as being primarily for industrial purposes;

.8 Direct sand and gravel extraction activities to those areas designated for sand and gravel extraction on **Schedule B**. This policy is contingent on the approval of provincial agencies, including the Agricultural Land Commission;

.9 Ensure industrial development complies with applicable environmental standards;

.10 Encourage developers and property owners in industrial areas to consider the impact of air, noise, proximity, and light pollution on residents when evaluating any industrial development application, including the following:

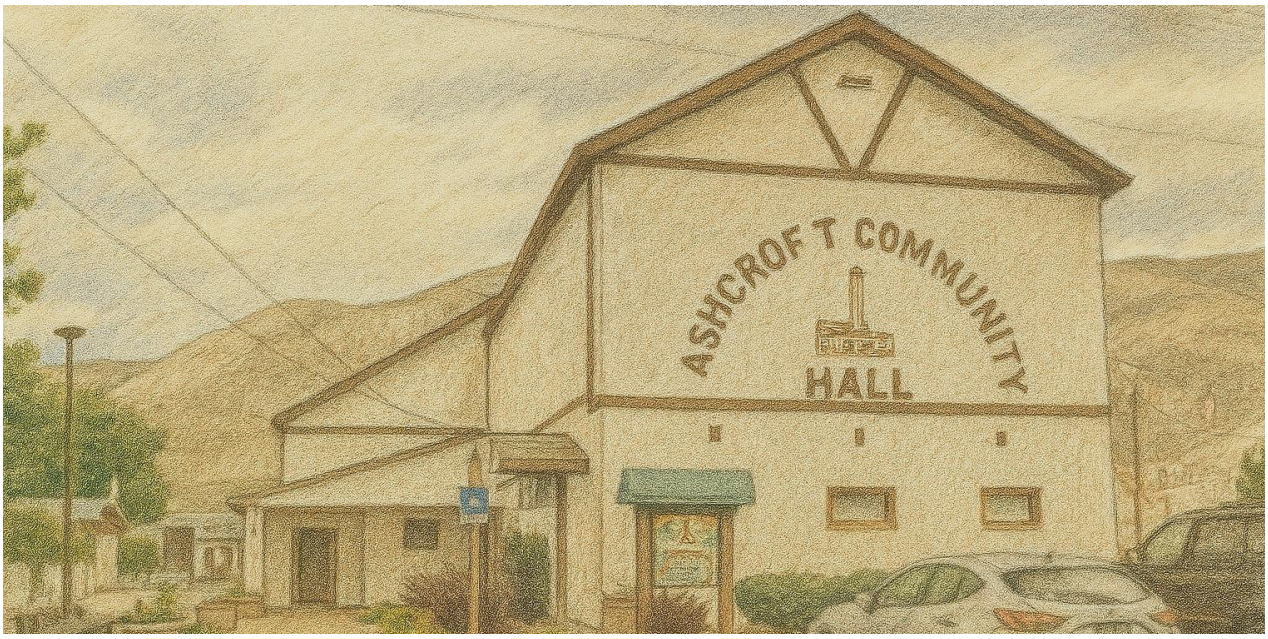
  .1 Use of physical buffers between the subject site and nearby residences to alter views, trap dust, and reduce noise; and

  .2 Emissions levels for noise, air quality, and light as well as any applicable differences between day and nighttime use.

.11 Ensure that industrial facilities are connected to the community water system and sewer system, except for the industrial area northeast of Downtown Ashcroft;

.12 Promote industrial development that is compatible with current servicing infrastructure; and

.13 Ensure adequate screening of industrial uses from adjacent non-industrial uses.



13. COMMUNITY USES

13.1 BACKGROUND

Community uses are critical to attracting and encouraging people to stay in Ashcroft. Community uses are located throughout Ashcroft. Public and institutional facilities include the Village Office, the Thompson Nicola Regional District Library, numerous places of worship, the Royal Canadian Mounted Police (RCMP) detachment, the Urgent and Primary Care Centre (UPCC), the office of School District 74, Desert Sands Community School in North Ashcroft, the cemetery, and the Chinese cemetery. The previous site of Ashcroft Elementary, located in North Ashcroft, has been repurposed as an all-ages recreation and social centre called the Ashcroft HUB.

Important recreational focal points in Ashcroft are its parks and recreational facilities. Recreation infrastructure in Ashcroft consists of both permanent and seasonal options. Key amenities are highlighted by neighbourhood:

- **North Ashcroft** – Ashcroft Pool Park consisting of an outdoor pool, playground, sports fields, and two baseball diamonds; and the Ashcroft Hub and soccer field.
- **Downtown Ashcroft** – Drylands Arena ice sheet; Ashcroft Curling Rink; skate park; Legacy Park Campground (contains electrical and water hookups for 15 sites); and Heritage Place Park and public washroom facilities (open seasonally).
- **Mesa Vista** – Mesa Vista Park and basketball court.

Heritage Place Park is an important community gathering areas, used to host seasonal events such as the weekly summer Farmers' Market and Canada Day celebration. The community has identified the park as an important amenity, highlighting it as a location for future enhancements to improve its ability to cater to the needs of both locals and visitors.

13.2 GOALS

It is the goal of Council to:

.1 Maintain and enhance public and institutional facilities; and

.2 Maintain and enhance parks and recreational uses in a manner that is appropriate for a small town and meets the needs of people of all ages.

13.3 POLICIES

It is the policy of Council to:

.1 Direct all community uses to those areas designated for Community Use on **Schedule B**;

.2 Maintain and enhance public and institutional facilities by:

  .1 Determining options to use surplus public land and underutilized facilities for key community needs such as seniors' housing;

  .2 Encouraging public and institutional uses to be easily accessible to pedestrians, seniors, and youth through the use of trails, sidewalks, accessible parking, and other transportation infrastructure; and

  .3 Seeking out opportunities and funding to complete accessibility retrofits, especially those guided by the Village's Accessibility Committee and Accessibility Plan, embedding universal design where possible.

.3 Maintain and enhance parks and recreational facilities by:

  .1 Continuing to leverage parks and recreational facilities to build intergenerational connections in Ashcroft and provide activities for all ages;

  .2 Encouraging parks and recreational facilities to be easily accessible to pedestrians, active transportation users, micromobility users (e.g., e-bikes, scooters), seniors, and youth;

  .3 Requiring the payment of cash in lieu of parkland by private developers, while prioritizing maintaining existing parkland;

  .4 Ensuring that proposed investments into existing and new facilities have a business case that supports the investment;

.5 Continuing to encourage the work of community organizations in beautifying the Downtown and Village parks;

.6 Continuing to implement recommendations from the Trails Master Plan including sourcing funding opportunities for infrastructure improvements, and supporting community partnerships to maintain existing trail infrastructure;

.7 Encouraging the continued operation of arts and recreational programs at the Ashcroft HUB;

.8 Continuing the use and maintenance of the community garden;

.9 Continuing to maintain the pool and hot-tub to support the facility's longevity;

.10 Continuing to support the operation of the Ashcroft Farmers' Market;

.11 Continuing to implement the recommendations of the Village's asset management strategy and regularly planning for the long-term replacement and maintenance needs of community facilities and infrastructure.

.12 Supporting infrastructure improvements to the Drylands Arena, particularly to the dressing rooms, should funding or financial resources become available;

.13 Reviewing the feasibility of developing a dog park, preferably on existing park land;

.14 Reviewing options to revitalize the curling rink facility;

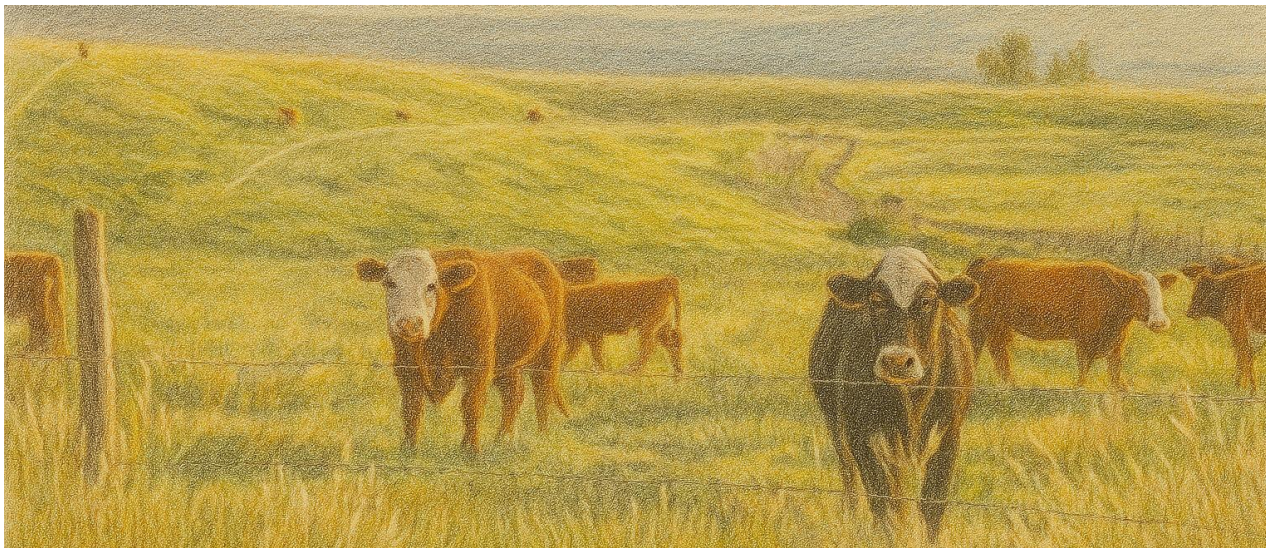
.15 Continuing to explore options to improve public access to the Thompson River, including pursuing options outlined in the Trails Master Plan to develop a river and garden walk adjacent to the Ashcroft Cemetery;

.16 Determining the feasibility of developing additional recreational facilities (such as a BMX park, lawn bowling facility, waterpark, pickleball court), and/or improving existing facilities like the skateboard park;

.17 Reviewing fiscally responsible opportunities to provide cemetery space;

.18 Reviewing options to improve connectivity to community uses, facilities, and key destinations like the Downtown for pedestrians, active transportation users, and micromobility users (e.g., e-bikes, scooters); and

.19 Seeking out opportunities and funding to complete accessibility retrofits, especially those guided by the Village's Accessibility Committee and Accessibility Plan, embedding universal design where possible.



14. AGRICULTURE

14.1 BACKGROUND

Agriculture has traditionally been a key part of Ashcroft's economy. In the past, there were tomato production and canning facilities. Today, activity centres on local agricultural production. Desert Hills is especially prominent, drawing visitors from across BC to its farm market, and is continuing to expand its production.

It is important to the community to continue to support agricultural operations in the area. Not only is agriculture an important contributor to Ashcroft's economy, but large portions of land within the Village boundary are part of the Agricultural Land Reserve (ALR) where most non-agricultural uses are not permitted. There are significant areas of agricultural production in North Ashcroft associated with Desert Hills which are part of the Agricultural Land Reserve (ALR). The majority of the Ashcroft Ranch (now owned by the Nlaka'pamux Nation Tribal Council) is also within the ALR. Additional ALR areas are found along the southern edge of the Village boundary on the east side of the Thompson River, as well within the southern portion of northeast Ashcroft adjacent to the Ashcroft Terminal lands.

14.2 GOALS

It is the goal of Council to:

.1 Support the use of agricultural land to contribute to local food security and build economic development;

.2 Protect agricultural lands; and

.3 Ensure the *Agricultural Land Commission Act* and the *Local Government Act* are applied in regard to any land use or building application submitted in the Agricultural Land Reserve.

14.3 POLICIES

It is the policy of Council to:

.1 Direct agricultural uses to those areas designated Agriculture on **Schedule B**;

.2 Support the mandate of the Agricultural Land Commission concerning lands within the ALR within Ashcroft's boundaries by:

.1 Supporting applications for the exclusion of lands from the ALR only if:

.1 It can be demonstrated that soil conditions are not suitable for agriculture;

.2 The parcels clearly have a history of non-agricultural use that pre-dates the ALR; and

.3 The land has already been identified for exclusion by the Agricultural Land Commission.

.2 Supporting the Agricultural Land Commission's objective of retaining agricultural lands and consolidating them into large parcels to maintain their viability for agricultural use; and

.3 Ensuring that the provisions of the Agricultural Land Commission Act and those of the Local Government Act are taken into account in any land use or building application being reviewed by the Village for property that is located within the ALR.

.3 Use agricultural land to support economic development and provision of locally sourced food by:

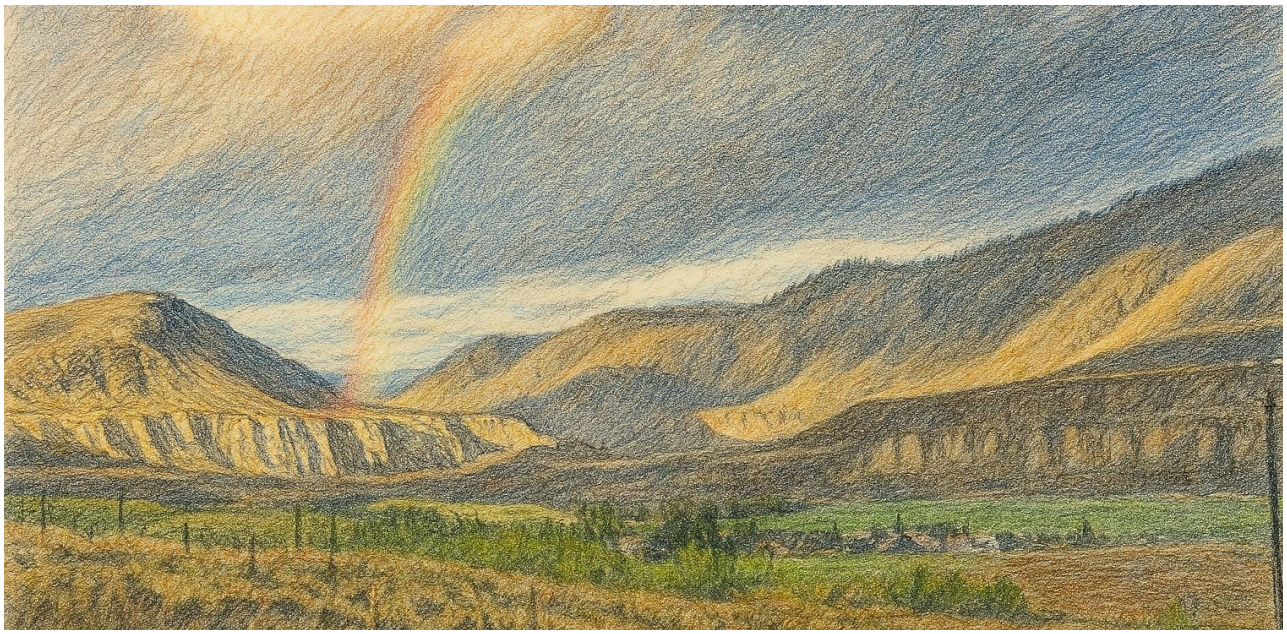
.1 Encouraging the continuation and enhancement of agriculture in those areas designated as Agriculture in this Official Community Plan;

.2 Reviewing opportunities to leverage agriculture in Ashcroft to create jobs and generate spin-off activities such as value-added processing and agri-tourism;

.3 Encouraging individuals to establish agricultural operations in and around Ashcroft;

.4 Encouraging the utilization of agricultural lands and the diversification of crops to include wineries, hops farms, and produce; and

.5 Encouraging the use of underutilized agricultural land for agriculture or farm-related activities.



15. OPEN SPACE

15.1 BACKGROUND

Ashcroft's dramatic and unique landscape is an area rich in wildlife, both in the rivers and on the land. The landscape today is characterized by terraces and river valleys which result from glacial sediment deposits. The Bonaparte and the Thompson River continue to erode this sediment, and what remains are steep slopes, areas of unstable soils, riparian areas, and wildfire hazards. Development of these lands will be limited to nature trails.

Much of the community continues to be interested in the developing and formalizing trail networks that connect Ashcroft's neighbourhoods and enable better access to riverine areas and the Thompson River. A Trails Master Plan was completed in 2022 and recommendations for trail development in open space areas was included.

15.2 GOALS

It is the goal of Council to:

.1 Set aside land as Open Space areas to promote public safety, provide recreation opportunities, and conserve habitat that contributes toward biodiversity;

.2 Protect areas within or adjacent to Village boundaries which are environmentally sensitive; and

.3 Promote public safety and minimize damage to property by exercising caution in areas exhibiting hazardous or potentially hazardous conditions.

15.3 OPEN SPACE AREAS

It is the policy of Council to:

.1 Designate as Open Space those areas shown on **Schedule B**;

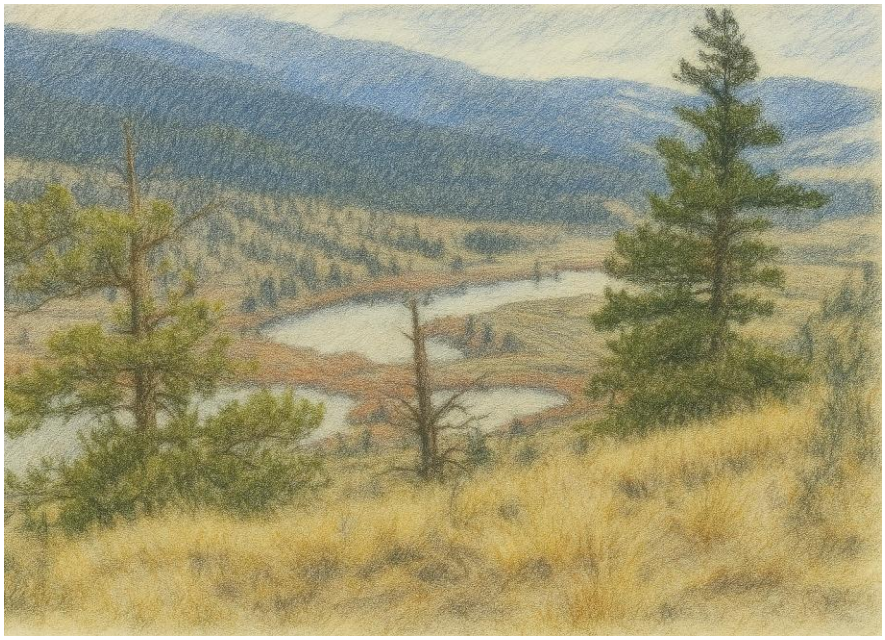
.2 Prohibit development of buildings on Open Space areas, unless deemed necessary by the Village for community infrastructure purposes or deemed safe by a qualified professional;

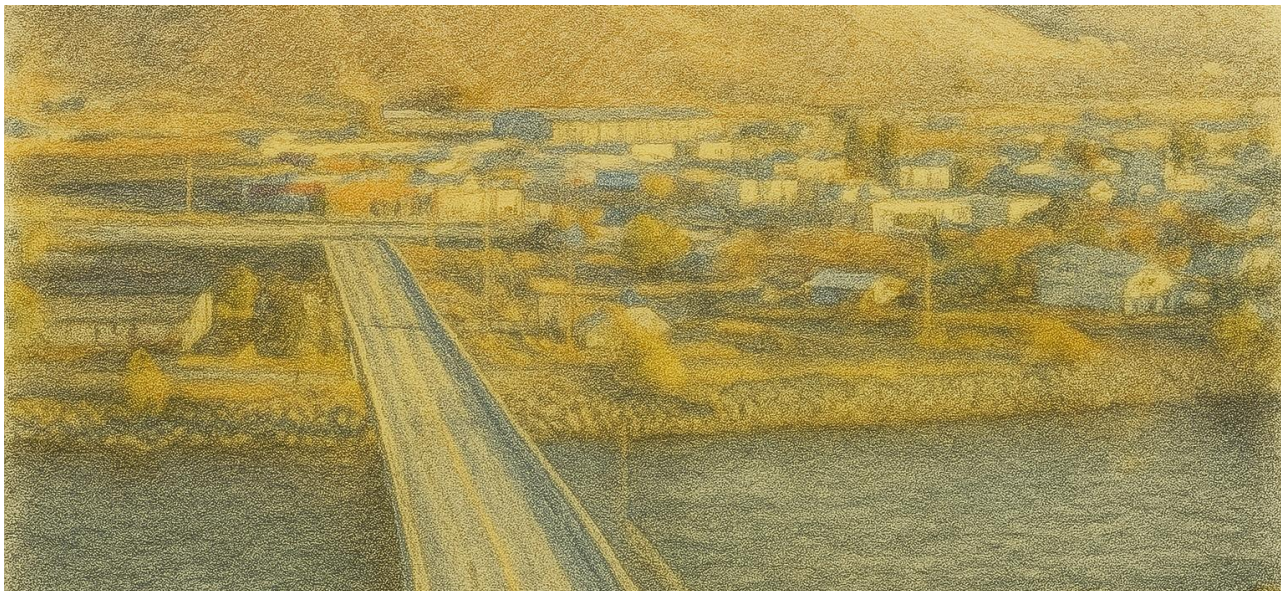
.3 Support Open Space areas as a means of promoting biodiversity and enriching the urban environment;

.4 Support passive recreational use such as walking, hiking, fishing, and nature observation in Open Space areas;

.5 Encourage the management of Open Space areas to reduce wildfire potential;

.6 Support the conversion of lands between the CN Railway Right-of-Way and the Thompson River to Open Space use. Mandated setbacks from front parcel lines set out in the Village's Zoning Bylaw make development of these parcels very difficult. Consequently, Council will encourage Open Space use on these parcels over time.





16. INFRASTRUCTURE

16.1 BACKGROUND

Ashcroft has well developed infrastructure including a water and sewer system, and a road network. A key challenge for small communities is the ability to financially support infrastructure operations, maintenance, upgrades, and expansion, particularly when faced with a potentially declining tax base. Despite this challenge, the Village has upgraded both the water and sewage treatment plants to ensure high quality service for the community and undertaken steps to improve water conservation that will position the Village to continue accessing provincial and federal infrastructure funding. Moving forward, it is vital that the Village assess future investments in terms of the initial investment required, the ongoing cost of operations, and present and future need.

Infrastructure in Ashcroft includes the following:

WATER SYSTEM

The Ashcroft water system services developed areas within the municipal boundary. Several significant upgrades have been undertaken in recent years to improve water servicing:

- In 2018, the Village improved the drinking water quality by installing a membrane filtration water treatment plant (WTP) behind the main pump station, adjacent to Legacy Park Campground. Village drinking water now meets current provincial drinking water guidelines. Subsequent upgrades to improve filtration efficiency in the system were undertaken in 2021;
- In 2025, the Village received grant funding to complete universal water metering. This project will support water conservation and leak detection. The project is scheduled to be complete in 2027.

In 2024, a Water System Capacity Analysis highlighted key deficiencies including that the Village's water demand is nearing the maximum capacity of the WTP and Intake Pump, as well as capacity issues with the Zone 1 Reservoir and North Ashcroft Reservoir. Recommendations include implementing water metering to reduce per capita water use as well as expanding reservoir capacity to facilitate future development and fireflows in North Ashcroft.

SEWER SYSTEM

The community sewer system serves all residents that live in the higher, medium density and low density residential areas. Sewage is pumped via a series of lift stations to the sewage treatment plant located along Highway 97C. Recent improvements to the sewer system are summarized below:

- In 2022, the No. 1 Lift Station was upgraded after reaching the end of its service life, ensuring wastewater conveyance will reliably continue from the north side of the Thompson River to the Downtown collection system.
- Sewer modeling in 2023 and 2024 confirmed that the Village's sewer infrastructure in the North and South Catchment areas can support future community growth.
- Upgrades to the wastewater treatment plant are underway, with a 2025 pre-design report guiding the replacement of aging components to ensure efficient and safe operations for the next decade.

TRANSPORTATION

Key transportation in Ashcroft includes roadways, railways, and bus:

- **Roadways** - The Village of Ashcroft is located east of Highway 1 and is bisected north-south by Highway 97C. Access to Highway 1 via Cornwall Road is possible through Ashcroft IR # 4. Important routes in Ashcroft include Railway Avenue, which is the Downtown's main street, and Highway 97C which connects North Ashcroft to the Downtown and Mesa Vista. Most roads in Ashcroft are paved.
- **Railways** - Railways are a key characteristic of Ashcroft. The CN Rail line runs along the west side of the Thompson River. The CN station, which offers limited Via Rail service, is in North Ashcroft. The CPKC line runs north-south through Downtown near Railway Ave and meets the CN line at Ashcroft Terminal to the north. Ashcroft Terminal handles transloading and railcar storage and has consistently been growing, adding more track and warehouse facilities since 2018.
- **Bus** – Another means of transportation in Ashcroft is by bus. BC Transit runs the Ashcroft-Clinton Transit route, and additional access through Clinton is available on request. Connections to communities such as Kamloops, Prince George, Kelowna, and Vancouver are made possible by taking the Ebus from Cache Creek.

16.2 GOALS

It is the goal of Council to:

.1 Ensure that infrastructure is developed and maintained in a fiscally responsible and sustainable manner; and

.2 Ensure that municipal infrastructure meets the needs of residents and businesses today and into the future.

16.3 POLICIES AND ACTIONS

It is the policy of Council to:

.1 Ensure that infrastructure is developed and maintained in a fiscally responsible manner by:

.1 Addressing the infrastructure deficit in Ashcroft by continuing to invest in asset management and seeking funding from senior government agencies to address deficits; and

.2 Striving to improve the community's understanding of the costs associated with infrastructure and how it needs to be managed.

.2 Ensure that the water and sewer systems meet community needs by:

.1 Maintaining and operating the public water and sewer system as shown on **Schedule E**;

.2 Continuing to advance recommendations from the Village's Water Master Plan;

.3 Twinning the North Ashcroft water reservoir to provide fire protection in this area;

.4 Continuing to encourage water conservation in homes, businesses, and community facilities to reduce costs of providing water, extend the life span of water infrastructure, and protecting water quantity for ecological needs;

.5 Completing water meter installation to support water conservation efforts and responsible asset management;

.6 Using data from water meters to identify and fix potential leaks in the community water system;

.7 Undertaking water audits of community facilities, parks and key commercial businesses to determine how water is used in the community;

.8 Working with key partners and stakeholders in protecting the Thompson River, Ashcroft's principal water source; and

.9 Encouraging new and existing developments to incorporate xeriscaping and FireSmart landscaping into site.

.3 Ensure that storm drainage meets community needs by:

.1 Maintaining the public storm drainage system as shown on **Schedule E**;

.2 Requiring all development to manage stormwater in a manner which provides adequate disposal and minimizes impact to adjacent properties;

.3 Discouraging development which has a negative impact on existing drainage channels and gullies;

.4 Encouraging rainwater reuse in residential, commercial, and community land uses;

.5 Exploring opportunities for a rain barrel program to encourage water conservation;

.6 Improving the storm drainage system in North Ashcroft; and

.7 Considering alternative approaches to stormwater management, such as directing runoff from impermeable hardscape surfaces to bioswales and other planted and permeable areas.

.4 Ensure that the transportation network meets existing and emerging needs by:

.1 Designating major roads as shown on Schedule F.

.2 Upgrading sidewalks in the Village and considering opportunities to add new sidewalks or other types of pedestrian, active transportation, or micromobility (e.g., e-bikes, scooters) connections where feasible;

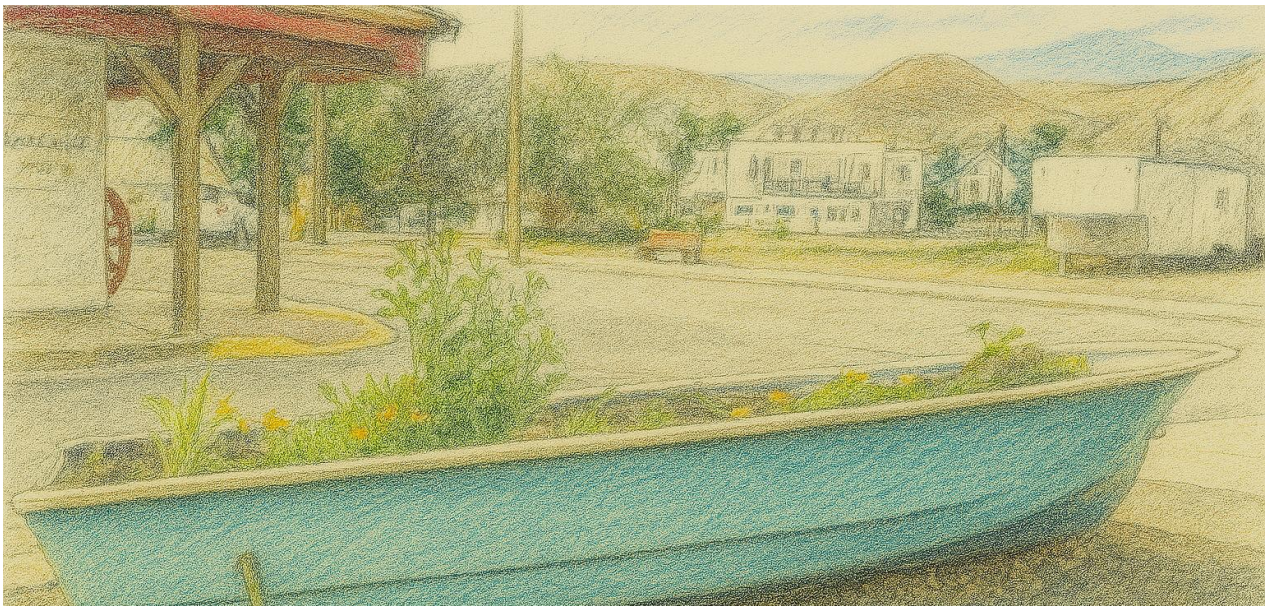
.3 Continuing to explore options for uninterrupted emergency egress routes to the Mesa Vista area;

.4 Investigating the integration of traffic calming measures, such as narrowing roadways, installing roundabouts, or constructing speed bumps in all neighbourhoods in order to reduce speeds and create a more comfortable network for pedestrians;

.5 Implementing a maximum traffic speed limit of 30 km/h on all non-arterial roads;

.6 Continuing to support safe pedestrian navigation and emergency vehicle egress by maintaining unobstructed public rights-of-way such as by encouraging residents not to store recreational vehicles on the street; and

.7 Continuing to work with the Desert Sands Community School and School District # 74 (Gold Trail) to develop a Safe Routes to School program.



17. DEVELOPMENT PERMIT AREA GUIDELINES

Pursuant to the *Local Government Act* (s.488(1)), Council may designate Development Permit Areas. These may be established under the following conditions:

.1 Protection of the natural environment, its ecosystems and biological diversity;

.2 Protection of development from hazardous conditions;

.3 Protection of farming;

.4 Revitalization of an area in which a commercial use is permitted;

.5 Establishment of goals for the form and character of intensive residential development;

.6 Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

.7 In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;

.8 Establishment of objectives to promote energy conservation;

.9 Establishment of objectives to promote water conservation; and

.10 Establishment of objectives to promote the reduction of greenhouse gas emissions.

This Plan contains four Development Permit Areas:

DPA #1 Streamside Protection:	Riparian areas within the Village have been designated to protect fish habitat.
DPA #2 Hazardous Slopes and Soils:	These areas are considered hazardous because of steeply sloping terrain as well as the presence of several gullies and unstable soils.
DPA #3 Multi-Unit Residential Area:	The form and character of future multi-unit residential dwellings in the Village.
DPA #4 Downtown Commercial/Mixed Use Area:	This Development Permit Area has been established to implement design guidelines that support the evolution of the Village's unique eclectic western character, while addressing features such as fire-resiliency, active transportation, accessibility, climate adaptability, and others to meet the needs of current and future generations.

17.1 DEVELOPMENT PERMIT AREA NO. 1 – STREAMSIDE PROTECTION

.1 AUTHORIZATION

Lands adjacent to streams are designated as a Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 DESIGNATED AREA

Development Permit Area No. 1 consists of all the riparian assessment areas within the Village of Ashcroft as illustrated on **Schedule D**.

.3 JUSTIFICATION

Development Permit Area No. 1 seeks to protect riparian areas to support fish life processes. Council seeks to protect this resource from any potentially negative impacts associated with development.

.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 17.1.5, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 1, in accordance with Section 489 of the *Local Government Act*:

.1 Subdivision of land;

.2 Construction, addition or alteration of a building or other structure; or

.3 Alteration of land.

.5 EXEMPTIONS

In Development Permit Area No. 1, a development permit is not required for the following:

.1 Development Permit Area No. 1 does not apply to the reconstruction or repair of a permanent structure if the structure remains on its existing foundation.

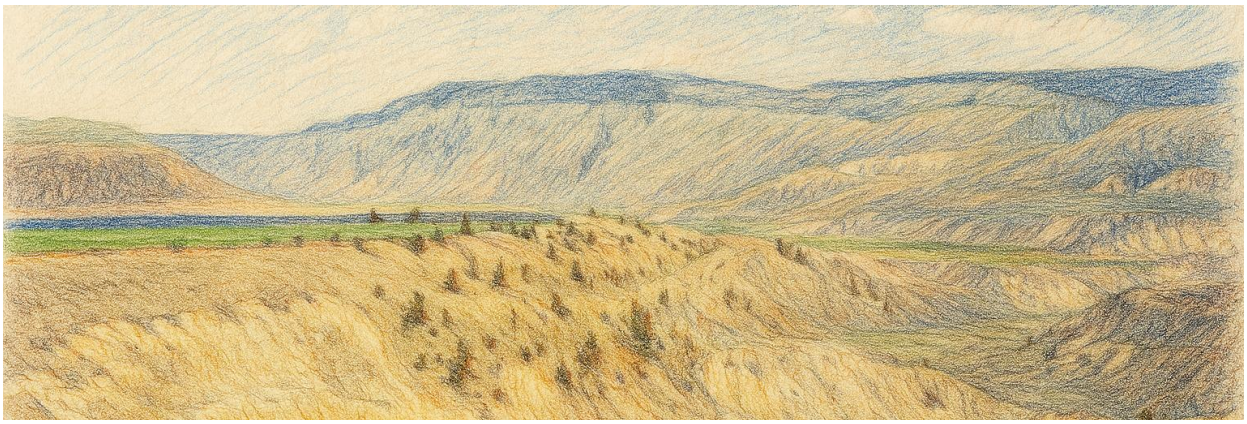
.2 Development Permit Area No. 1 does not apply to agricultural, mining, or forestry related development.

.6 GUIDELINES

Development within Development Permit Area No. 1 shall be permitted only if:

.1 A qualified environmental professional carries out an assessment of the proposed development in accordance with the Riparian Areas Regulation of the Fish Protection Act, and shows that the proposed development protects riparian areas as required by the Riparian Areas Regulation, and a notification is received from the appropriate federal and provincial government ministries stating that they have been notified of the development proposal as per the requirements of the Riparian Areas Regulation; or

.2 The relevant federal government ministries or a regulation under the Fisheries Act (Canada) authorizes the harmful alteration, disruption, or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area that would result from the implementation of the development proposal.



17.2 DEVELOPMENT PERMIT AREA NO. 2 – HAZARDOUS SLOPES AND SOILS

.1 AUTHORIZATION

Development Permit Area No. 2 is designated pursuant to *Local Government Act* Section 488(1)(b) [protection of development from hazardous conditions].

.2 DESIGNATED AREA

Development Permit Area No. 2 is the area shown as Hazardous Slopes and Soils on **Schedule D**.

.3 JUSTIFICATION

Development Permit Area No. 2 seeks to protect development from hazardous conditions such as steeply sloping terrain, intermittent stream gullies with sloughing embankments, and unstable slopes prone to topsoil movement. Evidence of these conditions is found from air photo interpretation, topographic mapping analysis, field reconnaissance, knowledge of past history and the October 25, 1996 Golder Associates Geotechnical/Natural Hazard Assessment. Areas also include steep slopes with grades of 30% or greater, areas of soil subsidence, rock fall, land slip or erosion hazards which are known or suspected. Council will, however, consider permitting development on steep slopes or areas subject to soil subsidence, rock fall, land slips or erosion hazards, if the development or subdivision proponent provides a report from a professional engineer experienced in geotechnical engineering setting out how the area can be developed safely.

.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 17.2.5, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 2, in accordance with Section 489 of the *Local Government Act*:

.1 Subdivision of land;

.2 Construction, addition or alteration of a building or other structure; or

.3 Alteration of land.

.5 EXEMPTIONS

In Development Permit Area No. 2, a development permit is not required for the following:

.1 The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;

.2 Interior alterations to buildings;

.3 The construction of new buildings or structures less than 10 square metres in area;

.4 The erection of a sign or fence;

.5 The placement of temporary construction site offices, structures used for short-term special events and emergency facilities; or

.6 The consolidation of a lot or road widening.

.6 GUIDELINES

The following Development Permit Guidelines apply in Development Permit Area No. 2:

.1 Areas of steep slopes are identified as those having a natural slope of greater than 30% for more than 1.5 metres and/or may pose a potential for landslide or other geotechnical hazard;

.2 Any future development, including but not limited to the altering of land and soil, the erection and placement of buildings and the installation of in-ground sanitary or storm sewer systems, shall ensure that erosion mitigation and slope stabilization measures are implemented;

.3 Steep slope lands shall preferably be maintained in their natural state. All persons desiring to alter or affect lands within the designated area will be required to submit to the Village of Ashcroft a report certified by a geoscientist registered with EGBC to assist the Village in determining what conditions or requirements it will impose in the permit.

.4 Existing vegetation shall be maintained in order to avoid erosion, slumping and mass wasting. Access improvements on a steep slope such as roadways, pathways and trails shall be located and constructed so as not to disturb the slope or natural drainage;

.5 Buildings and structures shall be sited in accordance with building setbacks and other requirements as determined by a geoscientist registered with EGBC; and

.6 Provisions shall be made for the disposal of surface run-off and stormwater drainage to be diverted away from hazard slope areas subject to sloughing or erosion.

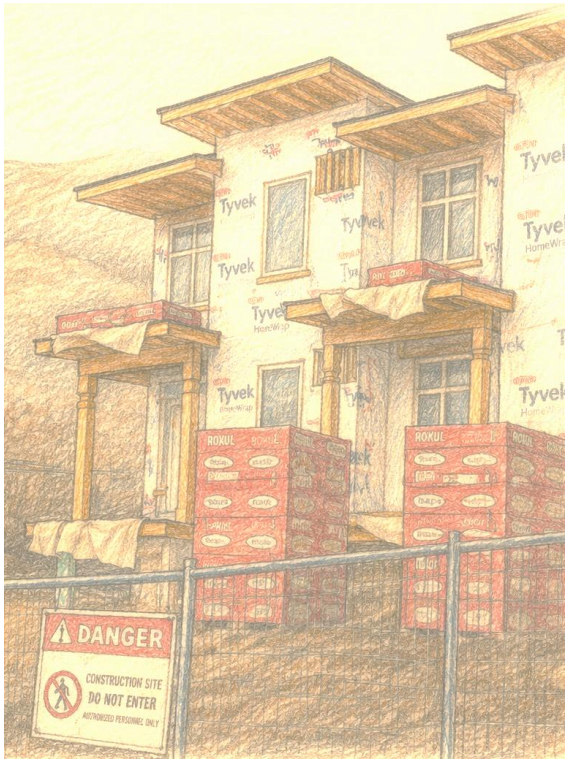
17.3 DEVELOPMENT PERMIT AREA NO. 3 – MULTIPLE DWELLING UNIT RESIDENTIAL

.1 AUTHORIZATION

Development Permit Area No. 3 is designated pursuant to *Local Government Act* Section 488(1)(e) [establishment of objectives for the form and character of intensive residential development].

.2 DESIGNATED AREA

The Multiple Dwelling Unit Residential Development Permit Area is shown on **Schedule D**. For this Official Community Plan, 'Multiple Dwelling Unit Residential Development Permit Area' refers to those areas of the Village now zoned, or hereafter zoned, for a residential dwelling use of **three units or more**. Examples of typical multi-unit residential dwellings include triplexes, fourplexes and other multiplex options (other than duplex), townhouses, condominiums, and apartment buildings.



.3 JUSTIFICATION

Development Permit Area No. 3 seeks to achieve a high standard of quality for multi-unit residential development. The Village is in transition and new multiple dwelling unit residential development should be sensitive to existing residential and commercial buildings. The Development Permit Area also seeks to create a greater sense of community by promoting good form and character as well as preparing the community for an ageing population by incorporating best practices for accessibility.

.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 17.3.5, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 3, in accordance with Section 489 of the *Local Government Act*:

.1 Subdivision of land

.2 Construction, addition or alteration of a building or other structure

.3 Alteration of land

.5 EXEMPTIONS

In Development Permit Area No. 3, a development permit is not required for the following:

.1 The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs

.2 Interior alterations to buildings

.3 The construction of new buildings or structures less than 10 square metres in area

.4 The erection of a sign or fence

.5 The placement of temporary construction site offices, structures used for short-term special events and emergency facilities

.6 The consolidation of a lot or road widening.

.6 GUIDELINES

The following Development Permit Guidelines apply in Development Permit Area No. 3:

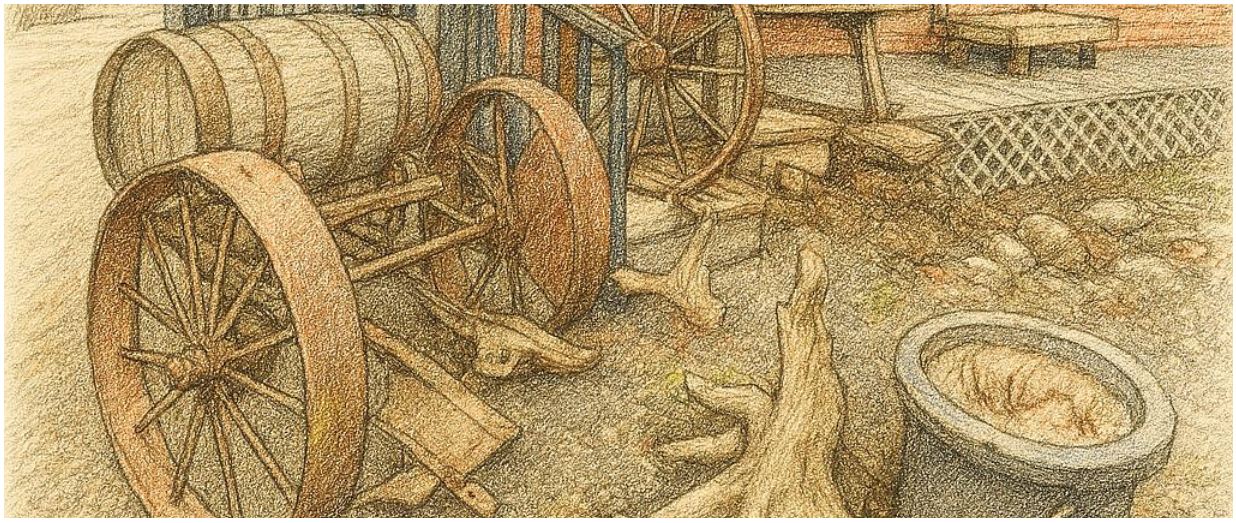
.1 SITE PLANNING

.1 The development of new buildings should be sympathetic to, and where appropriate, align with, the scale, mass, materials and colours found in the existing neighbourhood.

.2 Ground floor entrance(s) should be at-grade wherever possible

.3 Site plans should consider how building footprints integrate with other features such as parking, pedestrian access routes, recreation spaces, landscaping, and other areas, and seek to ensure barrier-free circulation

.4 Consider integrating landmarks such as ornamental structures, distinct plantings, and sculptural features to support neighbourhood wayfinding.



.2 DESIGN

.1 Building massing should avoid the appearance of one large block or a series of identical units. A varied façade and the impression of several distinct structures should be created through the use of design features such as porches, balconies, dormers, bay windows and sub-roofs. Ornamental elements that align with the Village's heritage theme are supported.

.2 Building entrances should have clear sight lines from the street and be easily identifiable using architectural elements like step-backs / projections, overhangs, colour contrast, different materials, and ornamentation.

.3 Façade colours that create a welcoming impression and harmonize with a heritage or desert-themed colour palette are encouraged but should not be limited to earth tones. This guidance includes using a variety of complementary and accent colours to break up building massing and define entrances.

.4 Primary entrances should be sheltered from the elements by a projecting canopy or awning, or a recessed doorway.

.5 The side or back of multiple unit dwellings can be less detailed than the front but should not consist of barren walls.

.6 Outdoor amenity spaces should be welcoming to a range of ages and user types and consider comfort through the inclusion of shade features and lighting, creation of clear site lines, and selection of seating with back and arm support. Any accompanying features (e.g., gazebo, outdoor tables, garden beds) should incorporate principles of universal design.

Figure 17.1: Example rendering of fiveplex dwelling demonstrating building massing



Figure 17.2: Example rendering of fourplex based on BC Housing Design Guide[20]



.3 PATH OF TRAVEL

.1 Site circulation should be simple, support intuitive navigation, have clear signage as needed, and, where appropriate, connect safely with any adjacent pedestrian infrastructure (e.g., sidewalks).

.2 Pedestrian paths of travel should be linear and direct wherever possible and clearly contrast with adjacent spaces. Potential forms of contrast include using different paving or coloured materials for the pedestrian path of travel, having a raised concrete lip, creating an identifiable edge with landscaping, and implementing pedestrian scale lighting.

.3 Pedestrian routes should be connected to all on site amenity areas (e.g., seating areas, outdoor spaces, parking, garbage bays and others) and use curb cuts where necessary.

.4 Where possible, avoid level changes, and use gentle ramps (1:20 slope) instead of steps.

.5 Any unavoidable level changes (e.g., stairs) should be clearly identified through high contrast materials, integrate handrails, and where appropriate, have tactile surface warning indicators in accordance with best practices.

.6 Pedestrian paths of travel are free of projecting obstacles and protrusions considering both vertical and horizontal clearance (e.g., overhead signage, bike racks, landscaping).

.7 Wide pathways (1.6 m width) that support a range of users are encouraged.

[20] The Ministry of Housing published the Standardized Housing Designs Catalogue in 2024 that contains designs for duplexes, triplexes, quadplexes, and townhomes with customizable floor plans to support infill development in residential neighbourhoods.

.8 Utility access points should be located outside the path of travel, and where possible any grates, drains, and other features in the path of travel should be installed flush with surrounding paving, ensuring no gaps are created in the route larger than 13 mm.

.9 In multiple dwelling unit residential buildings such as apartments or condominiums, central entrances are encouraged to have a designated drop off space.

.4 SURFACE TREATMENTS

.1 Surface treatments and paving materials should be selected that create a level, smooth, slip-resistant, and glare-free surface.

.2 Any decorative elements should seek to avoid creating potentially jarring patterns or optical illusions.

.3 Use of pattern or contrasting colour to define transition areas or edges of the pedestrian path of travel is supported, as long as appropriate materials and patterns are selected (for example, applying brushed concrete in the pedestrian path of travel and using decorative paving stones as accents to define amenity areas or path edges).

.4 Use of gravel in pedestrian paths of travel is not supported.

.5 LANDSCAPING & SCREENING

.1 Landscaping should focus on FireSmart species, employ xeriscaping principles, and consider low maintenance options.

.2 Land clearing and alteration should be minimized.

.3 Landscaping adjacent to paths of travel should consist of species that do not produce objects that could create slippery surfaces or tripping hazards such as some pods, fruits, or nuts.

.4 High quality outdoor spaces should be provided and include elements such as balconies, patio space, landscaping, and communal amenity areas.

.5 Screening, through the use of plantings, trees, decorative fencing, landscaped berms, or other suitable buffers should be provided adjacent to the following:

i. Single detached residential properties

ii. Outdoor storage areas

iii. Waste bins

iv. Parking and service areas

.6 Rooftop appurtenances should be adequately screened to not be visible from the street.

.7 Any landscaping or screening near high traffic and parking areas should ensure clear sight lines and visibility for pedestrians.

.6 PARKING

.1 Parking should be located behind dwelling units fronting the street, and access to parking or any garages should be provided from a laneway.

.2 Parking areas should be paved and provide a level, stable, slip-resistant surface.

.3 Large parking areas should incorporate landscaping and consider ways to provide shade.

.4 Where necessary, pedestrian routes of travel across parking areas and pedestrian crossings should be provided and clearly defined. Curb cuts should be incorporated as appropriate.

.5 To be determined based on the development, parking areas should provide:

i. A suitable number of Electric Vehicle charging stations.

ii. A suitable number of secured indoor bicycle storage lockers.

.6 Any designated accessible parking spaces should comply with best practices for dimensions, design, and location of loading aisles, signage, and curb cuts. Where possible, accessible parking spaces should be covered and located closest to the pedestrian access route to the building entrance.

.7 Signage with recognizable icons should clearly mark routes to parking areas, support circulation, and identify visitor and designated parking spaces.

.8 Parking areas should be adequately lit for safety and ease of navigation.

.7 LIGHTING

.1 Low angle lighting styles are supported that direct light toward the ground and avoid light pollution (when light spills out toward the sky) or light trespass (when light spills out toward neighbouring properties).

.2 Lighting should be designed to maximize safety for pedestrians and be incorporated into the following:

i. Parking areas

ii. Pedestrian paths of travel and amenity areas

iii. Level changes including stairways

iv. Rest and loading areas

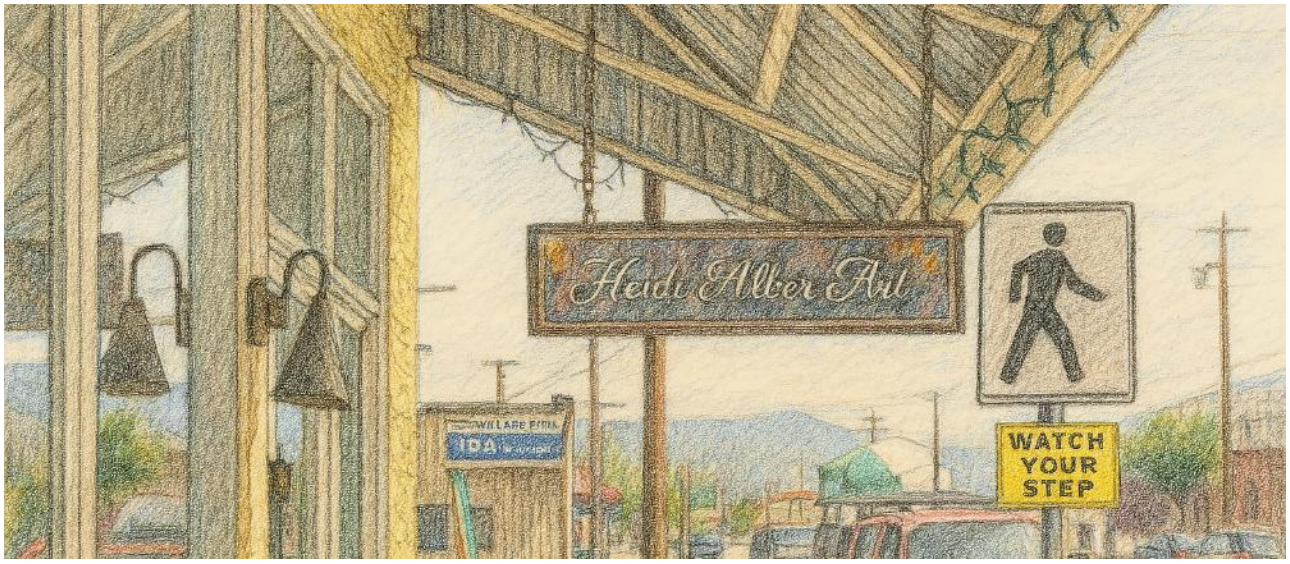
v. Other areas of pedestrian interest and use

.3 Pedestrian lighting should be at a shorter height than vehicle lighting and create a uniform level of illumination that avoids creating strong shadows, glare, or pools of light and dark areas. Shorter pedestrian lights may require being placed at more frequent intervals to provide sufficient light for navigation.

.4 Developments that can anticipate a high number of older adult residents are encouraged to install lighting with higher levels of illumination to account for changing contrast needs.

.5 Consider locating lighting near pedestrian paths of travel to avoid shadows caused by vertical elements such as trees, signs, and buildings.

.6 Consider using low level lighting to highlight elements such as building edges, landmarks, rest areas, and other notable features to support neighbourhood wayfinding.



17.4 DEVELOPMENT PERMIT AREA NO. 4 – DOWNTOWN DEVELOPMENT GUIDELINES

.1 AUTHORIZATION

Development Permit Area No. 4 is designated pursuant to *Local Government Act* Section 488(1)(d) [revitalization of an area in which a commercial use is permitted].

.2 DESIGNATED AREA

The Downtown Area is shown on **Schedule D**, the Development Permit Area Map as Development Permit Area No. 4.

.3 JUSTIFICATION

This section provides guidelines that are intended to support the continuation and evolution of Ashcroft's distinct character as well as the continued revitalization of this commercial district. The guidelines are informed by the objective to realize "*a Downtown that is comfortable, inviting*, *resilient and adaptable*" and include the following sections:

.1 Accessibility

.2 Eclectic Western Character

.3 Site Design

.4 Plantings

.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted by 17.4.5, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 4, in accordance with Section 489 of the *Local Government Act*:

.1 Subdivision of land;

.2 Construction, addition or alteration of a building or other structure; or

.3 Alteration of land.

.5 EXEMPTIONS

In Development Permit Area No. 4, a development permit is not required for the following:

.1 The alteration of a building that is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs as long as these alterations conform with the guidelines of Development Permit Area No. 4;

.2 Interior alterations to buildings;

.3 The construction of new buildings or structures less than 10 square metres in area;

.4 The erection of a sign or fence;

.5 The placement of temporary construction site offices, structures used for short-term special events and emergency facilities; or

.6 The consolidation of a lot or road widening.

.6 GUIDELINES

The design guidelines of Development Permit Area No. 4 are contained in **Schedule G Downtown Development Guidelines**.



18. TEMPORARY USE PERMITS

Council may issue permits for temporary activities, as per **Section 492** of the *Local Government Act*. Temporary commercial uses may include fruit and vegetable stands, while temporary industrial uses may include asphalt or cement batch plants. If a temporary use permit is issued, the maximum period of time for these permits is three years and the permit may be renewed only once for an additional three years provided that the temporary use:

.1 Is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference or an offensive trade;

.2 Is compatible with current and/or future uses on adjacent lands;

.3 Does not have a negative impact on the natural environment;

.4 Does not create a significant increase in the level or demand for services;

.5 Does not permanently alter the site upon which it is located, unless this results in value to the site;

.6 Complies with all the conditions specified by Council in the Temporary Use Permit;

.7 Mitigates traffic impacts in a manner approved by the Ministry of Transportation and Infrastructure, where applicable; and

.8 Complies with other Provincial and Federal enactments.



Part 4

IMPLEMENTATION STRATEGY

Part 4 outlines how the Official Community Plan will be implemented, linking policies to clear actions that will guide decision-making and advance progress toward community priorities moving forward.



19. IMPLEMENTATION STRATEGY

Part 4 summarizes the strategy for implementing the policies and actions outlined in this OCP and suggests potential timelines and responsibilities for implementation.

No.	Action	Relevant Policies	Priority	Leadership	Support
Economic Development, Revitalization, Tourism					
1.	**Prepare an online Community Investment Overview and Profile that outlines a strategy and next steps to share business and development opportunities with investors and skilled workers.**	3.3.1.1 3.3.1.4 3.3.2.1 3.3.2 3.3.4 6.3.3.7	Moderate	Village of Ashcroft	
2.	**Prepare a Tourism Marketing Strategy that aligns with signage and Downtown revitalization efforts and incorporates opportunities to leverage agricultural initiatives, as funding allows.**	3.3.3 3.3.4 14.3.6.2	Moderate	Village of Ashcroft	First Nations, TNRD, Gold Country, Ministry of Transportation and Transit, BC Ministry of Agriculture
3.	**Prepare a Hotel and Short-Term Accommodation Briefing Note to support investor discussions.**	3.3.3.3 3.3.3.6	High	Village of Ashcroft	
4.	**Develop a Signage and Wayfinding Strategy to support visitor awareness of and navigation to Ashcroft.**	3.3.3.4 11.3.12	Moderate	Village of Ashcroft	Ministry of Transportation and Transit
5.	**Create a Downtown Revitalization Plan that identifies opportunities for accessibility, climate resiliency, and active transportation improvements.**	3.3.2.6 3.3.2.7 3.3.3.8 3.3.3.9	Moderate	Village of Ashcroft	

No.	Action	Relevant Policies	Priority	Leadership	Support
		11.3.10 11.3.11 11.3.16 11.3.18			
6.	**Continue supporting Downtown façade improvements through existing, and any emerging, funding programs.**	3.3.3.10 11.3.15	Moderate	Village of Ashcroft	
7.	**Review the feasibility of a Downtown revitalization tax exemption.**	11.3.17	Moderate	Village of Ashcroft	
8.	**Publish a Mosaic Maintenance Brochure to share with local businesses and property owners.**	6.3.2.3	Low	Community Groups	Village of Ashcroft
Environment, Climate, Sustainability					
9.	**Support the development of an Urban Tree Program**	4.3.1.8	Moderate	Village of Ashcroft	FireSmart Coordinator
10.	**Develop an invasive species management briefing note that identifies low-effort approaches and assesses the feasibility of pursuing a management regimen.**	4.3.1.9	Low	Village of Ashcroft	
11.	**Develop a Community Energy Action Plan to outline steps to encourage community uptake of alternative energy, and energy saving practices. Include ways of promoting and or incentivizing energy efficiency in existing and new buildings.**	5.3.1.4 5.3.1.7 5.3.1.9 5.3.1.10 5.3.2	Moderate	Village of Ashcroft	
12.	**Develop a Waste Management Strategy that outlines potential methods to address community waste challenges**	5.3.1.12 5.3.1.14	Low	Village of Ashcroft	TNRD

No.	Action	Relevant Policies	Priority	Leadership	Support
	and identifies investment opportunities for private recycling and compost collection.	5.3.1.15			
13.	**Develop and promote a Gleaning Abundance Program**	6.3.4.2	Low	Community Groups	Village of Ashcroft Interior Health
14.	**Develop and implement a rain barrel program for water conservation, as funding allows.**	16.3.3.5	Low	Community Partners	Village of Ashcroft
Emergency Preparedness & Resiliency					
15.	**Prepare and provide educational materials at various community events, and on Village platforms, related to water conservation, FireSmart, climate resiliency, sustainability, and related topics.**	4.3.1.3 4.3.1.10 4.3.2.3 4.3.2.8 4.3.2.9 5.3.1.1 5.3.1.8 5.3.1.13 5.3.1.16 5.3.1.17 7.3.1.15 16.3.2.4 16.3.3.4	Moderate	Village of Ashcroft	Village FireSmart Coordinator
16.	**Continue to regularly update and apply the Emergency Response and Evacuation Plan for Ashcroft.**	4.3.2.1 7.3.1.7	High	Village of Ashcroft	
17.	**Develop an Emergency Egress Briefing Note that outlines secondary access options from the Mesa Vista neighbourhood.**	4.3.2.5 16.3.4.3	Moderate	Village of Ashcroft	

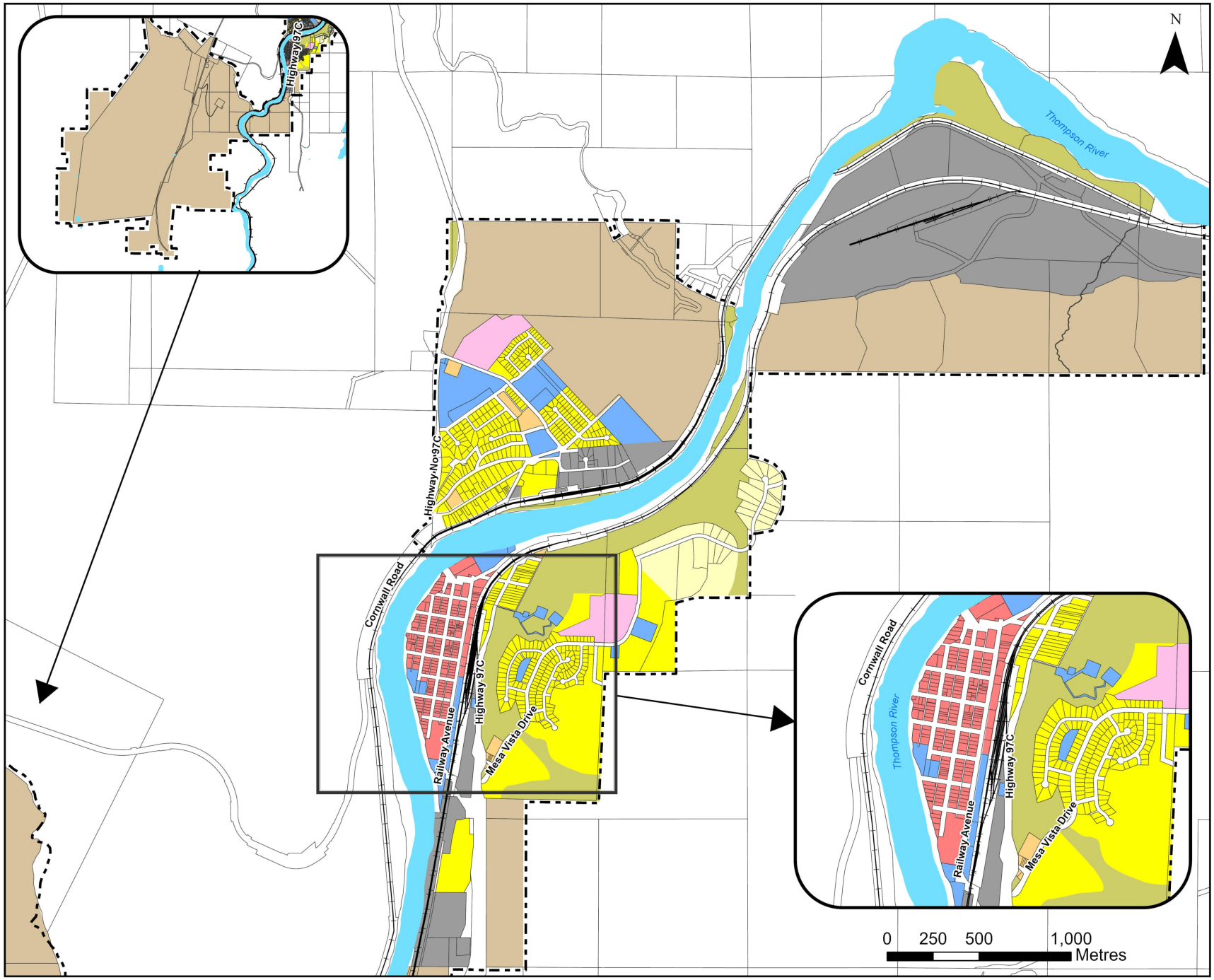
No.	Action	Relevant Policies	Priority	Leadership	Support
18.	**Develop and share household emergency preparedness guidance for residents.**	4.3.2.6	Moderate	FireSmart Coordinator	Village of Ashcroft
Transportation, Recreation, Community Amenities					
19.	**Continue implementing priority actions from the Trails Master Plan that improve access to community uses, parks, recreation facilities, and other priorities, as funding and opportunities allow.**	5.3.1.3 13.3.3.6 13.3.3.7	Moderate	Village of Ashcroft	
20.	**Develop an Active Transportation and Transit strategy that explores ways of supporting alternative modes of transportation, increased transit ridership, and traffic calming measures in key areas**	5.3.1.4 5.3.1.5 16.3.4.5	Low	Village of Ashcroft	BC Transit
21.	**Prepare a Safe Routes to School Strategy.**	6.3.3.2 16.3.4.7	Moderate	School District # 74	
22.	**Upgrade pedestrian and active transportation connections throughout Ashcroft where feasible and warranted.**	7.3.1.10 13.3.3.2 13.3.7.3 16.3.4.2	Moderate	Village of Ashcroft	
Community Growth & Housing					
23.	**Continue seeking opportunities to provide affordable, and diverse, housing options.**	8.3.1	Moderate	Village of Ashcroft	BC Housing, Interior Health
24.	**Conduct geotechnical, and other feasibility studies to determine options for future housing in the Mesa Vista CD area.**	8.3.1.11 8.3.1.12 10.4.6	High	Village of Ashcroft	

No.	Action	Relevant Policies	Priority	Leadership	Support
25.	**Regularly review and update the Village's Housing Needs Report to ensure it continues to reflect community needs.**	8.3.1.13	Moderate	Village of Ashcroft	
26.	**Develop a high-level Industrial Lands Expansion strategy that outlines potential areas for long-term expansion.**	12.3.5	Low	Village of Ashcroft	
27.	**Develop a community heritage registry to recognize historical sites and buildings of interest.**	11.3.12	Low	Village of Ashcroft	Ashcroft Museum
Community Development, Wellbeing, Health					
28.	**Regularly review and update the Village's Accessibility Plan, implementing priorities as funding and opportunities allow. Ensure future updates prioritize interventions to support capital planning and grant applications.**	7.3.1.5 13.3.2.3 13.3.8	Low	Village of Ashcroft	
29.	**Continue disseminating the Village Welcome and Information Package to newcomers, temporary workers, and new residents to Ashcroft.**	6.3.1.7 6.3.3.8	Moderate	Community Groups	Village of Ashcroft
30.	**Develop a community kitchen nutrition program.**	7.3.1.14	Low	Community Groups	Village of Ashcroft, Interior Health
31.	**Continue providing grant-writing support to community organizations through available funding programs.**	6.3.1.6	Moderate	Village of Ashcroft	Northern Development Initiative
Infrastructure & Servicing					

No.	Action	Relevant Policies	Priority	Leadership	Support
32.	**Twin the North Ashcroft water reservoir**	16.3.2.3	High	Village of Ashcroft	
33.	**Continue advancing residential water metering, and related conservation efforts, as well as using metering data and water audit results to identify leaks, reduce water loss, and manage community water demand.**	16.3.2.5 16.3.2.6 16.3.2.7	High	Village of Ashcroft	
34.	**Review the feasibility of improving the storm drainage system in North Ashcroft.**	16.3.3.6 16.3.3.7	Low	Village of Ashcroft	

Schedule B

Land Use Plan



VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

Official Community Plan
Schedule B
Land Use Plan

Legend

LAND USE

- AGRICULTURE
- COMMUNITY USE
- DOWNTOWN ASHCROFT
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- RURAL RESIDENTIAL
- COMPREHENSIVE DEVELOPMENT

SOURCE:

Water and road features obtained through www.geobase.ca website.

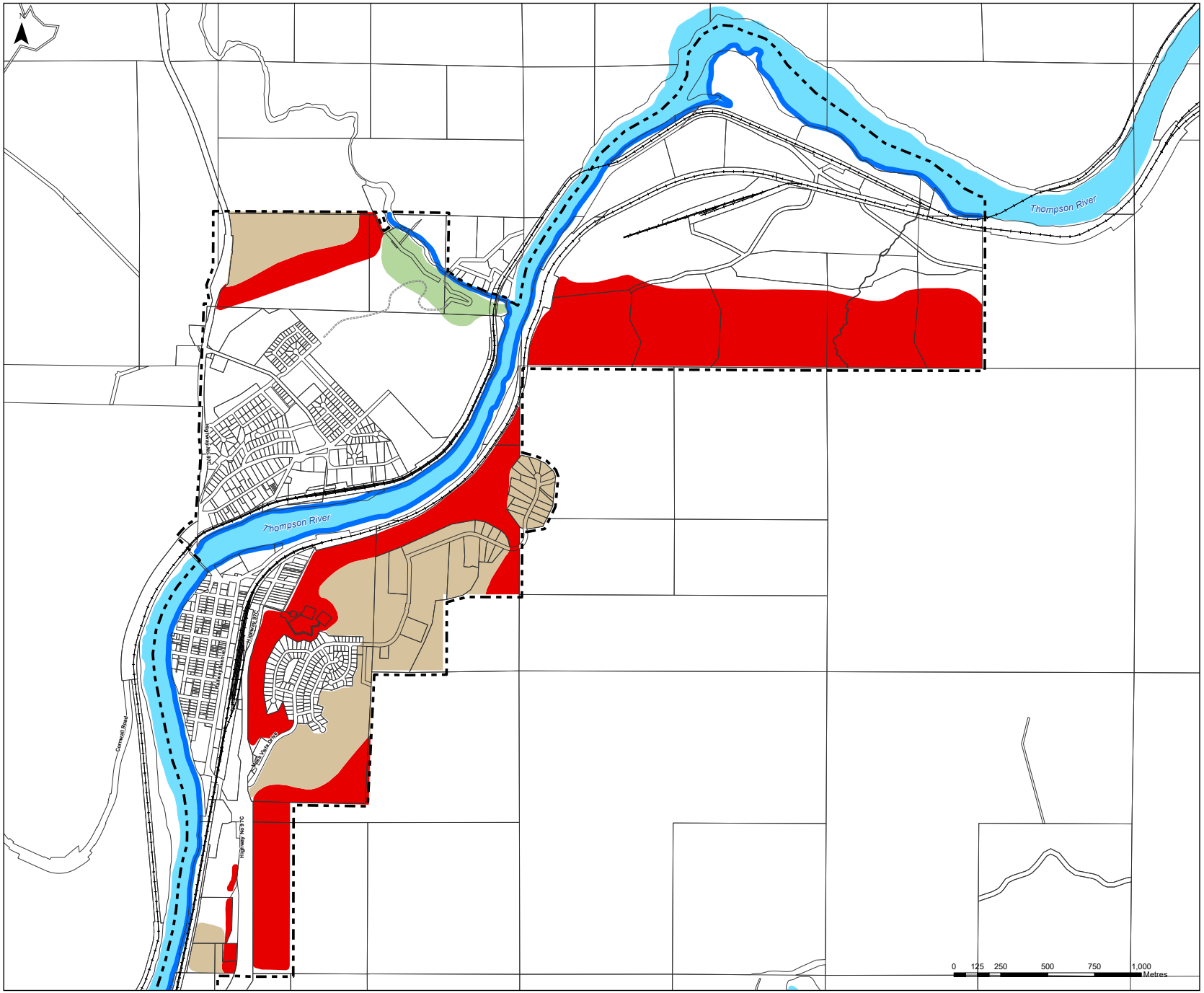
Cadastral information obtained through ParcelMap BC.

Municial Boundary obtained through DataBC.

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

Schedule C

Environmentally Sensitive and Hazardous Areas



VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

Official Community Plan Schedule C

Environmentally Sensitive & Hazardous Areas

Legend

- Floodplain
- Environmentally Sensitive Areas
- Hazardous Slopes
- Unstable Soils

SOURCE:

Water and road features obtained through www.geobase.ca website.

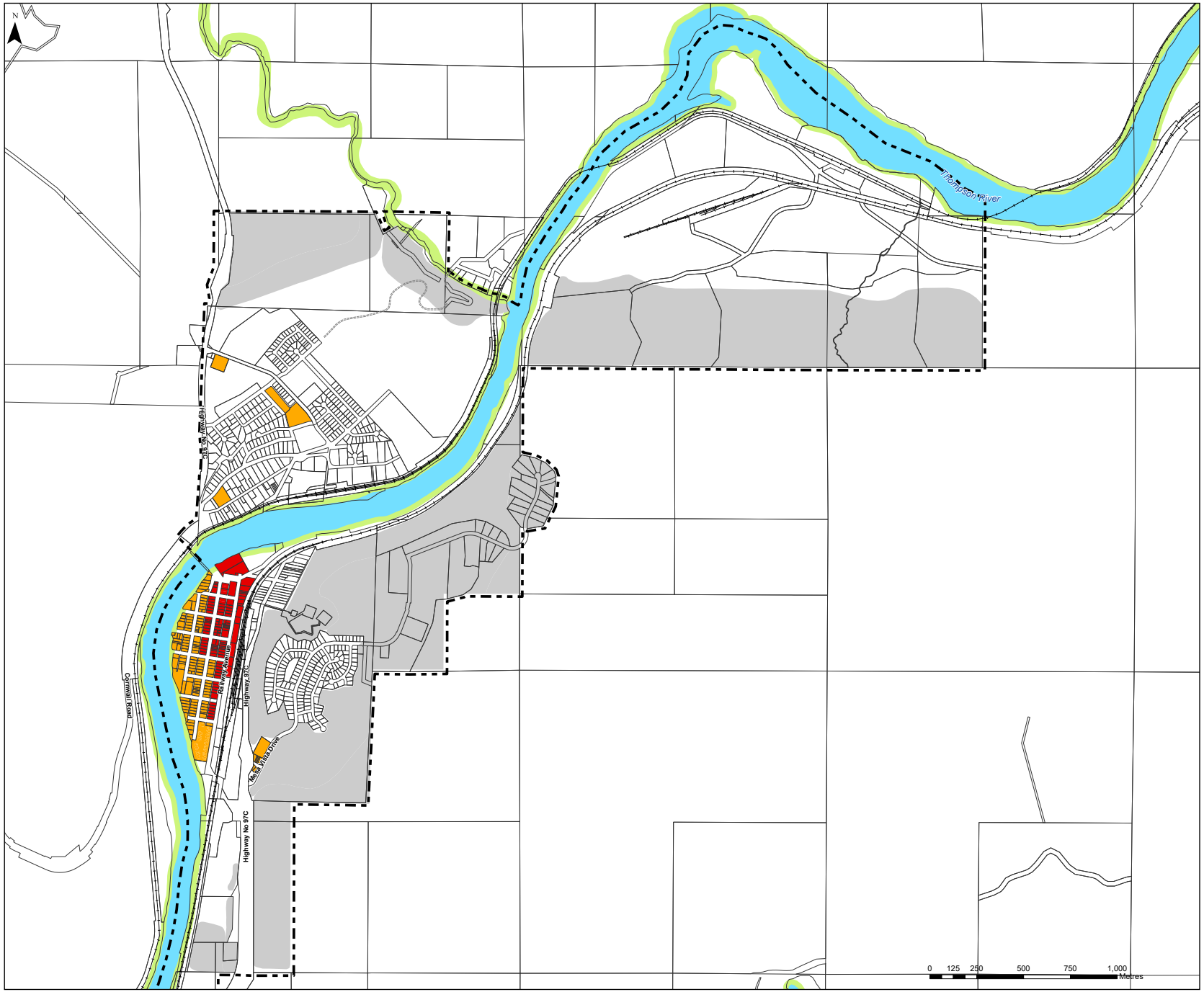
Cadastral information obtained through ICI Society.

Municipal Boundary obtained through DataBC.

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Schedule D

Development Permit Areas



VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

Official Community Plan Schedule D

Development Permit Areas

Legend

- DPA #1 - Streamside Protection
- DPA#2 - Hazardous Slopes and Soils
- DPA #3 - Multiple Dwelling Unit Residential
- DPA #4 - Downtown Commercial / Mixed Use Area

SOURCE:

Water and road features obtained through www.geobase.ca website.

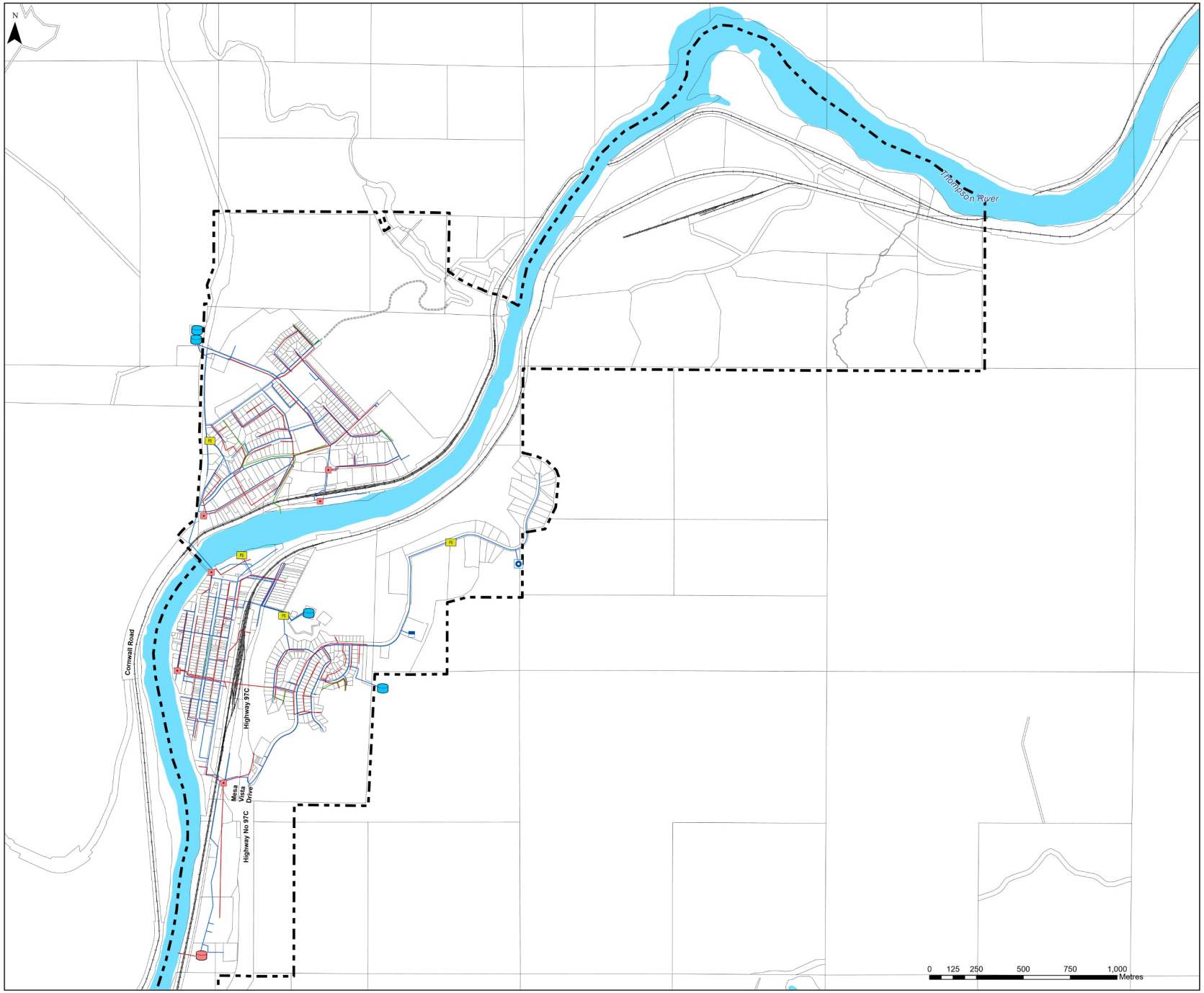
Cadastral information obtained through ICI Society.

Municipal Boundary obtained through DataBC.

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Schedule E

Public Utilities



VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

Official Community Plan Schedule E

Public Utilities

Legend

- Sanitary Main
- Storm Main
- Watermain
- Reservoir
- Pump Station
- BalancingTank
- Irrigation Control
- Waste Water Treatment Plant
- Lift Station

SOURCE:

Water and road features obtained through www.geobase.ca website.

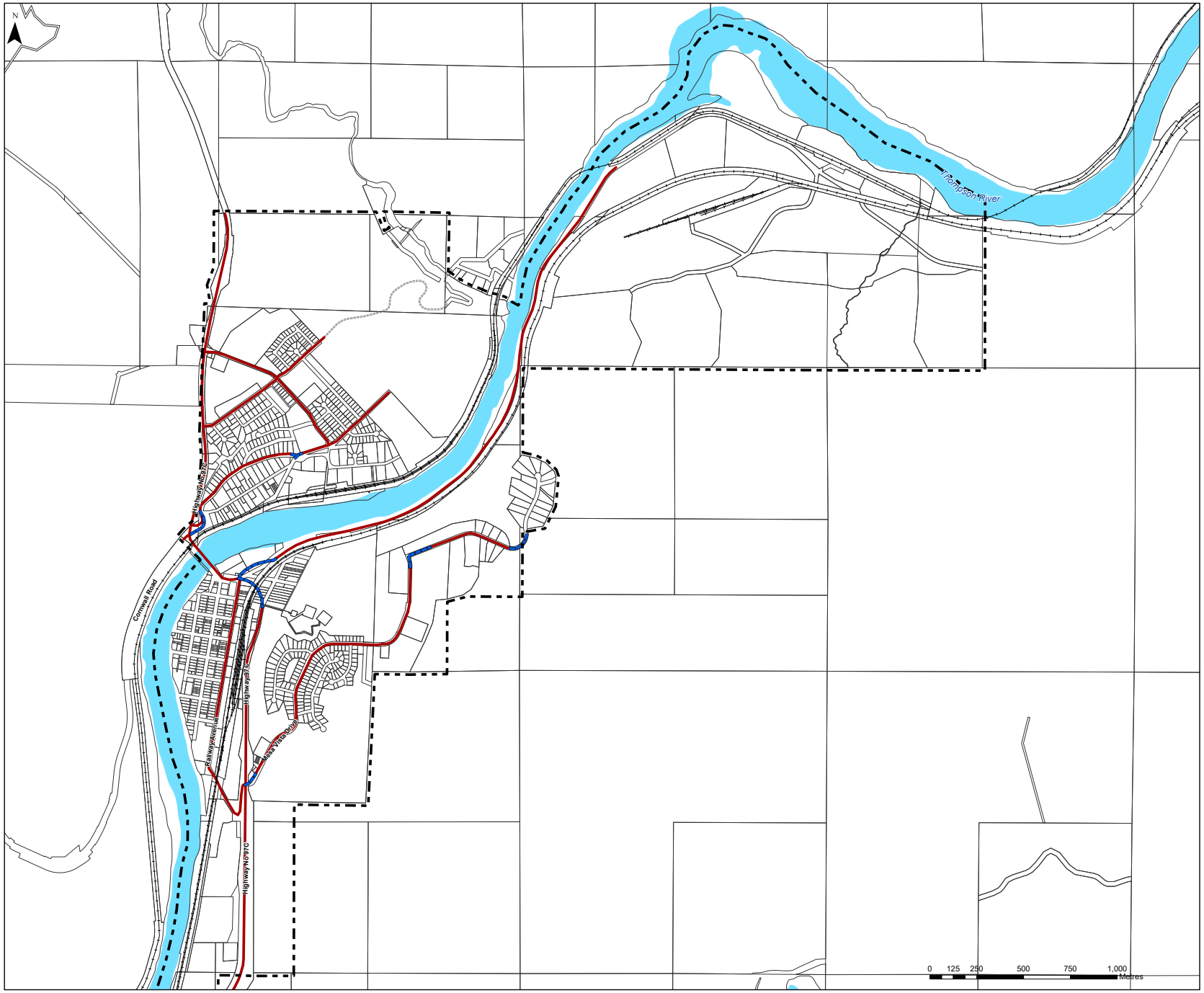
Cadastral information obtained through ICI Society.

Municipal Boundary obtained through DataBC.

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Schedule F

Major Road Network



VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

Official Community Plan Schedule F

Major Road Network

Legend

EXISTING MAJOR ROAD

PROPOSED MAJOR ROAD

SOURCE:

Water and road features obtained through www.geobase.ca website.

Cadastral information obtained through ICI Society.

Municipal Boundary obtained through DataBC.

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Schedule G

Downtown Development Guidelines



Schedule G

DOWNTOWN DEVELOPMENT GUIDELINES



SCHEDULE G – DOWNTOWN DEVELOPMENT GUIDELINES

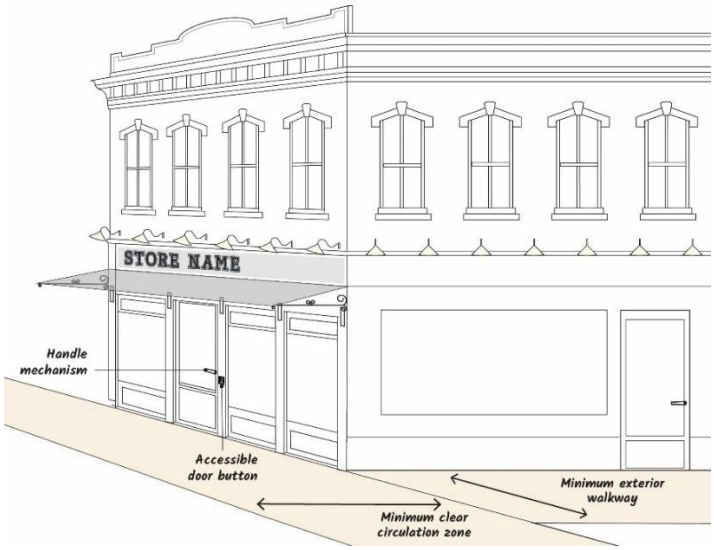
This section provides guidelines that are intended to support the continuation and evolution of Ashcroft's distinct character as well as the continued revitalization of this commercial district. The guidelines are informed by the objective to realize "*a downtown that is comfortable, inviting*, *resilient and adaptable*" and include the following sections:

1. Accessibility
2. Eclectic Western Character
3. Site Design
4. Plantings

1. ACCESSIBILITY

1.1 WALKWAYS AND ENTRANCES

Figure G 1.1: Walkways and Entrances



1.1.1 EXTERIOR WALKWAYS

.1 Minimum 1.8-metre width

.2 Include let-downs or ramps at grade changes

1.1.2 BUILDING ENTRANCES:

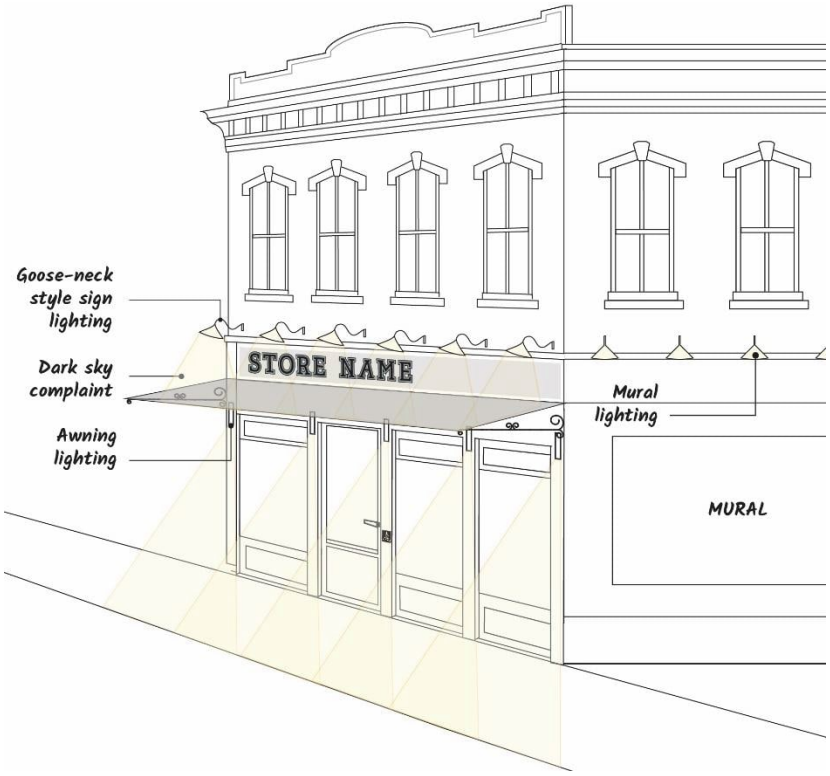
.1 Doors should open freely with a handle mechanism

.2 Sidewalk-oriented entries should consider accessible buttons

.3 Maintain a 1.8-metre clear circulation zone around any sidewalk obstruction, e.g. awning posts, furnishings, etc.

1.2 LIGHTING

Figure G1.2: Lighting



1.2.1 SIGN AND EXTERIOR LIGHTING

.1 Goose-neck style preferred

.2 Dark-sky compliant

.3 Temperature range to be 2000K-4000K

.4 Backlit and neon signs are not permitted

1.2.2 AWNING LIGHTING

.1 **Minimum** 5 footcandles required under awning

.2 Temperature range to be 2000K-4000K

1.3 BUSINESS SIGNAGE

1.3.1 STREET-ORIENTED

Figure G 2.3.1: Street-oriented Business Signage



.1 200mm minimum text-height

.2 High-contrast text and background colours

.3 Attach to lintel or awning parallel to building face

1.3.2 SIDEWALK-ORIENTED

Figure G 3.3.2: Street-oriented Business Signage



.1 55mm minimum text height

.2 High-contrast text and background colours

.3 Suspend overhead perpendicular to building façade preferred

2. ECLECTIC WESTERN CHARACTER

2.1 VARIETY AND UNIQUENESS

2.1.1 MOSAICS, MURALS AND ARTIFACTS

Figure G 2.1.1: Murals and Gathering Areas



.1 Murals and/or mosaic murals on exterior walls are encouraged, especially on larger uninterrupted facades where windows are absent or where walls face outdoor gathering areas

Figure G 2.1.1.1: Mosaic Murals and Artifacts



2.2 CREATIVELY INCORPORATE WESTERN ARTIFACTS INTO BUILDING DETAILS, SIGNAGE OR SITE

2.2.1 CHEERFUL & BOLD COLOUR PALETTES

.1 Façades colours that are bright and cheerful are encouraged.

.2 Select accent colours that are split complementary or split analogous to dominant façade colour.

Examples for selecting dominant and accent colours:

Step 1: Select dominant façade colour. This colour may be a tint of any colour on the colour wheel.

a. Examples: Yellow and different tints.

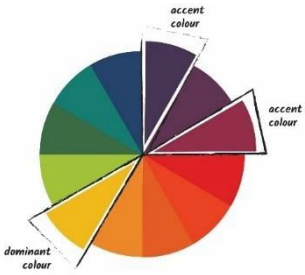
Figure G 2.2.1.a: Dominant Colour Tints



Step 2: Select colours to accent the dominant colour in either split complementary or split analogous.

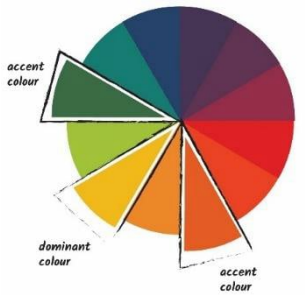
b. Example: Split complementary for dominant yellow.

Figure G 2.2.1 b: Split Complementary



c. Example: Split analogous for dominant yellow.

Figure G 2.2.1.c: Split analogous



2.3 BUILDING FAÇADE

2.3.1 STOREFRONT FAÇADE

Figure G 2.3.1: Storefront Façade



.1 Storefronts on Railway Ave. should have repetitive façade modules divided into equal sections by vertical piers/pilasters

.2 Stores should have glazed entry doors

.3 Storefronts should feature large display windows with opaque bulkheads at ground level and clerestory/transom above

.4 Recessed store entries are encouraged

.5 Interpretive signage relating to building, site and/or Indigenous histories is encouraged

2.3.2 AWNINGS

.1 Required on Railway Ave. frontage.

.2 Awning should extend horizontally from lintel above transom and ensure a minimum 2.4 metre vertical clearance.

Figure G 2.3.2.2: Awning Minimum Vertical Clearance



.3 Encouraged along side-street frontages.

.4 Awning to extend over entire width of sidewalk where possible.

.5 Cantilevered awnings to include decorative bracket.

.6 Accessible porch with railings on top of awning is strongly encouraged.

Figure G 2.3.2.6: Accessible Porch with Railings



.7 Awnings supported by vertical posts to include decorative brackets or simple knee-braces and align with pilasters on façade.

.8 Awnings without an accessible porch should include a sloping canopy roof.

Figure G 2.3.2.8: Awning with Sloping Canopy Roof



2.3.3 UPPER FAÇADE

.1 False fronts/parapets or ornamented gabled roofs are required on Railway Ave. frontage in keeping with an eclectic Western character.

Figure G 2.3.3 a: Upper Façade Example 1

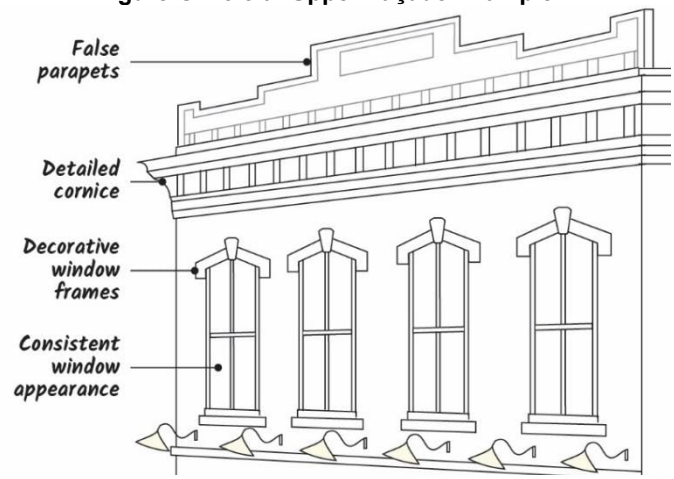


Figure G 2.3.3 b: Upper Façade Example 2

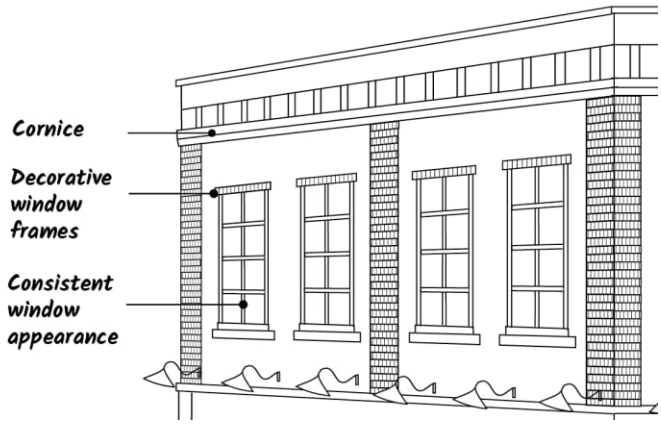


Figure G 2.3.3 c: Upper Façade Example 3



.2 False fronts/parapets are to include a cornice

.3 Cornice should protrude a minimum of 100mm beyond the façade

.4 Articulated pediments and decorative detailing on cornice is encouraged

.5 Upper story windows to have a consistent appearance and occur at regular intervals relating to the lower story

.6 Decorative details on upper story window frames are encouraged

2.3.4 FIRE-ADAPTIVE CLADDING

.1 Fiber cement with wood plank, shiplap, shingle or board and batten pattern

.2 Common clay brick

.3 Natural stone

.4 Stucco with fine textured finish, e.g. light dash, fine sand or sand pebble

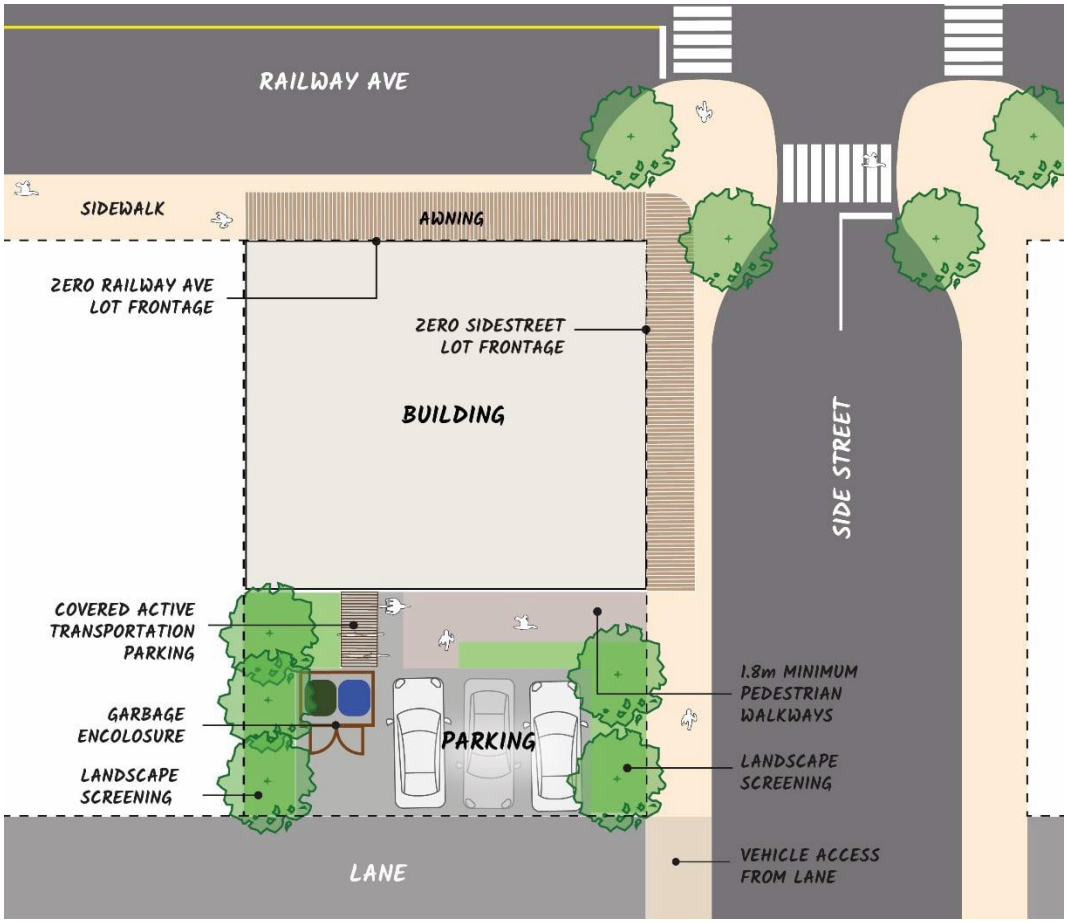
.5 Metal with plank, shiplap, or board and batten pattern

.6 Wood, cast concrete and cultured stone veneer may be incorporated to a limited degree for façade details and ornamentation

.7 Exposed concrete block is not permitted

3. SITE DESIGN

Figure G 3: Example Site Design



3.1 SCREENING

3.1.1 LANDSCAPE SCREENING

.1 Screen parking areas from the streets and adjacent properties with 2.0m landscape buffer where possible.

.2 Enclose garbage receptables and provide a 2.0m landscape buffer from property line where possible.

3.2 ZERO LOT FRONTAGE

3.2.1 RAILWAY AVE. FRONTAGE

.1 Zero lot frontage is required for all buildings facing Railway Ave.

3.2.2 SIDE STREET FRONTAGE

.1 Where the side frontage faces a side street off Railway Ave, zero lot frontage is encouraged.

.2 Side street façade, including canopy and clearances, consistent with Railway Ave guidelines are encouraged.

3.3 PARKING AND VEHICLE ACCESS

3.3.1 VEHICLE ACCESS

.1 Wherever possible all parking and vehicle access should be from the lane at the rear of properties.

3.3.2 VEHICLE PARKING

.1 Parking should have a pedestrian walkway to the sidewalk or building entrances.

.2 Parking areas should have 10% of landscaping coverage with permeable areas, inclusive of the 2.0m landscape screening buffers.

.3 Wherever possible include trees with broad canopies to provide shade over parking areas.

3.3.3 DESIGNATED ACTIVE TRANSPORTATION PARKING

.1 Provide designated parking for bicycles, scooters, and mobility devices close to building entrances with canopy cover where possible.

4. PLANTINGS

4.1 ARID CLIMATE ADAPTABILITY

4.1.1 TREES

.1 Species selection should prioritize drought tolerance, resilience to heat, fire resistance and adaptability to urban conditions.

.2 Suitable compact tree choices include *Acer ginalla,* Amur Maple; *Amelanchier x grandiflora* 'Autumn Brilliance', Autumn Brilliance Serviceberry; *Malus 'DurLawrence',* Courageous Crabapple; *Sorbus decora,* Showy Mountain Ash; *Crataegus x mordenensis 'Toba',* Toba Hawthorn; *Crataegus mordenensis* 'Snowbird', Snowbird Hawthorn; *Betula platyphylla* 'Fargo', Dakota Pinnacle Birch.

.3 Suitable large tree choices include *Gleditsia triacanthos,* Honey Locust; *Celtis occidentalis,* Common Hackberry; *Quercus macrocarpa,* Burr Oak.

.4 Suitable native tree choices include *Pseudotsuga menziesii,* Douglas Fir; *Picea pungens,* Blue Spruce; *Pinus monticola,* Western White Pine*; Populus tremuloides,* Quaking Aspen.

.5 When possible, select native or regionally adapted varieties to ensure longevity and minimal maintenance.

4.1.2 SHRUBS, GROUND COVERS AND PERENNIALS

.1 Species selection should prioritize drought tolerance, resilience to heat, pollinator habitat, and adaptability to urban conditions.

.2 Suitable shrub species include *Aronia melanocarpa*, Black Chokeberry; *Artemisia tridentata*, Big Sagbrush; *Ericameria nauseosa,* Rabbitbrush; *Ribes alpinum,* Alpine Currant; *Rhus glabra*, Smooth Sumac*; Physocarpus opulifolius, Ninebark; Potentilla fruticose*, Shrubby Cinquefoil; *Mahonia aquifolium,* Oregon Grape Holly; *Amelanchier alnifolia,* Saskatoon Serviceberry; *Shepherdia argentea,* Silver Buffaloberry; *Rosa acicularis*, Prickly Wild Rose; *Salix purpurea*, 'Nana' Dwarf Arctic Willow; *Rhus aromatica* 'Gro-Low', Gro-lo Sumac.

.3 Suitable groundcover species include *Sedum spurium,* Creeping Stonecrop; *Thymus serpyllum,* Creeping Thyme; *Fragaria virginiana,* Wild Strawberry; *Cerastium tomentosum,* Snow-in-summer; *Spiraea betulifolia,* Birchleaf Spiraea.

.4 Suitable perennial species include *Echinacea purpurea,* Purple Coneflower; *Achillea millefolium,* Yarrow; *Gaillardia aristata,* Blanket Flower; *Hemerocallis*

.4 Suitable perennial species include *Echinacea purpurea,* Purple Coneflower; *Achillea millefolium,* Yarrow; *Gaillardia aristata,* Blanket Flower; *Hemerocallis spp.,* Daylily; *Asclepias tuberosa,* Butterfly Weed; *Sedum spectabile,* Showy Stonecrop; *Perovskia atriplicifolia,* Russian Sage; *Liatris spicata,* Blazing Star; *Agastache Foeniculum*, Anise Hyssop; *Salvia spp.,* Garden Sage; *Eriogonum flavum,* Yellow Buckwheat; *Monarda fistulosa,* Wild Bergamot.

.5 Suitable ornamental grass species include: *Poa glauca* 'Blue Hills', Blue Hills Poa Grass; Bouteloua gracilis, Blue gramma Grass; *Leymus cinereus,* Giant Wild Rye; *Helictotrichon sempervirens,* Blue Oat Grass; *Pseudoroegneria spicata ssp spicata,* Bluebunch Wheatgrass; *Festuca ssp.,* Fescue; *Schizachyrium scoparium,* Little Bluestem; *Sorghastrum nutans,* Wood Grass.

4.1.3 WATER-SAVING LANDSCAPES

.1 Group plants with similar water requirements together.

.2 Reduce soil water-loss with mulches.

.3 Optimize watering with automatic irrigation.

.4 Large above-ground planters supported by self-watering reservoirs.

.5 Locate and invert planting areas to absorb water from impermeable surfaces like pathways, parking and roofs.