

NOTICE: That a Regular Meeting of the District of Barriere Municipal Council and PUBLIC HEARING will be held at District Hall, 4936 Barriere Town Road, in Barriere, B.C. on March 30, 2026, at 5:30pm for the transaction of business listed below.

Daniel Drexler, Chief Administrative Officer

AGENDA

“We acknowledge and respect the indigenous peoples of Simpcw First Nation within whose lands we are meeting today.”

1. ADOPTION OF AGENDA

That Council approve the March 30, 2026, Regular Council Meeting & Public Hearing Agenda.

2. PETITIONS, DELEGATIONS AND SPECIAL PRESENTATIONS

- a. TRUE Consulting re: Signage & Wayfinding Strategy – Gerry Melenka, Professional Planner

3. PUBLIC HEARING – motion to convene into Public Hearing

- a. DRAFT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273

4. RECONVENE REGULAR COUNCIL MEETING

5. ADOPTION OF MINUTES

- a. That Council adopt the minutes of the March 9, 2026, Regular Council Meeting.

6. BYLAWS and POLICIES

- a. DRAFT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 – 2nd & 3rd readings and adoption.

Recommendations:

- 1. THAT Official Community Plan Bylaw No. 85 Amendment Bylaw No. 273 be amended by removing the word “Agricultural” from the 1st paragraph under Sand/Gravel in Section 4.2 in its attached Schedule ‘A’.***
- 2. THAT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 be amended by replacing Tables 3.3.1 and 3.3.2 (Section 3.3) with the following Tables in this attached Schedule ‘A’:***

Table 3.3.1 Projected School Enrolment

| Projected School Enrolment (as of February 2026) | | | | | | | | | | | | | |
|--|--------|------|------|------|------|------|------|------|------|------|------|------|-----------------------------|
| | Grades | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Ministry Operating Capacity |
| Barriere Elementary | K-6 | 208 | 205 | 204 | 190 | 182 | 188 | 196 | 200 | 202 | 196 | 190 | 271 |
| Barriere Secondary | 7-12 | 225 | 229 | 221 | 236 | 220 | 223 | 207 | 205 | 202 | 188 | 196 | 325 |

Source: School District No. 73 - Long Range Facilities Plan | February 2026

Table 3.3.2 School Capacity and Utilization Rates

| School Capacity and Utilization Rates (as of February 2026) | | | | | | | | | | | | | |
|---|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Barriere Elementary | K-6 | 77% | 76% | 75% | 70% | 67% | 69% | 72% | 74% | 75% | 72% | 70% | 271 |
| Barriere Secondary | 7-12 | 69% | 70% | 68% | 73% | 68% | 69% | 64% | 63% | 62% | 58% | 60% | 325 |

Source: School District No. 73 - Long Range Facilities Plan | February 2026

3. **THAT Official Community Plan Bylaw No. 85 Amendment Bylaw No. 273 be amended by replacing Map 6 – DPA 4 Environmental with Map 6 – DPA 4 Environmental as attached to the staff report.**
4. **THAT Council gives 2nd reading to Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 as amended.**
5. **THAT Council gives 3rd reading and adoption to Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273.**

- b. DRAFT Policy No. 58CN - Council Liaison
Recommendation: THAT Council adopt Policy No. 58CN – Council Liaison

7. STAFF REPORTS

- a. Green Space – 4976 Barriere Town Road – A. Hovenkamp, Fire Chief
Recommendation: THAT Council directs Staff to create a natural FireSmart Showcase at 4976 Barriere Town Road as outlined in the report.
- b. Fire Hall – Bay 5 – Terms and Conditions for Lease – D. Drexler, CAO
Recommendation: THAT Council directs staff to draft a lease agreement for the use of Bay 5 in the Fire Hall by the Barriere and Area First Responders with the following terms & conditions:
 - Length of Term: _____
 - Renewal Option: _____
 - Termination Clause: _____
 - Access Control: _____
 - Lease Charges, Repairs and Maintenance Costs, and Utility Costs: _____
- c. Strategic Plan Update – D. Drexler, CAO
**Submitted for information*

8. CORRESPONDENCE

- a. For Information
- b. For Action – *none submitted.*

9. COUNCIL REPORTS

10. MAYOR'S REPORT

- a. Proposed Stakeholder's Gathering Discussion
- b. Decisions from Delegations and Special Presentations

11. PUBLIC INQUIRIES

12. NOTICE OF MOTION

13. CONVENE INTO CLOSED SESSION

Pursuant to Sections 90(1)(e)(f) of the Community Charter, that the public interest requires that persons other than Council Members and required staff be excluded from the meeting and that Council continues the meeting in closed session to discuss confidential matters.

14. RECONVENE OPEN MEETING

15. BUSINESS ARISING FROM CLOSED SESSION *(if required)*

16. NEXT MEETING - *Regular Council Meeting – April 20, 2026 @ 5:30pm*

17. ADJOURNMENT

WHAT IS THE BARRIERE SIGNAGE & WAYFINDING PROJECT?



A collaborative approach to developing a comprehensive wayfinding strategy that delivers clear, cohesive recommendations to enhance navigation, and sense of place within the community of Barriere.

GREAT WAYFINDING

- Provides clear navigational support
- Highlights key destinations
- Reinforces community brand

CURRENT BARRIERS (THE "OBSTACLES" KIND)

- Underperforming signage
- Areas with no signage (Ghost zones)
- Lack of visual hierarchy
- Park signs acting as wayfinding
- Facilities not clearly identified
- Trailheads not clearly identified



OUR PROCESS

UNDERSTANDING BARRIERE'S UNIQUE SIGNAGE REQUIREMENTS

- SIGN AUDIT
- COMMUNITY SURVEY

STANDARDIZATION

HIERARCHY

- Level 1: Primary Voice
"You have arrived"
- Level 2: Secondary Voice
"This way"
- Level 2: Tertiary Voice
"Still on track"
- Level 3: Background Voice
"If you have time"/
"Let's walk"

SIGN FAMILIES



WHAT DID THE COMMUNITY TELL US?

The District of Barriere undertook a community engagement process to gather input on signage and wayfinding throughout the community. An online survey conducted in January and February 2026 received 87 responses from residents, business owners, and members of Simpcw First Nation.



Can I get more trailmarkers?



KEY FINDINGS

Average rating of **7.4/10** for the importance of wayfinding in the community

70% of respondents feel there is inadequate signage directing people to the District

Most common words used to describe current signage

Outdated

Lacking

Minimal

Small

WHAT'S WORKING?

- Adequate basic wayfinding
- Clear directional signage
- Use of traditional materials
- Recent improvements acknowledged



What would the community like to see more of?

- Improved signage for key destinations
- Greater investment in trail and cultural signage
- Bilingual (English & Secwepemctsin) signage support
- Integration of technology (e.g., QR codes)



WHAT'S NOT?

Top 5 Missing Signage

- Trail markers
- Cultural & Storytelling Signage
- Temporary Signage
- Gateway Signage
- Facility Signage

Areas for improvement

- Visibility
- Placement
- Size/Legibility
- Clarity
- Consistency

Priority Areas

- Downtown
- Parks & Trails
- Historical/Cultural Sites
- Community Facilities
- HWY 5 Commercial Corridor

- Letters are too small to read
- Needs better visibility
- Lacks color and visual impact
- Insufficient lighting



DESIGN INSPIRATION:



LEVEL 1: GATEWAY SIGNAGE



CONCEPT 1: Movement-Led / Clarity-First

Rationale: "Barriere as a Journey"

This concept treats wayfinding as a **linear journey**—a clear progression from arrival through the town's layers to final destinations. Each sign type has a distinct role in guiding users through the experience.

Community Alignment: Strong alignment with survey feedback prioritizing clarity and traditional design. Designed to support bilingual content.

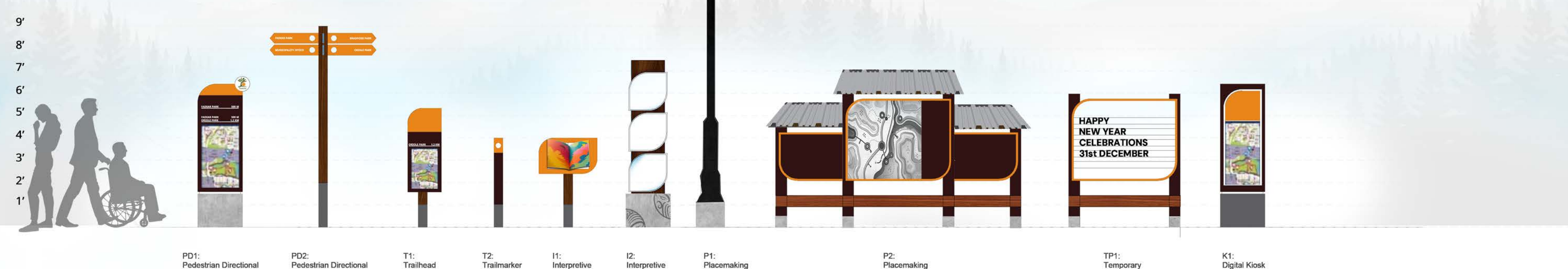
Best-Use Scenarios

- High-Speed Vehicular Corridors
- Decision Points
- Visitor Navigation

LEVEL 2: COLLECTOR STREET SIGNAGE & CORE NAVIGATION



LEVEL 3: NEIGHBOURHOOD & DESTINATION SIGNAGE



Colors

- "Barriere" Orange
- Deep Bark Brown
- Grey

Materials

- Powder-Coated Metal
- Wood
- Natural Stone
- Concrete
- Engraved Concrete

Font: BC Sans
Azul

DESIGN INSPIRATION:



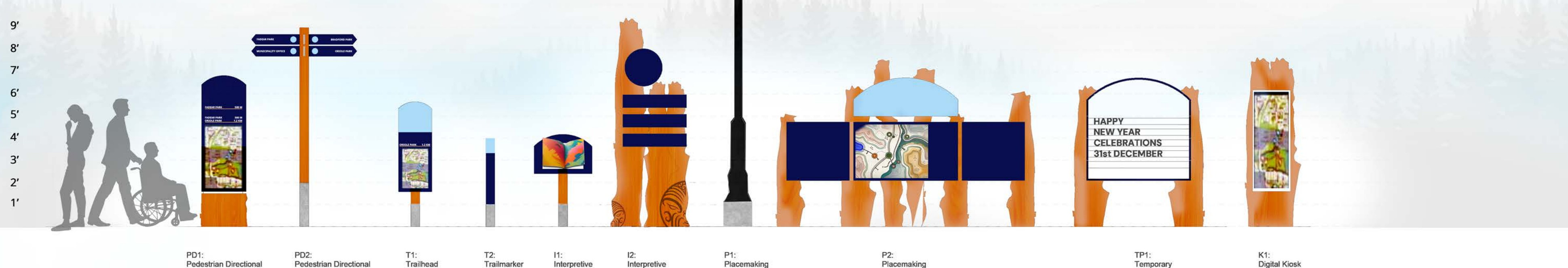
LEVEL 1: GATEWAY SIGNAGE



LEVEL 2: COLLECTOR STREET SIGNAGE & CORE NAVIGATION



LEVEL 3: NEIGHBOURHOOD & DESTINATION SIGNAGE



CONCEPT 2: Experience-Led/ Identity - Focused

Rationale: "Barriere as a Story"




This concept treats Barriere as a narrative to be discovered—a **story** woven from landscape, history, Indigenous presence, and collective memory. Signs become storytellers.

Community Alignment: Strongest alignment with desire for cultural interpretation and identity expression. Designed to support bilingual content.



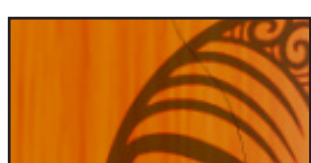

Best-Use Scenarios

- Gateway & Landmark Locations
- Cultural & Heritage Sites
- Community Gathering Spaces

Colors

-  Dusk Blue
-  Dawn Blue
-  "Barriere" Orange

Materials

-  Powder-Coated Metal
-  Powder-Coated Metal
-  Wood
-  Engraved Wood
-  Natural Stone

Font: BC Sans
Azul

LEVEL 1: GATEWAY SIGNAGE



DESIGN INSPIRATION:



CONCEPT 3: Network of Places

Rationale: "Barriere as a Collection of Destinations"

This concept treats Barriere as a network of **distinct places**—each with its own character and identity. Signs become markers of place, using tactile materials to create a sensory connection to location.

Community Alignment: Excellent alignment with material preferences and desire for traditional, tactile aesthetics. Designed to support bilingual content.

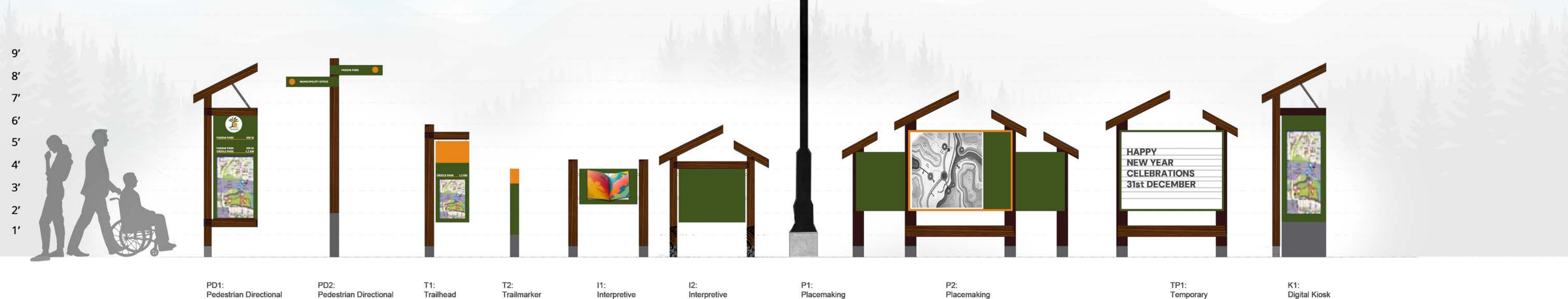
Best-Use Scenarios

- Neighborhood Zones
- Recreation Networks
- Pedestrian Streets

LEVEL 2: COLLECTOR STREET SIGNAGE & CORE NAVIGATION



LEVEL 3: NEIGHBOURHOOD & DESTINATION SIGNAGE



Colors

-  "Barriere" Green
-  Deep Bark Brown
-  "Barriere" Orange

Materials

-  Wood
-  Wood
-  Natural Stone

**Font: BC Sans
Azul**

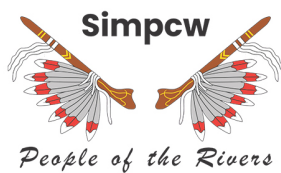
WHAT WE HEARD

Signage & Wayfinding

Community Survey Report

District of Barriere

March 2026



This survey is part of a broader project being developed in collaboration with the Barriere & Area Chamber of Commerce, the District of Barriere, Simpcw First Nation, the Thompson-Nicola Regional District, and the Lower North Thompson Tourism Society.

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Executive Summary

The District of Barriere undertook a community engagement process to gather input on signage and wayfinding throughout the community. An online survey conducted in January and February 2026 received 87 responses from residents, business owners, community members and members of Simpcw First Nation, providing valuable insights into how people experience navigation in Barriere and what improvements they would like to see.

This report summarizes what we heard from the community, including key themes, user experiences, strengths of the current system, areas for improvement, and priorities for future signage development. The feedback gathered will inform the development of a comprehensive signage and wayfinding strategy for the District of Barriere.

Key Findings at a Glance

- Wayfinding is important to the community, with an average rating of **7.4 out of 10** for importance
- **70%** of respondents feel there is NOT adequate signage directing people to the District of Barriere
- The most common words used to describe current signage: **outdated, lacking, small, minimal**
- Top priorities for improvement: **Visibility (68%), Placement/Location (67%), and Size/Legibility (62%)**
- Trail markers and park maps are the most requested missing signage (**64%**)
- **Downtown (70%)** and **park locations (65%)** ranked highest for signage improvements

Engagement Overview

Community engagement for the Signage and Wayfinding project was conducted through an online survey available from January 27 to February 12, 2026. The survey was designed to gather input on how residents and visitors experience wayfinding and signage in the District of Barriere, what is working well, what needs improvement, and what priorities should guide future signage development.

Survey Response Summary

87

Total Survey Responses

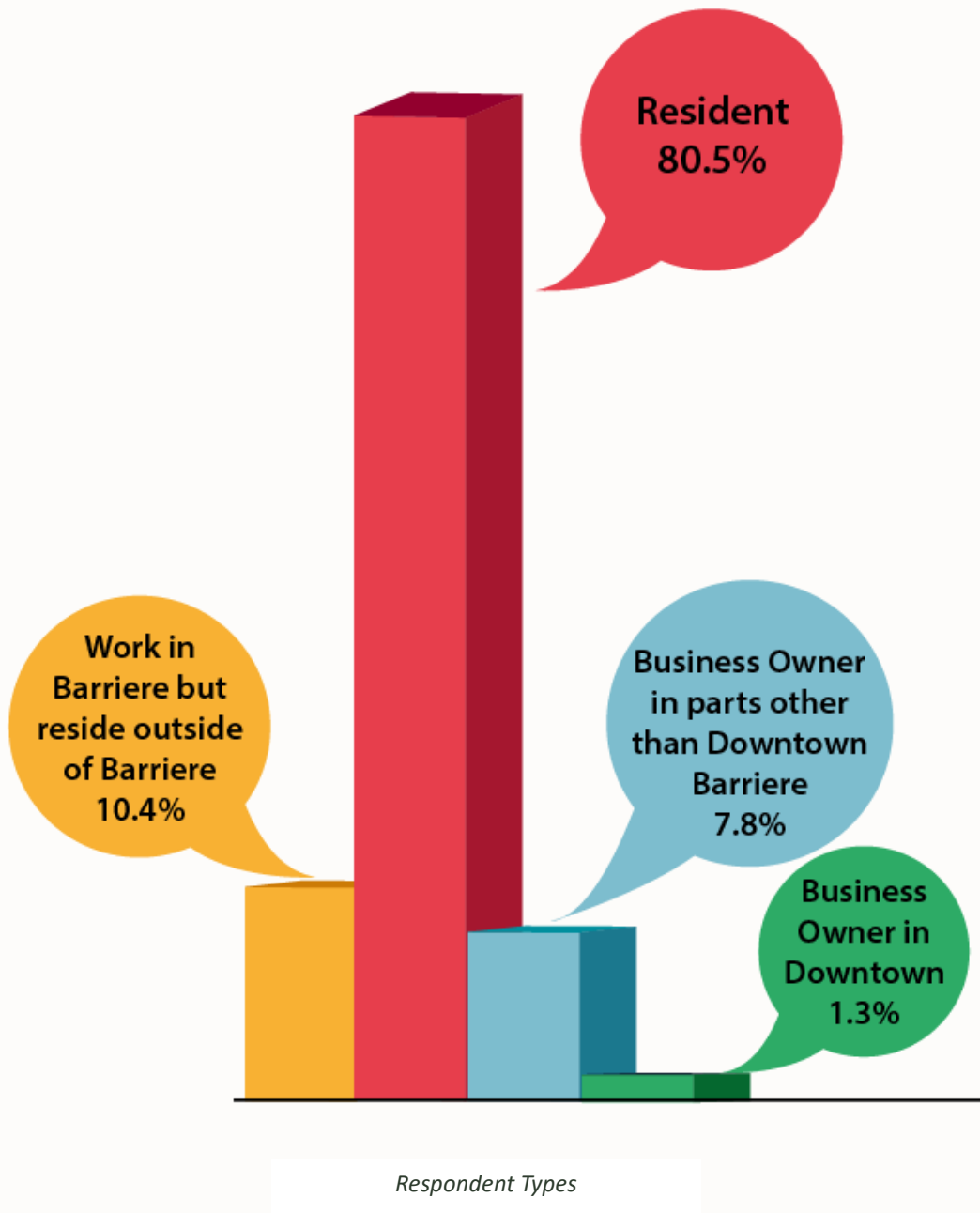
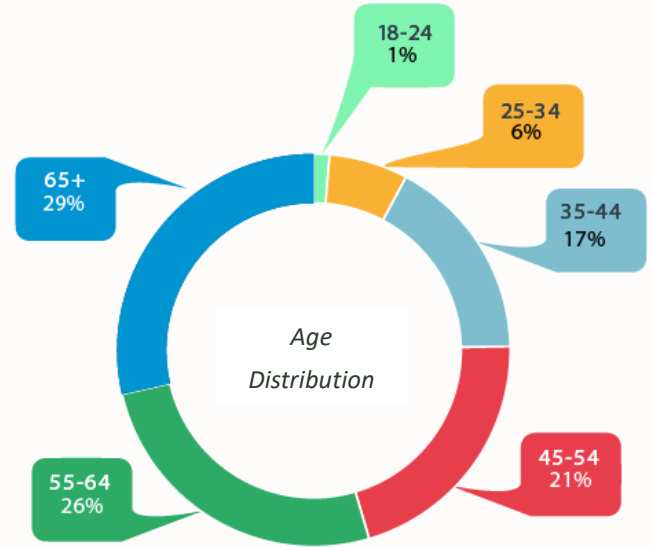
| Type | Value |
|---------------|--|
| Response Rate | ~5% of population (Based on 2021 Census population of 1,765) |
| Survey Period | Jan 27 - Feb 12, 2026 |

Table 1: Survey Response Summary

Respondent Demographics

The survey attracted responses from a diverse cross-section of the community. The age distribution showed strong participation from residents aged 35 and older (17%), with particularly high engagement from those aged 55-64 (26%) and 65+ (29%).

The majority of respondents (81%) were residents of District of Barriere, with representation from business owners and people who work in District of Barriere but live elsewhere (*shown below*).



Key Themes from the Community

Five major themes emerged from the community feedback, reflecting the community's perspectives on Barriere's character, current signage challenges, and aspirations for the future wayfinding system.

Theme 1: Community Identity - Quiet, Growing, and Welcoming

When asked to describe the district today (Q-1), respondents most frequently selected "**Quiet**" (77%), "**Growing**" (55%), and "**Welcoming**" (48%). The community also strongly identifies with being "**Scenic**" (40%) and "**Traditional**" (24%). This identity shapes expectations for signage that respects and enhances District of Barriere's small-town, natural character.

Theme 2: Traditional Aesthetic Preferred

When shown images representing different aesthetic styles (Q-3), 77% of respondents associated District of Barriere with a "**Traditional**" look rather than "**Modern**" (23%). This preference is reinforced by material selections (Q-4), with "**wood**" (79%) being the overwhelming choice for reflecting District of Barriere's character, followed by "**stone**" (31%), "**concrete**" (31%), "**acrylic**" (11%) and "**metal**" (7%).

Theme 3: Color Matters

Nearly three-quarters of respondents (approximately 75%) feel that color is important in how the District of Barriere presents itself to residents and visitors. When shown color palette options (Q-6), 48% preferred **Image 2** (a **warmer, earth-toned** palette), while 35% wanted something different entirely, suggesting an opportunity for further exploration of color options that reflect the district's natural environment.

Theme 4: Inadequate Directional Signage

A significant concern emerged about signage directing people to the District of Barriere (Q-9): 70% of respondents feel current signage is **inadequate**. This finding, combined with feedback about the gateway sign needing improvements, points to a critical need for better arrival signage.

Theme 5: Strong Support for Trail and Cultural Signage

The community expressed strong support for signage related to recreation and culture. **Trail markers** and **park maps** topped the list of missing signage (64%), followed by **history, culture and storytelling** signs (60%). There is also strong support (81%) for **bilingual signage** (English and Secwepemctsin) on historical and cultural signs.



User Experience: Navigating the District of Barriere

Where People Go

Understanding where people travel in the district helps identify priority locations for signage. The survey asked respondents which areas they visit most often (Q-2) (excluding home and workplace).

| Area | Responses |
|--|-----------|
| Downtown | 78 |
| Community Parks & Trails | 47 |
| Highway 5 Corridor | 39 |
| Schools, Places of Worship, Institutions | 22 |
| Government & Community Buildings | 19 |
| Louis Creek Industrial Park | 8 |
| Barriere Industrial Park | 7 |

Table 2: Areas Visited Most Often

First Impressions: The Gateway Sign

The gateway sign at the south entrance to District of Barriere creates first impressions for visitors. When shown an image of the current gateway sign (Q-10), community responses revealed mixed feelings:

| Response | Count | Percentage |
|-----------------------|-------|------------|
| Other responses | 21 | 26% |
| Nostalgic | 20 | 24% |
| Welcoming | 14 | 17% |
| Outdated | 14 | 17% |
| In need of a facelift | 13 | 16% |

Table 3: Gateway Sign Impressions

The "Other" responses (26%) provided specific feedback, with common themes including:

- letters are too small to read from the highway
- needs better visibility at night and in poor weather
- lacks color and visual impact, and
- needs lighting

Suggestions included structural refinements and the addition of light fixtures. While many participants appreciated the arch, they agreed that it would benefit from a facelift.

WELCOMING

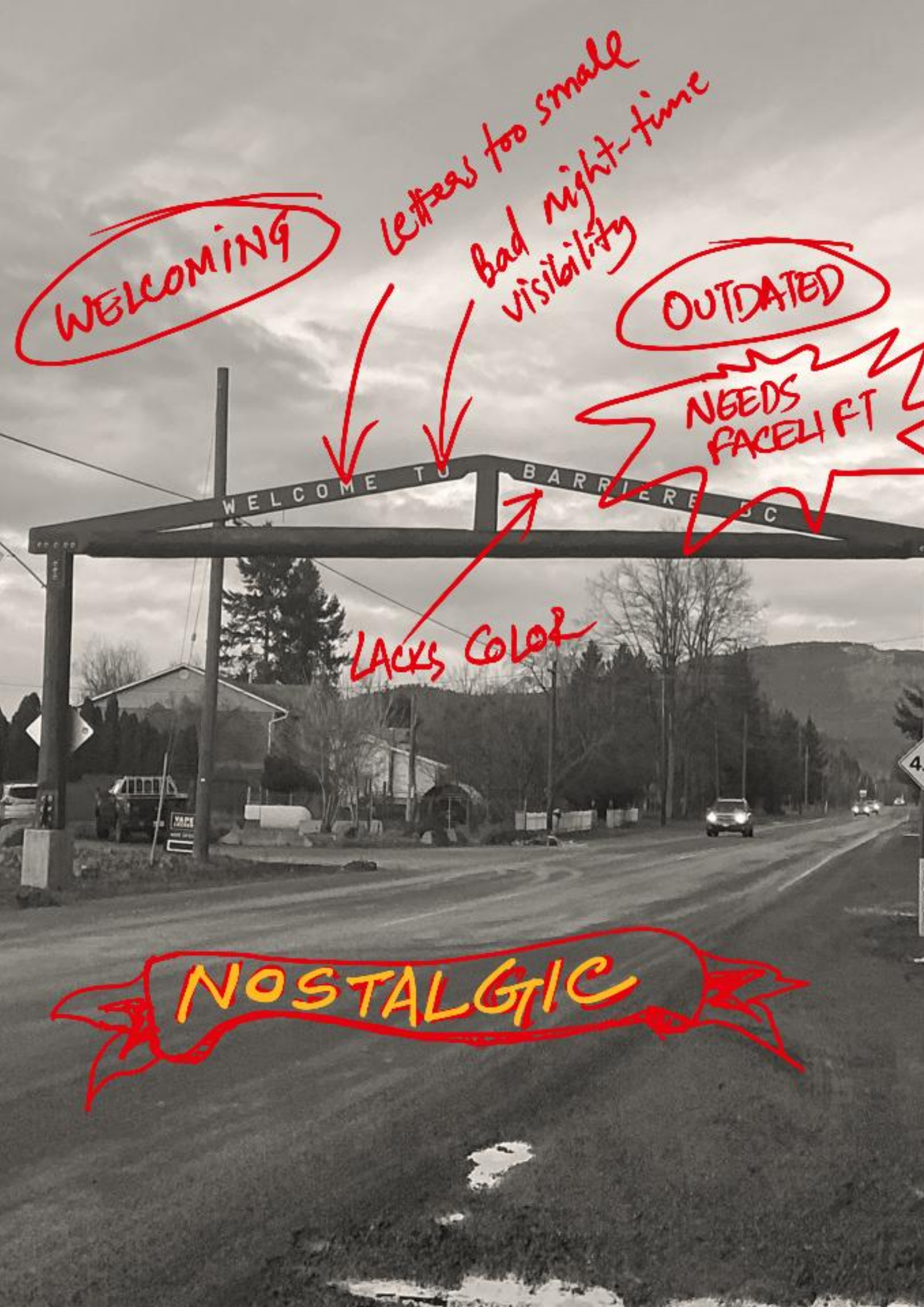
Letters too small
Bad night-time
visibility

OUTDATED

NEEDS
FACELIFT

LACKS COLOR

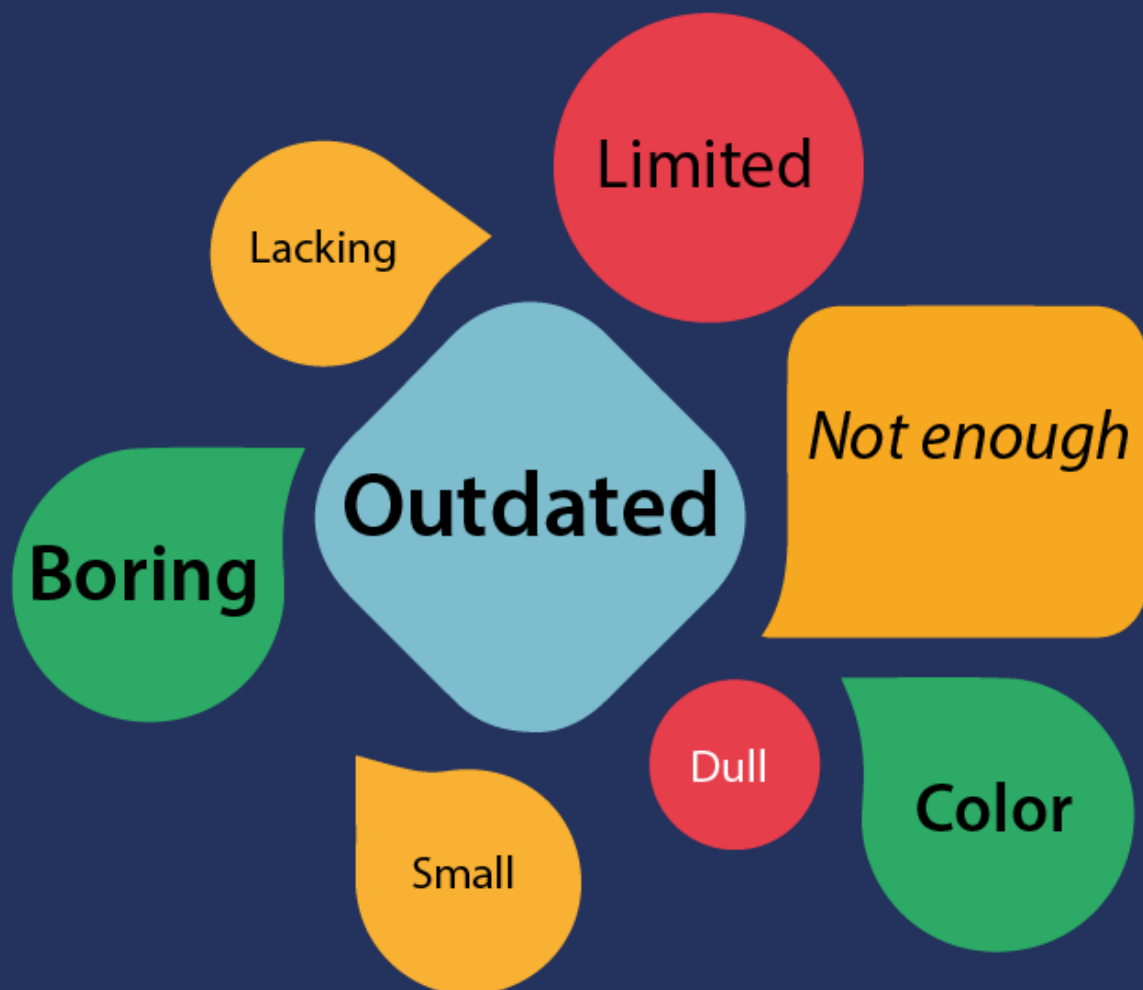
NOSTALGIC



Current Signage: Five Words

When asked what five words come to mind when thinking about the district's current signage (Q-8), the most frequent responses were:

- Outdated (mentioned 15+ times)
- Lacking / Limited / Minimal (mentioned 12+ times)
- Small (mentioned 10+ times)
- Not enough / Inadequate (mentioned 8+ times)
- Boring / Plain / Dull (mentioned 6+ times)



What's Working Well

Despite concerns about overall signage adequacy, respondents identified several positive aspects of the current wayfinding system:

Adequate Basic Wayfinding

Some respondents noted that basic wayfinding functions adequately. Comments included **"adequate but could be more," "quite nice for a small town,"** and **"we haven't got lost."** This suggests that while improvements are needed, the existing system provides a foundation to build upon.

Clear Directional Signage

Some respondents found current signage clear and functional, with comments like **"basic, clear"** and **"adequate, functional, visible, clear, clean."** These positive responses indicate that when signage is properly designed and placed, it effectively serves its purpose.

Recent Improvements Acknowledged

Community members noted recent improvements, with one respondent commenting: "Starting to get better but people still can't find the actual town." Another mentioned appreciation for the "big sign by the petro" being painted a more visible color.



Areas for Improvement

The survey identified several key areas where signage needs improvement.

Improvement Areas

Respondents were asked to select all applicable improvement areas (Q-15):

| Improvement Area | Responses |
|------------------------|-----------|
| Visibility | 53 |
| Placement/Location | 52 |
| Size/Legibility | 48 |
| Clarity of Information | 36 |
| Consistent Design | 31 |
| Maintenance/Condition | 19 |

Table 4: Areas for Improvement



Existing information kiosk with worn and aging signage

Missing Signage

When asked what signage is missing in District of Barriere (Q-16), respondents identified the following priorities:

| Signage Type | Responses |
|---------------------------------------|-----------|
| Trail Markers & Park Maps | 50 |
| History, Culture & Storytelling Signs | 47 |
| Temporary, Event & Seasonal Signs | 41 |
| Gateway & Arrival Signs | 38 |
| Signs for Public Buildings | 38 |
| Signs for Walkers & Pedestrians | 31 |
| Vehicular Road Signs | 15 |
| Digital Signs | 14 |
| Parking & Access Signs | 12 |
| Regulatory & Safety Signs | 5 |

Table 5: Missing Signage Types



Missing Trailhead Signage



64%

Trail Markers
& Park Maps



53%

Temporary, Event
& Seasonal Signs



40%

Signs for
Walkers
& Pedestrians



49%

Signs for
Public Buildings



60%

History, Culture
& Storytelling Signs



49%

Gateway
& Arrival Signs

Readability and Visibility Concerns

The survey explored readability and visibility in more detail. When asked if current signs are easy to read for everyone (including seniors and people with limited vision) (Q-13):

| Response | Count | Percentage |
|----------------------------|-------|------------|
| Neither easy nor difficult | 44 | 54% |
| Difficult to read | 17 | 21% |
| Easy to read | 15 | 19% |
| Very easy to read | 3 | 4% |
| Very difficult to read | 2 | 2% |

Table 6: Sign Readability

Visibility after dark (Q-14) received particularly low ratings, with an average score of only **3 out of 10**.



This indicates a significant opportunity for improvement through better lighting, reflective materials, or illuminated signage.

User Perspectives by Group

Different user groups have different wayfinding needs. While the survey had limited responses from groups like “Business Owners in Downtown”, the feedback received highlights important considerations:

Residents

As the primary users of the district’s wayfinding system, residents provided the bulk of feedback (81%). Their comments reflect daily experience navigating the community and a desire for signage that enhances the District of Barriere's identity while serving practical wayfinding needs. Key concerns include better signage for visitors, improved visibility, and more consistent design throughout the community.

Business Owners

The small number of business owner respondents (approximately 9%) provided valuable insights about how signage affects commerce (*Q-22 to 25*). When asked if current signage affects how easily customers can find their business or downtown (*Q-22*), responses were mixed: 72% said no, while 14% said yes and 14% were unsure. Among those who said yes, concerns included feeling overlooked (particularly for Louis Creek businesses) and the need for more visible signage.

Visitors and Newcomers

Several comments highlighted the challenges faced by visitors and newcomers: "How is this town laid-out?" and "We've lived here for 2 years and I still hear people talking about trails that I have no idea where they are." These comments underscore the importance of clear, intuitive wayfinding for people unfamiliar with the District of Barriere and based on the feedback received, improved mapping could help residents and visitors better understand where local trails are located and how they connect within the broader trail network.

Seniors and People with Accessibility Needs

With 55% of respondents aged 55 and older, accessibility considerations were prominent. Concerns about readability, visibility, and clear direction were frequently mentioned. The low rating for nighttime visibility (3/10) is particularly relevant for seniors and those with vision limitations.

System Analysis

Priority Areas for Signage Improvements

Respondents were asked to rank five areas in order of priority for signage improvements (Q-17). The results show clear priorities:

| Area | Score | Priority |
|---|-------|----------|
| Priority locations (District Entrances, Downtown) | 4.36 | HIGHEST |
| Parks & Trails | 2.88 | Medium |
| Commercial/Retail areas | 2.81 | Medium |
| Historical & Cultural areas | 2.72 | Medium |
| Civic & Institutional areas | 2.23 | Lower |

Table 7: Priority Ranking for Signage Improvements

Priority locations (district entrances, downtown) emerged as the top priority. This aligns with feedback about inadequate signage directing people to the District of Barriere and concerns about the gateway sign.

Destinations Needing Better Signage

When asked what destinations need better signage (Q-12), respondents could select multiple options:

| Destination | Responses |
|----------------------------------|-----------|
| Downtown | 57 |
| Parks & Trails | 53 |
| Historical and/or Cultural sites | 46 |
| Government & Community Buildings | 27 |
| Highway 5 Commercial | 20 |
| Downtown (in terms of parking) | 16 |

| Destination | Responses |
|--|-----------|
| Schools, Places of Worship, Institutions | 12 |
| Other | 9 |

Table 8: Destinations Needing Better Signage

Bilingual Signage Support

The community showed strong support for bilingual signage (Q-18) (English and Secwepemctsin), particularly for historical and cultural signs (81%) support. Gateway and arrival signs also received notable support (62%). These results reflect community recognition that the district is located on Secwepemc territory and the importance of acknowledging and celebrating Indigenous language and heritage.

Technology Integration: QR Codes

Opinions were divided on the use of QR codes on wayfinding signs to access maps, historical information, or business directories (Q-19): 45% supported the idea, 49% opposed it, and 7% didn't know what a QR code is. This suggests that while technology integration has potential, traditional signage is preferred as the primary wayfinding method.



An example of QR Code Application on Signs

What This Means for Signage Planning

The community feedback provides clear direction for developing the district's signage and wayfinding strategy. The following key takeaways should guide planning efforts:

Key Takeaways

1. Prioritize Entry Points and Downtown

The community has clearly identified priority locations (district entrances and downtown) as the top priority for signage improvements. With 70% feeling current signage is inadequate for directing people to the District of Barriere, this should be the first focus area.

2. Embrace Traditional Aesthetics with Natural Materials

The strong preference for traditional aesthetics (77%) and natural materials like wood (79%) and stone(31%) should guide design standards. Signage should reflect the district's character as a vibrant, welcoming community with a connection to nature.

3. Address Visibility and Readability

Visibility (68%) and size/legibility (62%) were top improvement priorities. The low nighttime visibility rating (3/10) indicates a need for better lighting, reflective materials, or illuminated signage.

4. Invest in Trail and Cultural Signage

Trail markers and park maps (64%) and history/culture signs (60%) topped the list of missing signage. These investments would enhance both resident quality of life and visitor experience while honoring District of Barriere's heritage.

5. Ensure Inclusive Design

With an aging population and accessibility concerns raised, all signage should be designed to be readable by everyone, including seniors and people with vision limitations. This means larger text, high contrast, and clear fonts.

Next Steps

Based on the recently completed signage audit and community feedback gathered through the online survey, the following next steps are recommended to advance Barriere's signage and wayfinding strategy.

Standards Development

- Develop design standards that reflect community preferences for a robust and comprehensive wayfinding system, with a distinct nod to the community's pathways that support healthy and active living
 - Establish graphic standards including typography, color palettes, and material specifications
 - Develop bilingual signage standards for English and Secwepemctsin integration
 - Establish accessibility guidelines ensuring readability for seniors and people with vision limitations

Design Concept Development

- Develop 3 conceptual sign families for the district's signage and wayfinding that create a cohesive visual identity across all signage types based on the standards
 - Explore design options for history and culture signage that honors Secwepemc heritage
 - Determine detailed sign materials and finishes that align with community preferences for durability
- Establish implementation priorities and potential phasing based on community feedback and identified needs.

This approach will help establish a clear foundation for the next phase of the project, where the preferred concept will be refined and finalized through detailed design documentation and technical specifications. This phase will also support procurement processes and vendor selection. Ultimately, these steps will contribute to the development of a comprehensive signage and wayfinding strategy that emphasizes consistent design standards, durable and context-appropriate materials, inclusive design principles, and thoughtful placement that responds directly to the needs identified by the community.

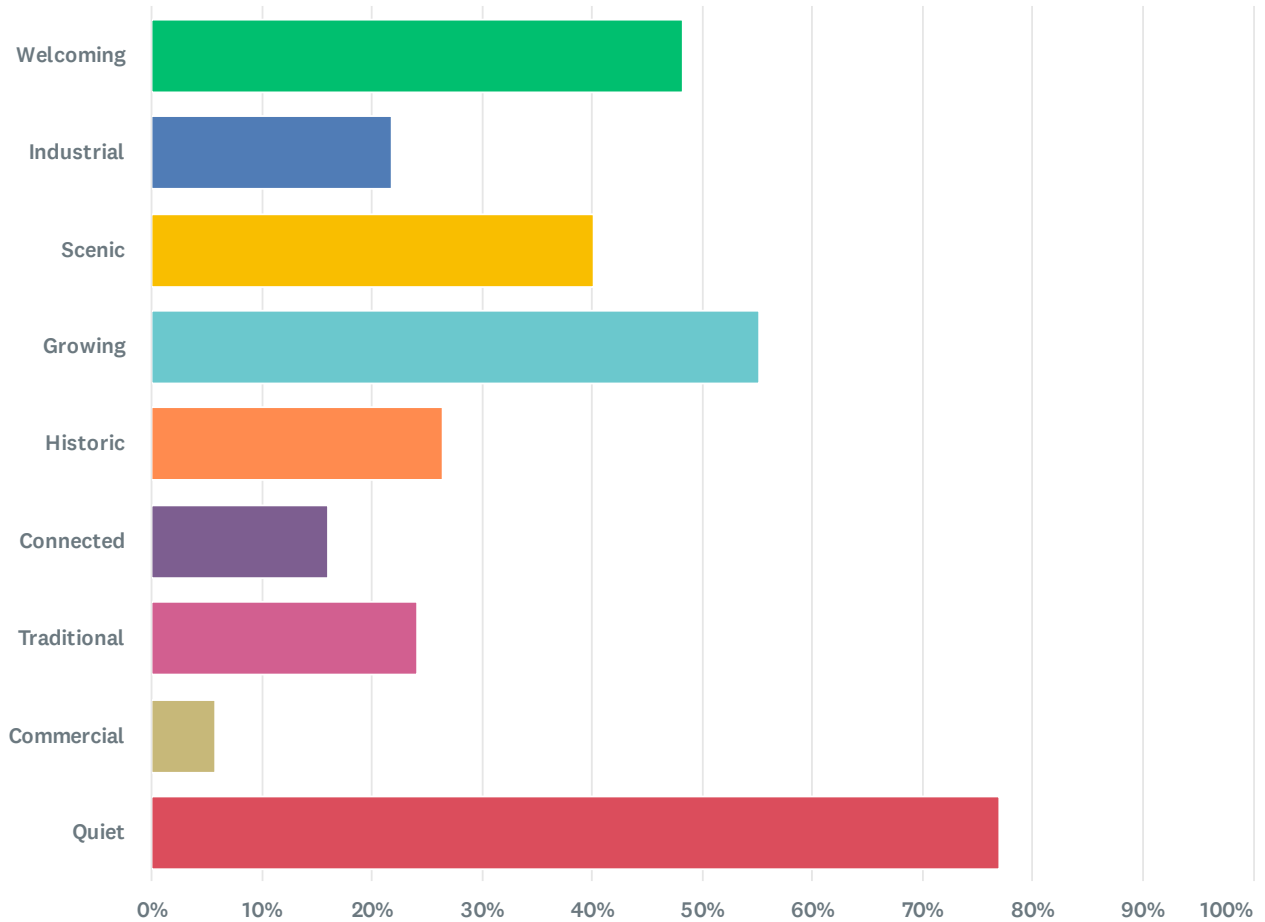
Thank you to everyone who took the time to participate in the survey and engagement process, including members of Simpcw First Nation. Your insights and perspectives are invaluable in shaping the future of signage and wayfinding in the District of Barriere.

Appendix:

Detailed Survey Results



Q1 From the list below, select at least 3 words that best describe Barriere today. (Please select at least 3).

Answered: 87 Skipped: 0



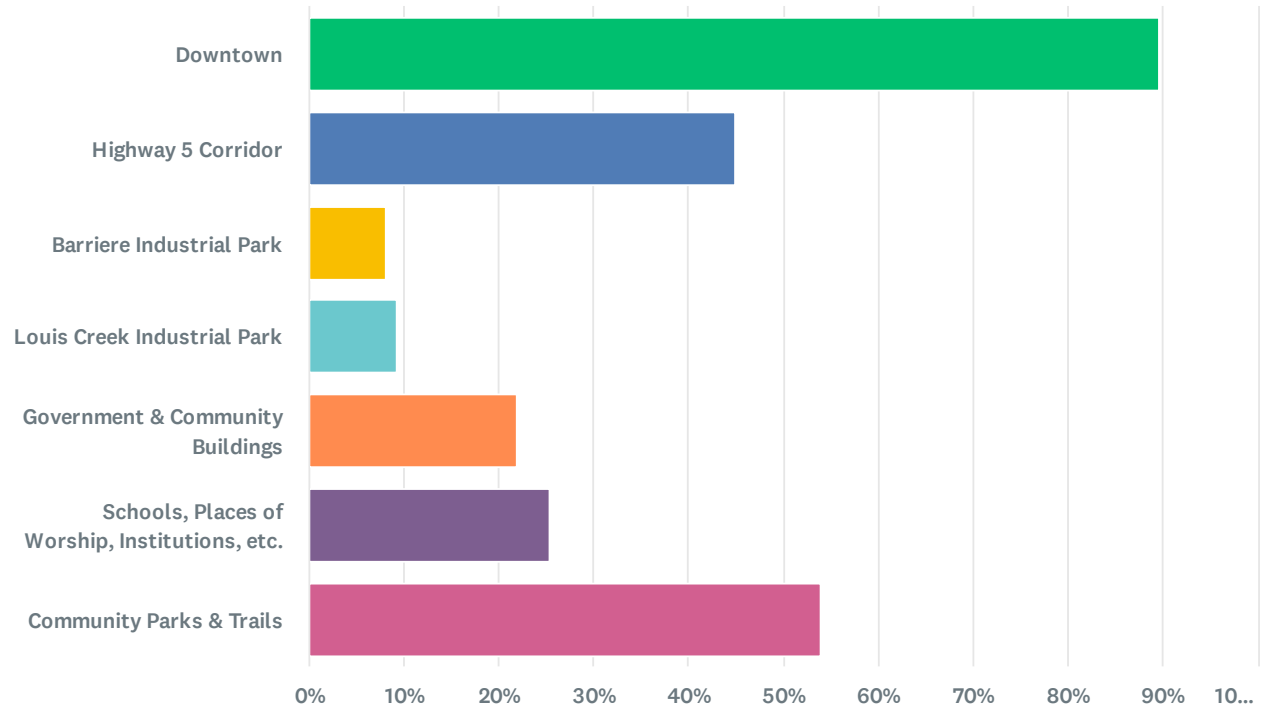
| Answer Choices | Percentage | Responses |
|----------------|------------|------------|
| ● Welcoming | 48.28% | 42 |
| ● Industrial | 21.84% | 19 |
| ● Scenic | 40.23% | 35 |
| ● Growing | 55.17% | 48 |
| ● Historic | 26.44% | 23 |
| ● Connected | 16.09% | 14 |
| Total | | 274 |

District of Barriere - Signage and Wayfinding

| Answer Choices | Percentage | Responses |
|---|------------|-----------|
|  Traditional | 24.14% | 21 |
|  Commercial | 5.75% | 5 |

Q2 Which areas of Barriere do you visit most often (not including your home or workplace)? (Select up to 3).

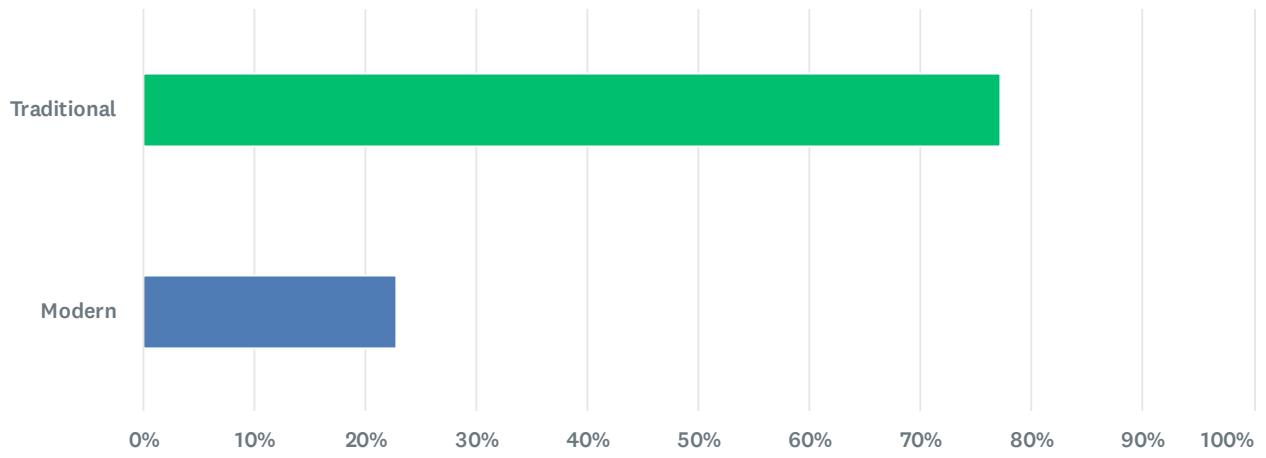
Answered: 87 Skipped: 0



| Answer Choices | Percentage | Responses |
|--|------------|------------|
| ● Downtown | 89.66% | 78 |
| ● Highway 5 Corridor | 44.83% | 39 |
| ● Barriere Industrial Park | 8.05% | 7 |
| ● Louis Creek Industrial Park | 9.20% | 8 |
| ● Government & Community Buildings | 21.84% | 19 |
| ● Schools, Places of Worship, Institutions, etc. | 25.29% | 22 |
| ● Community Parks & Trails | 54.02% | 47 |
| Total | | 220 |

Q3 Which of the pictures below do you associate the most with Barriere?

Answered: 79 Skipped: 8



| Answer Choices | Percentage | Responses |
|----------------|------------|-----------|
| ● Traditional | 77.22% | 61 |
| ● Modern | 22.78% | 18 |
| Total | | 79 |



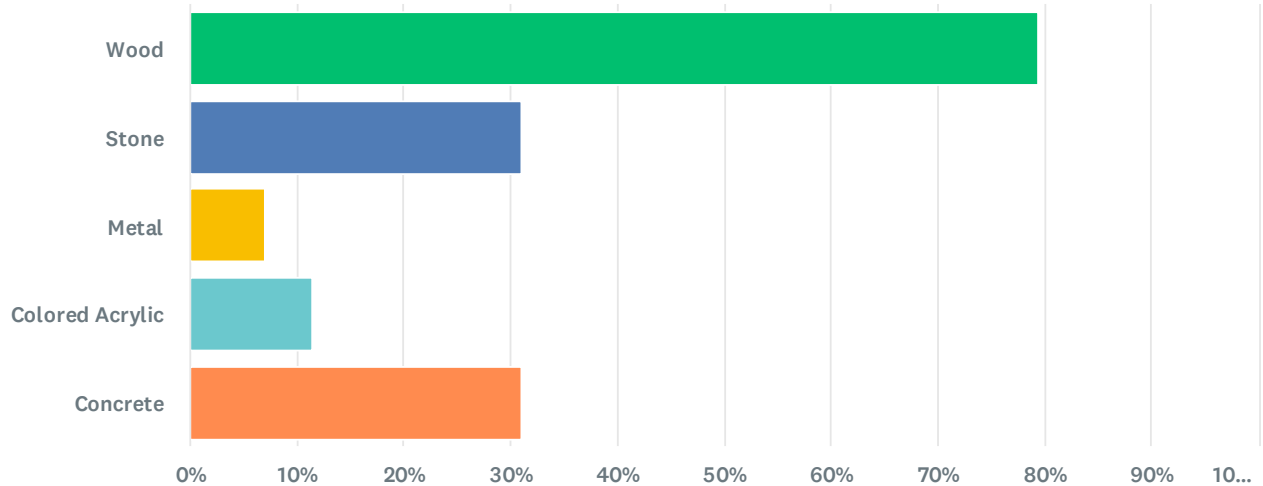
Traditional








Modern

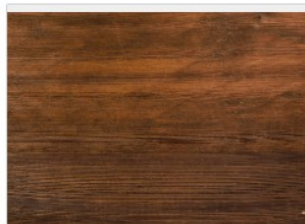
Q4 Select the materials that best reflect Barriere's character or identity. Choose as many as you want.

Answered: 87 Skipped: 0

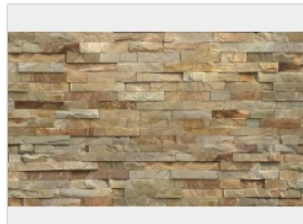


| Answer Choices | Percentage | Responses |
|---|------------|------------|
|  Wood | 79.31% | 69 |
|  Stone | 31.03% | 27 |
|  Metal | 6.90% | 6 |
|  Colored Acrylic | 11.49% | 10 |
|  Concrete | 31.03% | 27 |
| Total | | 139 |

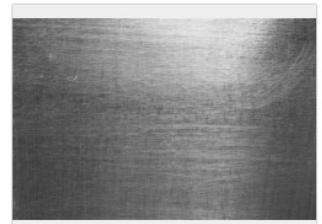
***OPTIONS PROVIDED**



Wood



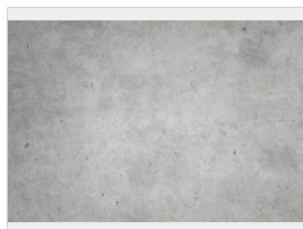
Stone



Metal



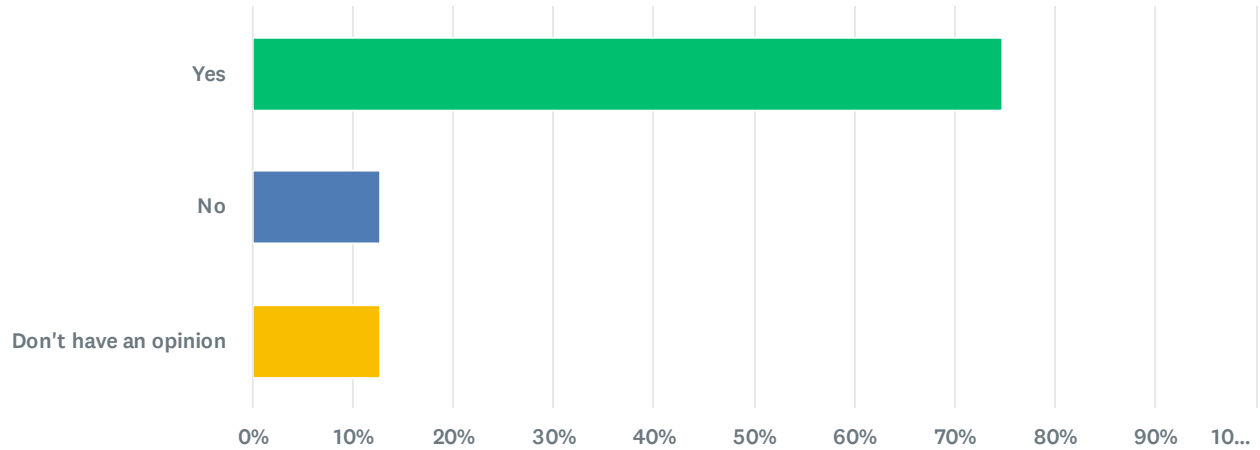
Colored Acrylic



Concrete

Q5 Do you feel color is important in how Barriere presents itself to residents and visitors?

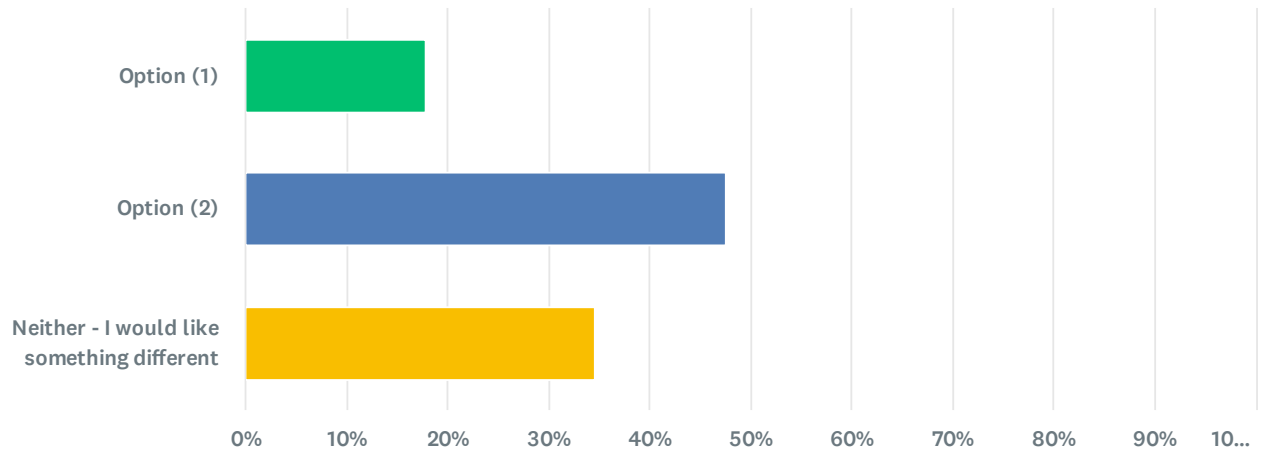
Answered: 87 Skipped: 0



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Yes | 74.71% | 65 |
| ● No | 12.64% | 11 |
| ● Don't have an opinion | 12.64% | 11 |
| Total | | 87 |

Q6 Please tell us which of the color palette would you prefer to see in future Barriere?*

Answered: 84 Skipped: 3



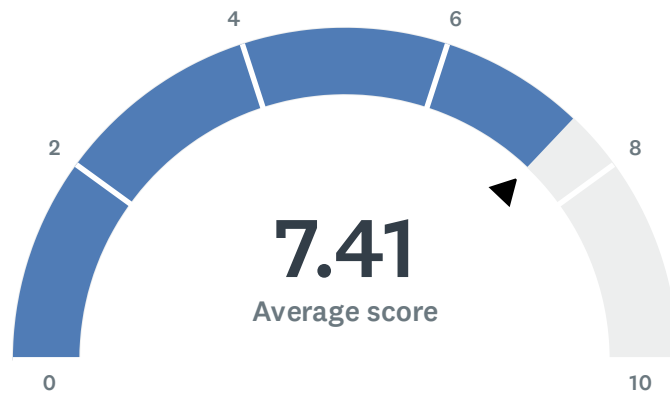
| Answer Choices | Percentage | Responses |
|--|------------|-----------|
| ● Option (1) | 17.86% | 15 |
| ● Option (2) | 47.62% | 40 |
| ● Neither - I would like something different | 34.52% | 29 |
| Total | | 84 |

*OPTIONS PROVIDED



Q7 On a scale of 1–10, how important is clear wayfinding signage in Barriere for residents, and visitors?

Answered: 82 Skipped: 5



| Basic statistics ⓘ | | | | |
|---------------------------------|---------|--------|------|--------------------|
| Minimum | Maximum | Median | Mean | Standard Deviation |
| 0.00 | 10.00 | 8.00 | 7.41 | 2.58 |

District of Barriere - Signage and Wayfinding

| # | | DATE |
|----|----|--------------------|
| 1 | 10 | 2/12/2026 10:40 AM |
| 2 | 7 | 2/12/2026 12:41 AM |
| 3 | 7 | 2/10/2026 6:26 PM |
| 4 | 10 | 2/10/2026 4:04 PM |
| 5 | 9 | 2/10/2026 2:53 PM |
| 6 | 7 | 2/10/2026 11:03 AM |
| 7 | 10 | 2/7/2026 8:54 PM |
| 8 | 10 | 2/7/2026 12:29 PM |
| 9 | 10 | 2/7/2026 9:17 AM |
| 10 | 9 | 2/7/2026 2:31 AM |
| 11 | 10 | 2/6/2026 7:43 PM |
| 12 | 8 | 2/6/2026 5:56 PM |
| 13 | 10 | 2/6/2026 3:14 PM |
| 14 | 7 | 2/6/2026 9:59 AM |
| 15 | 10 | 2/5/2026 4:32 PM |
| 16 | 5 | 2/5/2026 4:08 PM |
| 17 | 10 | 2/5/2026 11:44 AM |
| 18 | 3 | 2/5/2026 9:10 AM |
| 19 | 8 | 2/4/2026 10:51 PM |
| 20 | 9 | 1/30/2026 7:15 PM |
| 21 | 5 | 1/30/2026 8:33 AM |
| 22 | 10 | 1/29/2026 3:46 PM |
| 23 | 9 | 1/29/2026 2:41 PM |
| 24 | 10 | 1/29/2026 8:18 AM |
| 25 | 10 | 1/29/2026 7:09 AM |
| 26 | 10 | 1/29/2026 5:24 AM |
| 27 | 10 | 1/29/2026 3:05 AM |
| 28 | 9 | 1/28/2026 9:31 PM |
| 29 | 8 | 1/28/2026 4:27 PM |
| 30 | 6 | 1/28/2026 12:12 PM |
| 31 | 10 | 1/28/2026 9:37 AM |
| 32 | 8 | 1/28/2026 8:47 AM |
| 33 | 6 | 1/28/2026 7:17 AM |
| 34 | 9 | 1/28/2026 6:26 AM |
| 35 | 4 | 1/28/2026 1:23 AM |
| 36 | 9 | 1/27/2026 11:39 PM |

District of Barriere - Signage and Wayfinding

| | | |
|----|----|--------------------|
| 37 | 8 | 1/27/2026 11:25 PM |
| 38 | 5 | 1/27/2026 11:00 PM |
| 39 | 7 | 1/27/2026 9:05 PM |
| 40 | 6 | 1/27/2026 7:58 PM |
| 41 | 5 | 1/27/2026 7:52 PM |
| 42 | 3 | 1/27/2026 7:31 PM |
| 43 | 10 | 1/27/2026 7:12 PM |
| 44 | 0 | 1/27/2026 6:50 PM |
| 45 | 5 | 1/27/2026 6:43 PM |
| 46 | 8 | 1/27/2026 6:10 PM |
| 47 | 10 | 1/27/2026 5:59 PM |
| 48 | 10 | 1/27/2026 5:54 PM |
| 49 | 5 | 1/27/2026 5:42 PM |
| 50 | 0 | 1/27/2026 3:56 PM |
| 51 | 8 | 1/27/2026 3:46 PM |
| 52 | 9 | 1/27/2026 3:19 PM |
| 53 | 5 | 1/27/2026 2:49 PM |
| 54 | 2 | 1/27/2026 2:08 PM |
| 55 | 5 | 1/27/2026 2:07 PM |
| 56 | 10 | 1/27/2026 1:52 PM |
| 57 | 10 | 1/27/2026 1:43 PM |
| 58 | 7 | 1/27/2026 1:27 PM |
| 59 | 10 | 1/27/2026 12:54 PM |
| 60 | 5 | 1/27/2026 12:46 PM |
| 61 | 10 | 1/27/2026 12:28 PM |
| 62 | 8 | 1/27/2026 11:49 AM |
| 63 | 7 | 1/27/2026 11:39 AM |
| 64 | 1 | 1/27/2026 11:21 AM |
| 65 | 10 | 1/27/2026 10:41 AM |
| 66 | 5 | 1/27/2026 10:25 AM |
| 67 | 7 | 1/27/2026 10:10 AM |
| 68 | 6 | 1/27/2026 10:06 AM |
| 69 | 5 | 1/27/2026 10:01 AM |
| 70 | 5 | 1/27/2026 9:48 AM |
| 71 | 2 | 1/27/2026 9:45 AM |
| 72 | 10 | 1/27/2026 9:44 AM |
| 73 | 7 | 1/27/2026 9:40 AM |
| 74 | 10 | 1/27/2026 9:37 AM |

District of Barriere - Signage and Wayfinding

| | | |
|----|----|-------------------|
| 75 | 8 | 1/27/2026 9:36 AM |
| 76 | 8 | 1/27/2026 9:34 AM |
| 77 | 10 | 1/27/2026 9:31 AM |
| 78 | 9 | 1/27/2026 9:20 AM |
| 79 | 5 | 1/27/2026 9:18 AM |
| 80 | 7 | 1/27/2026 9:15 AM |
| 81 | 6 | 1/27/2026 9:10 AM |
| 82 | 7 | 1/27/2026 9:09 AM |

Q8 When you think about Barriere's current signage, what 5 words come to your mind?

Answered: 82 Skipped: 5

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Confusing, out-of-date, unimaginative | 2/12/2026 10:40 AM |
| 2 | Out dated | 2/12/2026 12:41 AM |
| 3 | Outdated, impersonal, | 2/10/2026 6:26 PM |
| 4 | How is this town laid-out? | 2/10/2026 4:04 PM |
| 5 | Basic, simplistic, old , | 2/10/2026 2:53 PM |
| 6 | Not sure how to answer | 2/10/2026 11:03 AM |
| 7 | Small large poor replacement common | 2/7/2026 8:54 PM |
| 8 | Not enough for wayfinding | 2/7/2026 12:29 PM |
| 9 | Too small and not enough | 2/7/2026 9:17 AM |
| 10 | small, bland, no identity to understand | 2/7/2026 2:31 AM |
| 11 | Adequate but could be more | 2/6/2026 7:43 PM |
| 12 | Limited, outdated | 2/6/2026 5:56 PM |
| 13 | Bigger bolder bright photogenic enthusiasm | 2/6/2026 3:14 PM |
| 14 | Dull, lacking, dim, boring, utilitarian | 2/6/2026 9:59 AM |
| 15 | adequate, plain, simple, non-impactful, legislated | 2/5/2026 4:32 PM |
| 16 | Quite nice for a small town. | 2/5/2026 4:08 PM |
| 17 | Nonexistent, unnoticeable, unclear, amateur, old | 2/5/2026 11:44 AM |
| 18 | Basic, clear, | 2/5/2026 9:10 AM |
| 19 | Mismatched, inconsistent, bland, improving | 2/4/2026 10:51 PM |
| 20 | Small, old, farms,limited, sleepy | 1/30/2026 7:15 PM |
| 21 | Confusing at 3 way stop, not as clear as could be. | 1/30/2026 8:33 AM |
| 22 | Fine ,average , lacking, mediocre | 1/29/2026 3:46 PM |
| 23 | We've lived here for 2 years and I still hear people talking about tails that I have no idea where they are. | 1/29/2026 2:41 PM |
| 24 | Outdated. Not enough. | 1/29/2026 8:18 AM |
| 25 | understated commercial uninspired | 1/29/2026 7:09 AM |
| 26 | Identifiable, consistent in their design, modern; with a touch of historic feel, more could be utilized. *for question 9, signs are needed further out of town so people know what's coming, by the time they're here they've driven through and would have stopped if they knew what was here | 1/29/2026 5:24 AM |
| 27 | Concise | 1/29/2026 3:05 AM |
| 28 | Poor, unclear, needing improvement, minimal | 1/28/2026 9:31 PM |
| 29 | Lacking, empty, growing | 1/28/2026 4:27 PM |

District of Barriere - Signage and Wayfinding

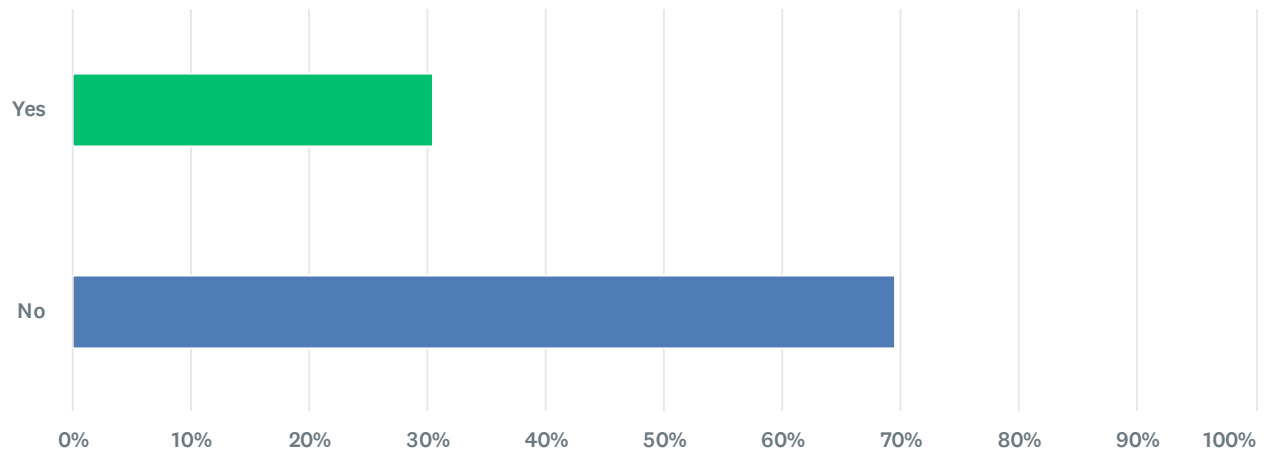
| | | |
|----|---|--------------------|
| 30 | Not enough | 1/28/2026 12:12 PM |
| 31 | Noticable - from North Not Noticable | 1/28/2026 9:37 AM |
| 32 | Starting to get better but people still can't find the actual town. | 1/28/2026 8:47 AM |
| 33 | Fine | 1/28/2026 7:17 AM |
| 34 | Not enough. Small. Needs to support business better. | 1/28/2026 6:26 AM |
| 35 | Limited outdated | 1/28/2026 1:23 AM |
| 36 | Not enough signage | 1/27/2026 11:39 PM |
| 37 | Minimal, | 1/27/2026 11:25 PM |
| 38 | Plain,Hidden,Boring,Small, Uninviting | 1/27/2026 11:00 PM |
| 39 | Lacking, basic, plain | 1/27/2026 9:05 PM |
| 40 | Uncharacteristic, simple, realistic, cheap, adequate | 1/27/2026 7:58 PM |
| 41 | We haven't got lost | 1/27/2026 7:52 PM |
| 42 | Limited, old, outdated, bland | 1/27/2026 7:31 PM |
| 43 | What signage | 1/27/2026 7:12 PM |
| 44 | There are too many signs now. The important ones are there to tell people where to go, business will provide their own signs that don't have uniform colours and town branding. The school and park signs are all messed up please read a motor vehicle driver train book. Also speed limits are defined there as well and controlled and enforced under the motor vehicle act. Not the town. | 1/27/2026 6:50 PM |
| 45 | Small | 1/27/2026 6:43 PM |
| 46 | Outdated, poor, old , | 1/27/2026 6:10 PM |
| 47 | Boring plain outdated lacks colour | 1/27/2026 5:59 PM |
| 48 | Small too far from the road | 1/27/2026 5:54 PM |
| 49 | Needs some updating | 1/27/2026 5:42 PM |
| 50 | Non existent, nothing to sign | 1/27/2026 3:56 PM |
| 51 | D | 1/27/2026 3:46 PM |
| 52 | Does not stand out, They are not memorable | 1/27/2026 3:19 PM |
| 53 | Not sure | 1/27/2026 2:49 PM |
| 54 | Dull | 1/27/2026 2:08 PM |
| 55 | Its ok | 1/27/2026 2:07 PM |
| 56 | We have signage, it's pretty average compare to other small communities in BC | 1/27/2026 1:52 PM |
| 57 | Home , perfect , small , central , quiet | 1/27/2026 1:43 PM |
| 58 | Boring | 1/27/2026 1:27 PM |
| 59 | Hard to find. Dark | 1/27/2026 12:54 PM |
| 60 | Update visibility preserve the history | 1/27/2026 12:46 PM |
| 61 | adequate, functional visible, clear clean | 1/27/2026 12:28 PM |
| 62 | Minimal Parks need signage | 1/27/2026 11:49 AM |
| 63 | Outdated, not eye catching | 1/27/2026 11:39 AM |
| 64 | Barriere is not that big of a place to worry too much about signage | 1/27/2026 11:21 AM |
| 65 | Minimal, not useful, not directive | 1/27/2026 10:41 AM |

District of Barriere - Signage and Wayfinding

| | | |
|----|---|--------------------|
| 66 | not sure the purpose of the question | 1/27/2026 10:25 AM |
| 67 | welcoming, inconsistent, need more throughout town, needs a theme | 1/27/2026 10:10 AM |
| 68 | Not sure what you want. | 1/27/2026 10:06 AM |
| 69 | Isn't any | 1/27/2026 10:01 AM |
| 70 | FINE, | 1/27/2026 9:48 AM |
| 71 | Signage not important, modernization more important | 1/27/2026 9:45 AM |
| 72 | Lacking direction to downtown | 1/27/2026 9:44 AM |
| 73 | Inadequate, cheap, out of date | 1/27/2026 9:40 AM |
| 74 | Non-existent, too small | 1/27/2026 9:37 AM |
| 75 | They are very basic traditional | 1/27/2026 9:36 AM |
| 76 | Ive never really thought about it. I like the big sign by the petro | 1/27/2026 9:34 AM |
| 77 | Is there signage | 1/27/2026 9:31 AM |
| 78 | Outdated | 1/27/2026 9:20 AM |
| 79 | Minimal could use a bit more | 1/27/2026 9:18 AM |
| 80 | lacking, invisible, basic, forgettable, normal | 1/27/2026 9:15 AM |
| 81 | Residential speeds should be 30-40km/hour. Finally the sign into Barriere at the Petro was painting a colour where it was actually visible. | 1/27/2026 9:10 AM |
| 82 | Outdated Not welcoming Too small | 1/27/2026 9:09 AM |

Q9 Do you think there is adequate signage directing people to Barriere?

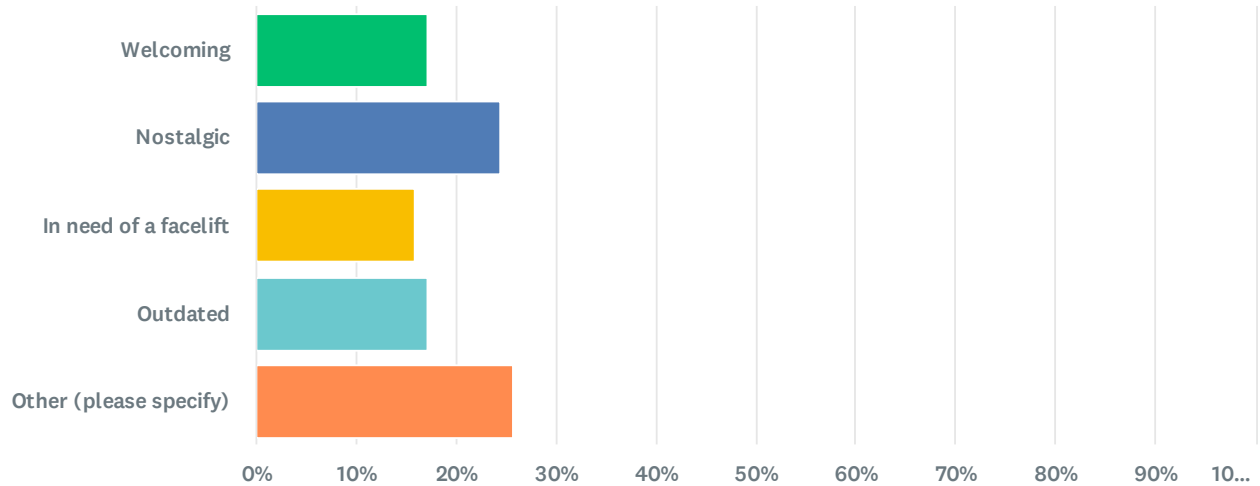
Answered: 82 Skipped: 5



| Answer Choices | Percentage | Responses |
|--|------------|-----------|
| ● Yes | 30.49% | 25 |
| ● No | 69.51% | 57 |
| Total | | 82 |

Q10 Gateway signage creates first impressions when entering a community. Looking at the Gateway Sign below, what do you feel?*

Answered: 82 Skipped: 5



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Welcoming | 17.07% | 14 |
| ● Nostalgic | 24.39% | 20 |
| ● In need of a facelift | 15.85% | 13 |
| ● Outdated | 17.07% | 14 |
| ● Other (please specify) Show responses | 25.61% | 21 |
| Total | | 82 |

*IMAGE USED FOR REFERENCE

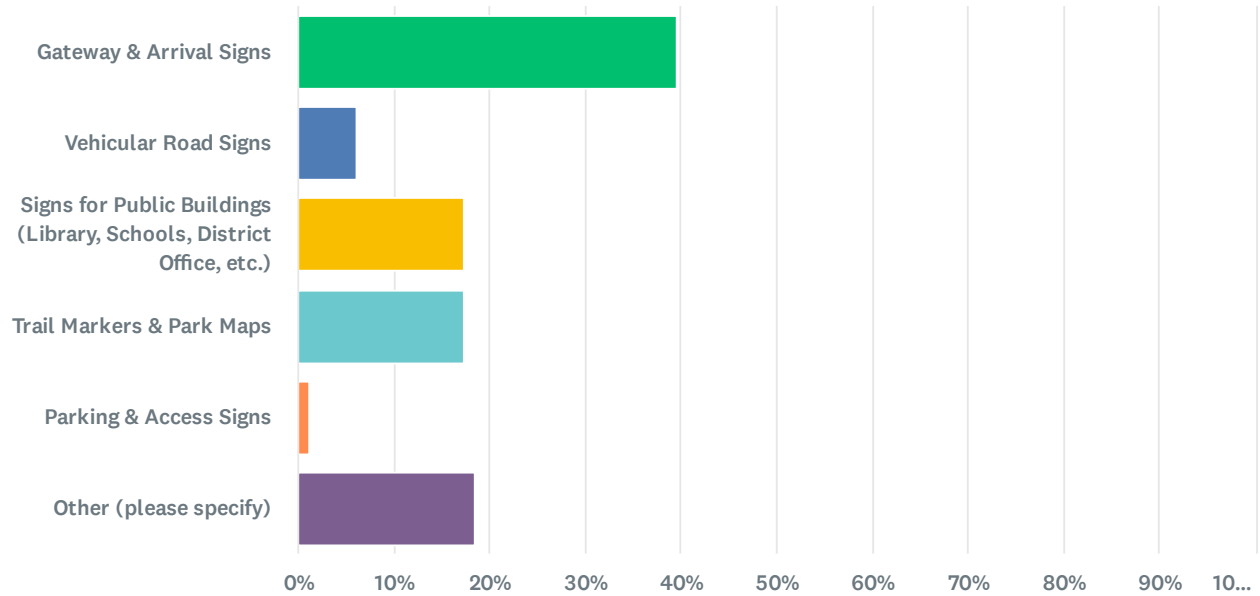


District of Barriere - Signage and Wayfinding

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | Difficult to read/notice especially at night, in the fog, and on rainy days. | 2/10/2026 4:04 PM |
| 2 | Better then nothing but it's plain looking | 2/7/2026 9:17 AM |
| 3 | Bigger | 2/6/2026 3:14 PM |
| 4 | Nostalgic but needs something | 2/4/2026 10:51 PM |
| 5 | Blahhh | 1/30/2026 7:15 PM |
| 6 | I liked the idea of replacing the arch however it fell short , the top beam and lettering could be improved. I like the entry to the bandshell park | 1/29/2026 3:46 PM |
| 7 | I realize this is nostalgic but it needs a facelift | 1/29/2026 7:09 AM |
| 8 | Barely visible. Not eye catching. Poor design choice. Needs updating | 1/28/2026 9:31 PM |
| 9 | Letters are too small. Like the wood but not enough color | 1/28/2026 6:26 AM |
| 10 | Lettering to small | 1/27/2026 11:00 PM |
| 11 | It just had a facelift, if they don't like what they did then that's not the taxes payers problem. | 1/27/2026 6:50 PM |
| 12 | Bigger | 1/27/2026 6:43 PM |
| 13 | Lacks colour and very plain | 1/27/2026 5:59 PM |
| 14 | Welcoming, but a bit boring. | 1/27/2026 3:46 PM |
| 15 | Dull colour, does not stand out. Small letters. | 1/27/2026 3:19 PM |
| 16 | Needs lighting | 1/27/2026 2:07 PM |
| 17 | The letters are too small to see from the highway. | 1/27/2026 11:49 AM |
| 18 | NEEDS COULOR | 1/27/2026 9:48 AM |
| 19 | Poorly done. Logs are too thin. Words hard to read. Makes Barriere look cheap. | 1/27/2026 9:40 AM |
| 20 | this arch is much loved, but severely outdated. | 1/27/2026 9:15 AM |
| 21 | Not prominent. Does not stand out. | 1/27/2026 9:10 AM |

Q11 What one type of sign would be most effective in encouraging visitors to stop in Barriere?

Answered: 81 Skipped: 6



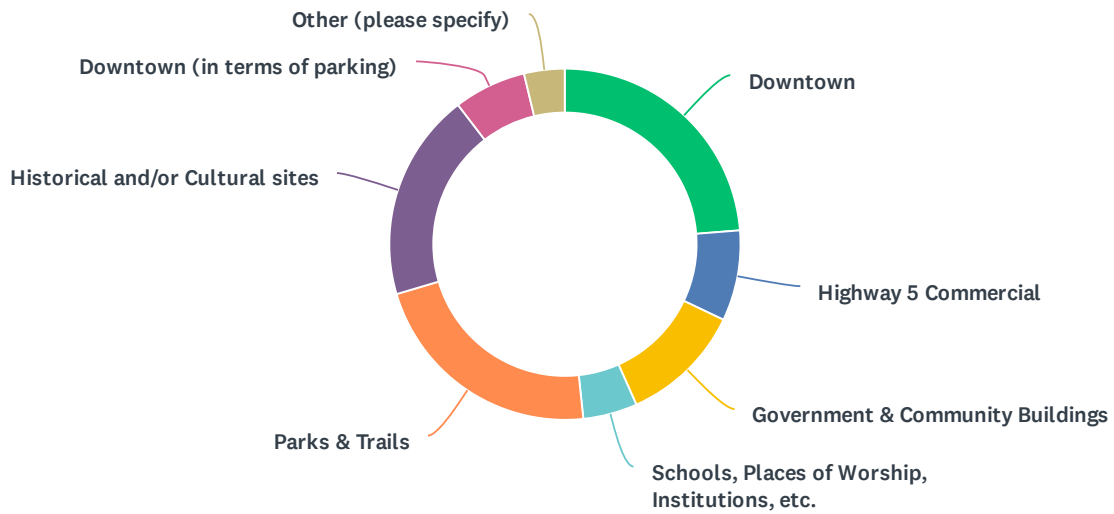
| Answer Choices | Percentage | Responses |
|--|------------|-----------|
| ● Gateway & Arrival Signs | 39.51% | 32 |
| ● Vehicular Road Signs | 6.17% | 5 |
| ● Signs for Public Buildings (Library, Schools, District Office, etc.) | 17.28% | 14 |
| ● Trail Markers & Park Maps | 17.28% | 14 |
| ● Parking & Access Signs | 1.23% | 1 |
| ● Other (please specify) Show responses | 18.52% | 15 |
| Total | | 81 |

District of Barriere - Signage and Wayfinding

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | Sign stating what we offer if you stop in | 2/10/2026 4:06 PM |
| 2 | Large event signs by highway, clearly stating dates, address, times and directions | 2/7/2026 2:38 AM |
| 3 | Signs with lighting, impactful, head turners. | 2/5/2026 4:36 PM |
| 4 | All of the above plus banners | 2/4/2026 10:54 PM |
| 5 | I believe gateway and parks and map signage . I often direct visitors to the bandshell and parks to walk dogs and picnic when I see them parked at gas stations or side of road near entrance to town. Actually we need signage for all of the above you mentioned | 1/29/2026 3:52 PM |
| 6 | info centre, trails and parks, reason for stopping | 1/29/2026 7:11 AM |
| 7 | All of them but recreation is huge, lakes, camping and I think signs for Public Buildings | 1/29/2026 5:28 AM |
| 8 | All of these above. Should've been able to choose more than one of these options | 1/28/2026 9:33 PM |
| 9 | Directing them downtown to businesses and out to the lakes for tourism. Also Fall Fair Grounds signage | 1/28/2026 6:29 AM |
| 10 | Traditional Simpcw territory signage | 1/27/2026 11:40 PM |
| 11 | Actual things other then the bank and the BCLD. We are not a tourist destination for our amenities. | 1/27/2026 6:55 PM |
| 12 | What services are offered grocery store ect | 1/27/2026 5:56 PM |
| 13 | I think the waterpark should be added to the sign that welcomed people just past agate Bay rd and the green Welcome Sign near Louis Creek doesn't stand out enough. I think it should be placed near the sign where the shopping & stores is just north of agate Bay rd | 1/27/2026 5:46 PM |
| 14 | Update/modernized | 1/27/2026 9:55 AM |
| 15 | Make the community look clean - higher standard for property cleanliness as other communities, lot maintenance (vacant) to reduce fire hazard | 1/27/2026 9:13 AM |

Q12 What destinations in Barriere would you like to see better signage for? Choose all that apply.

Answered: 81 Skipped: 6



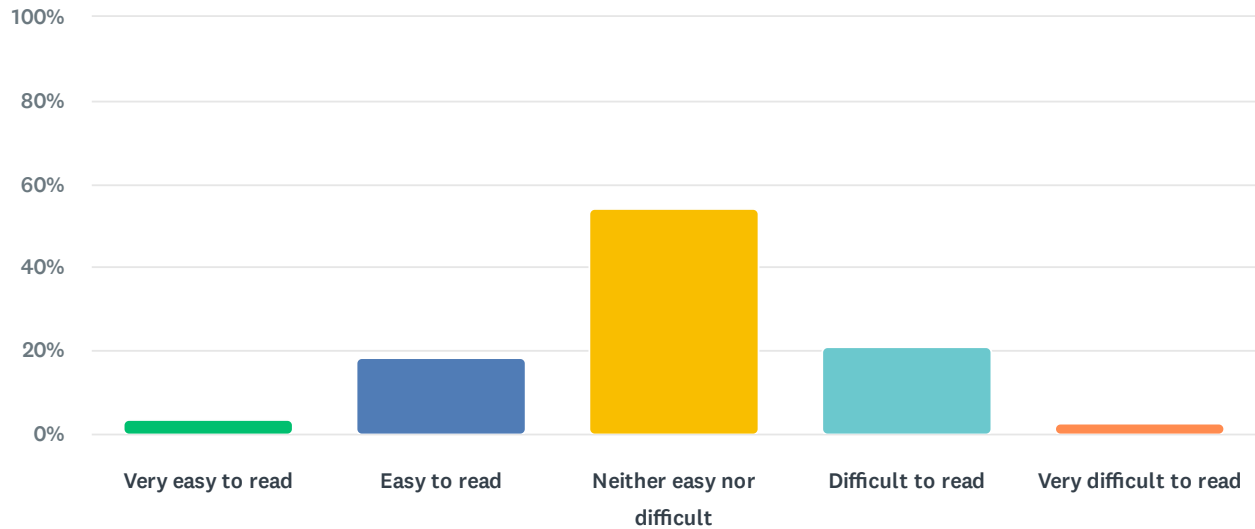
| Answer Choices | Percentage | Responses |
|--|------------|------------|
| ● Downtown | 70.37% | 57 |
| ● Highway 5 Commercial | 24.69% | 20 |
| ● Government & Community Buildings | 33.33% | 27 |
| ● Schools, Places of Worship, Institutions, etc. | 14.81% | 12 |
| ● Parks & Trails | 65.43% | 53 |
| ● Historical and/or Cultural sites | 56.79% | 46 |
| ● Downtown (in terms of parking) | 19.75% | 16 |
| ● Other (please specify) Show responses | 11.11% | 9 |
| Total | | 240 |

District of Barriere - Signage and Wayfinding

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | Fairgrounds | 2/12/2026 10:41 AM |
| 2 | More cultural influence of Secwepemc people's territory | 2/12/2026 12:42 AM |
| 3 | large event signs and a single events posting station-sales, up coming events, sports, lost etc | 2/7/2026 2:38 AM |
| 4 | Sani-dumps. Destinations - "this way to Barriere Lakes, Fair Grounds, SHOPPING, Mechanical shops (got a flat tire, get it fixed), car wash. | 2/5/2026 4:36 PM |
| 5 | all of them | 2/5/2026 4:09 PM |
| 6 | Multipurpose courts, playground dog walking areas. Travelers often have dogs and children that need a run and play. | 1/29/2026 3:52 PM |
| 7 | Tourism signage to lakes etc. | 1/28/2026 6:29 AM |
| 8 | I think we should work on fixing the ones that are there so that they're actually accurate. Not hiding behind Bridges. You know speed limit signs shouldn't hide behind Bridges. 30 zones should be applied in school zones and park zones, not willy-nilly and all of them not just some of them. And as for the question down below #14 after dark nothing's open, who cares about the signs. | 1/27/2026 6:55 PM |
| 9 | Signage not important, Barriere is in need of a major change/facelift, especially downtown, Barriere needs to modernized | 1/27/2026 9:55 AM |

Q13 Do you think Barriere's current signs are easy to read for everyone (including seniors and people with limited vision)?

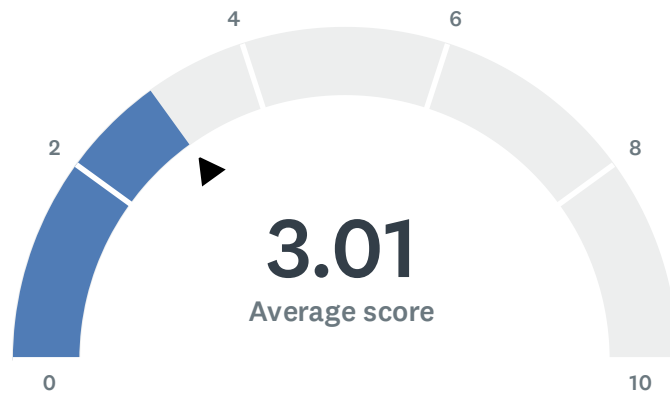
Answered: 81 Skipped: 6



| Answer Choices | Percentage | Responses |
|--|------------|-----------|
| ● Very easy to read | 3.70% | 3 |
| ● Easy to read | 18.52% | 15 |
| ● Neither easy nor difficult | 54.32% | 44 |
| ● Difficult to read | 20.99% | 17 |
| ● Very difficult to read | 2.47% | 2 |
| Total | | 81 |

Q14 How would you rate the visibility of Barriere's current signage after dark?

Answered: 81 Skipped: 6



| Basic statistics (i) | | | | |
|---|---------|--------|------|--------------------|
| Minimum | Maximum | Median | Mean | Standard Deviation |
| 0.00 | 8.00 | 3.00 | 3.01 | 2.04 |

District of Barriere - Signage and Wayfinding

| # | | DATE |
|----|---|--------------------|
| 1 | 2 | 2/12/2026 10:41 AM |
| 2 | 4 | 2/12/2026 12:42 AM |
| 3 | 5 | 2/10/2026 6:28 PM |
| 4 | 0 | 2/10/2026 4:06 PM |
| 5 | 1 | 2/10/2026 2:55 PM |
| 6 | 4 | 2/10/2026 11:04 AM |
| 7 | 1 | 2/7/2026 8:55 PM |
| 8 | 3 | 2/7/2026 12:33 PM |
| 9 | 2 | 2/7/2026 9:18 AM |
| 10 | 5 | 2/7/2026 2:38 AM |
| 11 | 4 | 2/6/2026 7:44 PM |
| 12 | 3 | 2/6/2026 5:57 PM |
| 13 | 1 | 2/6/2026 3:15 PM |
| 14 | 5 | 2/6/2026 10:01 AM |
| 15 | 5 | 2/5/2026 4:36 PM |
| 16 | 2 | 2/5/2026 4:09 PM |
| 17 | 0 | 2/5/2026 11:45 AM |
| 18 | 5 | 2/5/2026 9:10 AM |
| 19 | 3 | 2/4/2026 10:54 PM |
| 20 | 2 | 1/30/2026 7:17 PM |
| 21 | 5 | 1/30/2026 8:34 AM |
| 22 | 1 | 1/29/2026 3:52 PM |
| 23 | 5 | 1/29/2026 2:42 PM |
| 24 | 0 | 1/29/2026 8:18 AM |
| 25 | 3 | 1/29/2026 7:11 AM |
| 26 | 7 | 1/29/2026 5:28 AM |
| 27 | 5 | 1/29/2026 3:08 AM |
| 28 | 1 | 1/28/2026 9:33 PM |
| 29 | 6 | 1/28/2026 4:27 PM |
| 30 | 2 | 1/28/2026 12:13 PM |
| 31 | 5 | 1/28/2026 9:38 AM |
| 32 | 1 | 1/28/2026 8:48 AM |
| 33 | 5 | 1/28/2026 7:18 AM |
| 34 | 4 | 1/28/2026 6:29 AM |
| 35 | 3 | 1/28/2026 1:24 AM |
| 36 | 2 | 1/27/2026 11:40 PM |

District of Barriere - Signage and Wayfinding

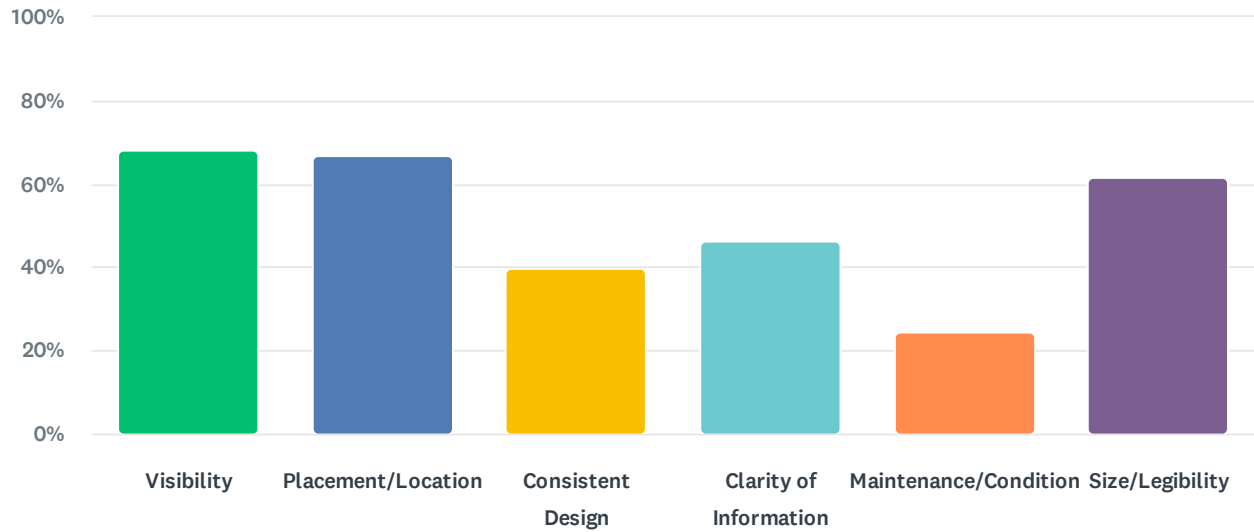
| | | |
|----|---|--------------------|
| 37 | 3 | 1/27/2026 11:26 PM |
| 38 | 1 | 1/27/2026 11:01 PM |
| 39 | 4 | 1/27/2026 9:08 PM |
| 40 | 5 | 1/27/2026 7:59 PM |
| 41 | 4 | 1/27/2026 7:53 PM |
| 42 | 2 | 1/27/2026 7:33 PM |
| 43 | 1 | 1/27/2026 7:13 PM |
| 44 | 8 | 1/27/2026 6:55 PM |
| 45 | 4 | 1/27/2026 6:44 PM |
| 46 | 3 | 1/27/2026 6:12 PM |
| 47 | 3 | 1/27/2026 6:01 PM |
| 48 | 2 | 1/27/2026 5:56 PM |
| 49 | 7 | 1/27/2026 5:46 PM |
| 50 | 2 | 1/27/2026 3:57 PM |
| 51 | 1 | 1/27/2026 3:47 PM |
| 52 | 0 | 1/27/2026 3:22 PM |
| 53 | 0 | 1/27/2026 2:50 PM |
| 54 | 2 | 1/27/2026 2:08 PM |
| 55 | 5 | 1/27/2026 1:53 PM |
| 56 | 5 | 1/27/2026 1:43 PM |
| 57 | 1 | 1/27/2026 1:27 PM |
| 58 | 0 | 1/27/2026 12:55 PM |
| 59 | 2 | 1/27/2026 12:48 PM |
| 60 | 8 | 1/27/2026 12:29 PM |
| 61 | 4 | 1/27/2026 11:50 AM |
| 62 | 3 | 1/27/2026 11:41 AM |
| 63 | 0 | 1/27/2026 11:22 AM |
| 64 | 4 | 1/27/2026 10:43 AM |
| 65 | 4 | 1/27/2026 10:26 AM |
| 66 | 5 | 1/27/2026 10:11 AM |
| 67 | 6 | 1/27/2026 10:08 AM |
| 68 | 1 | 1/27/2026 10:03 AM |
| 69 | 6 | 1/27/2026 9:55 AM |
| 70 | 0 | 1/27/2026 9:49 AM |
| 71 | 1 | 1/27/2026 9:46 AM |
| 72 | 1 | 1/27/2026 9:42 AM |
| 73 | 4 | 1/27/2026 9:38 AM |
| 74 | 3 | 1/27/2026 9:38 AM |

District of Barriere - Signage and Wayfinding

| | | |
|----|---|-------------------|
| 75 | 5 | 1/27/2026 9:35 AM |
| 76 | 3 | 1/27/2026 9:32 AM |
| 77 | 2 | 1/27/2026 9:21 AM |
| 78 | 5 | 1/27/2026 9:20 AM |
| 79 | 1 | 1/27/2026 9:16 AM |
| 80 | 1 | 1/27/2026 9:13 AM |
| 81 | 0 | 1/27/2026 9:10 AM |

Q15 What could be improved about signage in Barriere? Select all that apply.

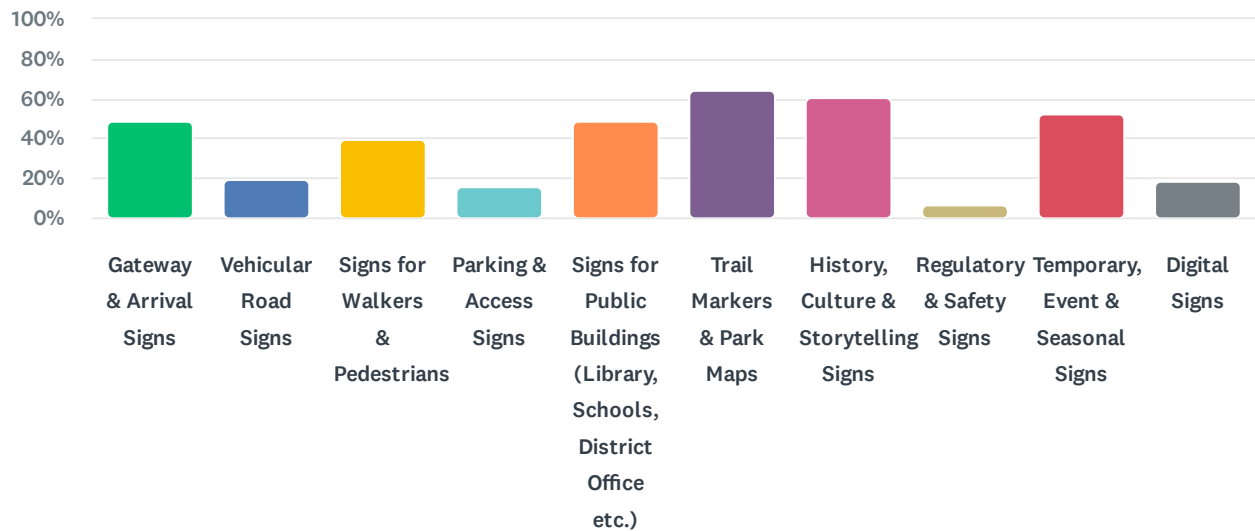
Answered: 78 Skipped: 9



| Answer Choices | Percentage | Responses |
|--------------------------|------------|------------|
| ● Visibility | 67.95% | 53 |
| ● Placement/Location | 66.67% | 52 |
| ● Consistent Design | 39.74% | 31 |
| ● Clarity of Information | 46.15% | 36 |
| ● Maintenance/Condition | 24.36% | 19 |
| ● Size/Legibility | 61.54% | 48 |
| Total | | 239 |

Q16 What signage do you feel is missing in Barriere? Select all that apply.

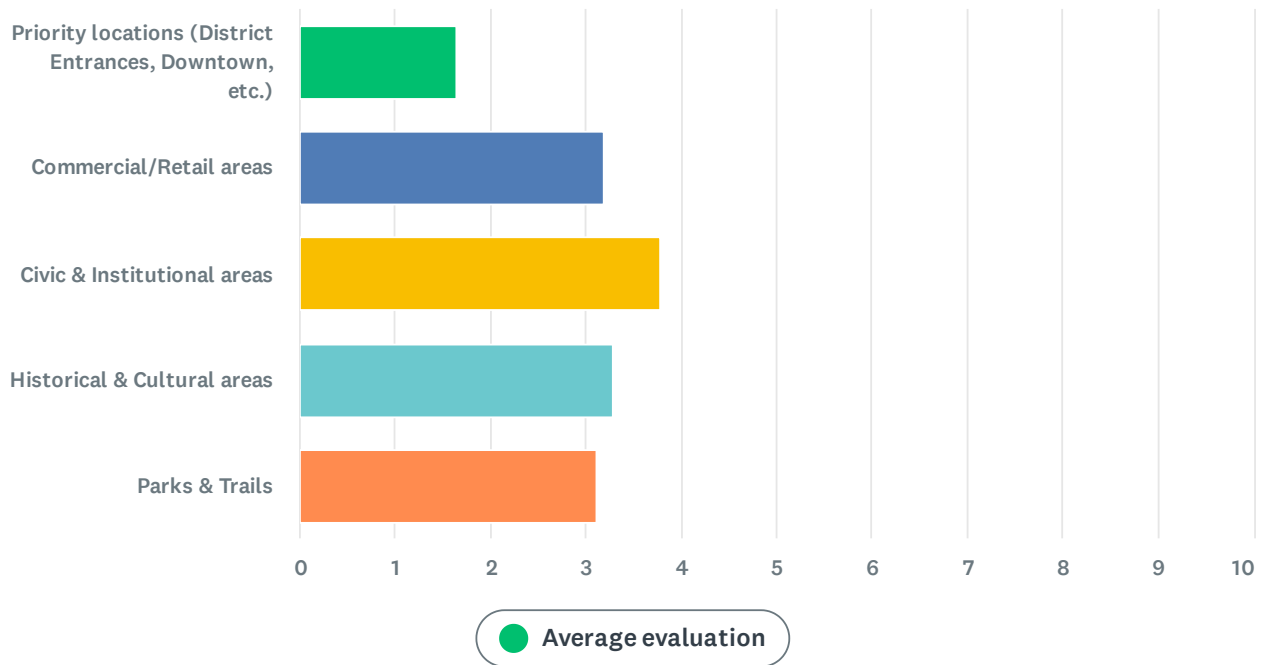
Answered: 78 Skipped: 9



| Answer Choices | Percentage | Responses |
|---|------------|------------|
| ● Gateway & Arrival Signs | 48.72% | 38 |
| ● Vehicular Road Signs | 19.23% | 15 |
| ● Signs for Walkers & Pedestrians | 39.74% | 31 |
| ● Parking & Access Signs | 15.38% | 12 |
| ● Signs for Public Buildings (Library, Schools, District Office etc.) | 48.72% | 38 |
| ● Trail Markers & Park Maps | 64.10% | 50 |
| ● History, Culture & Storytelling Signs | 60.26% | 47 |
| ● Regulatory & Safety Signs | 6.41% | 5 |
| ● Temporary, Event & Seasonal Signs | 52.56% | 41 |
| ● Digital Signs | 17.95% | 14 |
| Total | | 291 |

Q17 Please rank the following areas in order of priority for signage improvements in 2026. (Drag and drop the items so that #1 is your highest priority and #5 is your lowest).

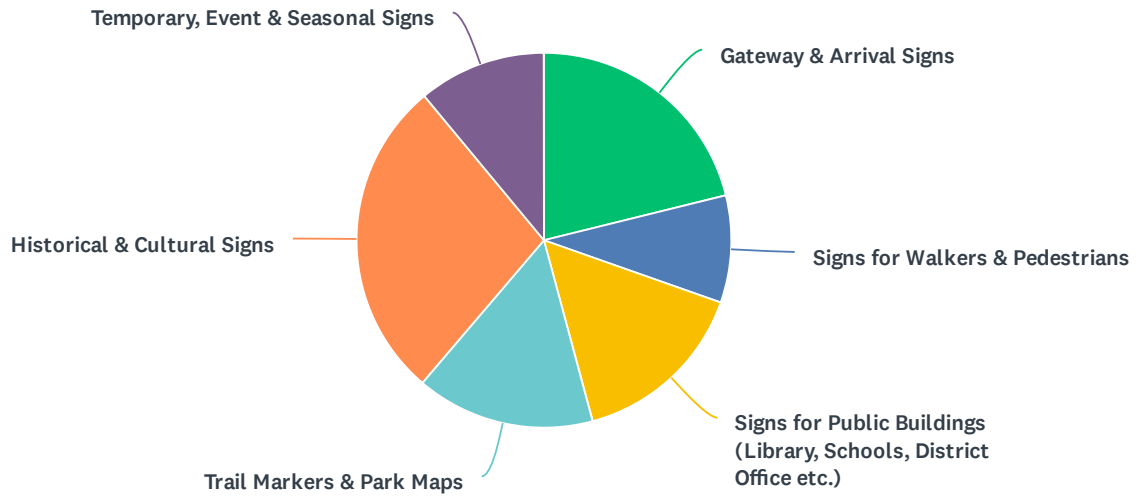
Answered: 74 Skipped: 13



| | 1 | 2 | 3 | 4 | 5 | Total | Weighted ... |
|--|--------------|--------------|--------------|--------------|--------------|------------|--------------|
| Priority locations (District Entrances, Downtown, etc.) | 64.86% 48 | 16.22% 12 | 10.81% 8 | 6.76% 5 | 1.35% 1 | 74 | 1.64 |
| Commercial/Retail areas | 6.76% 5 | 22.97% 17 | 29.73% 22 | 25.68% 19 | 14.86% 11 | 74 | 3.19 |
| Civic & Institutional areas | 2.70% 2 | 16.22% 12 | 20.27% 15 | 22.97% 17 | 37.84% 28 | 74 | 3.77 |
| Historical & Cultural areas | 12.16% 9 | 20.27% 15 | 17.57% 13 | 27.03% 20 | 22.97% 17 | 74 | 3.28 |
| Parks & Trails | 13.51% 10 | 24.32% 18 | 21.62% 16 | 17.57% 13 | 22.97% 17 | 74 | 3.12 |
| | | | | | | 370 | 3.00 |

Q18 Where would you like to see bilingual signage i.e. English/ Secwepemctsin? Select all that apply.

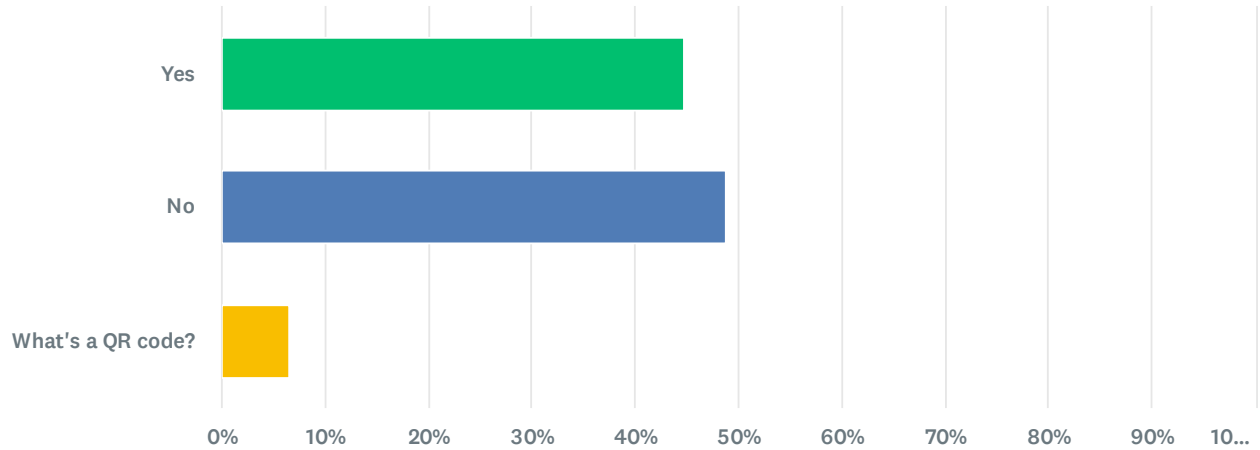
Answered: 78 Skipped: 9



| Answer Choices | Percentage | Responses |
|---|------------|------------|
| ● Gateway & Arrival Signs | 61.54% | 48 |
| ● Signs for Walkers & Pedestrians | 26.92% | 21 |
| ● Signs for Public Buildings (Library, Schools, District Office etc.) | 44.87% | 35 |
| ● Trail Markers & Park Maps | 44.87% | 35 |
| ● Historical & Cultural Signs | 80.77% | 63 |
| ● Temporary, Event & Seasonal Signs | 32.05% | 25 |
| Total | | 227 |

Q19 Would you support the use of QR codes on wayfinding signs to access maps, historical information, or business directories?

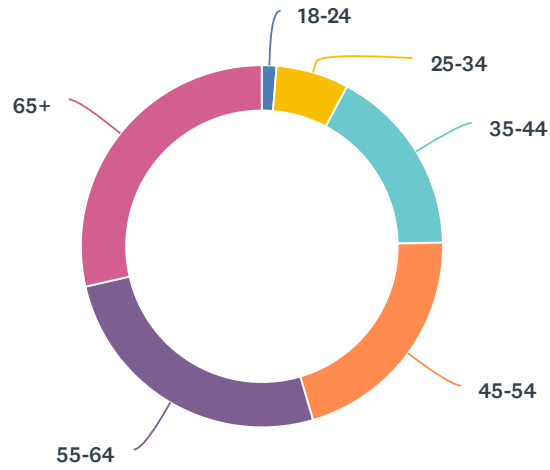
Answered: 76 Skipped: 11



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Yes | 44.74% | 34 |
| ● No | 48.68% | 37 |
| ● What's a QR code? | 6.58% | 5 |
| Total | | 76 |

Q20 What age are you?

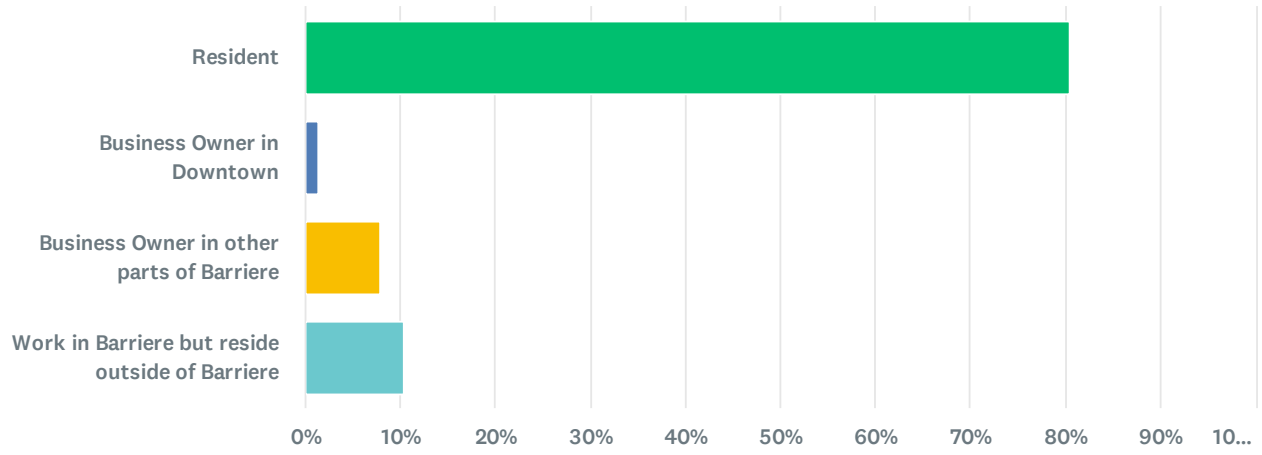
Answered: 77 Skipped: 10



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Under 18 | 0% | 0 |
| ● 18-24 | 1.30% | 1 |
| ● 25-34 | 6.49% | 5 |
| ● 35-44 | 16.88% | 13 |
| ● 45-54 | 20.78% | 16 |
| ● 55-64 | 25.97% | 20 |
| ● 65+ | 28.57% | 22 |
| Total | | 77 |

Q21 What best describes you?

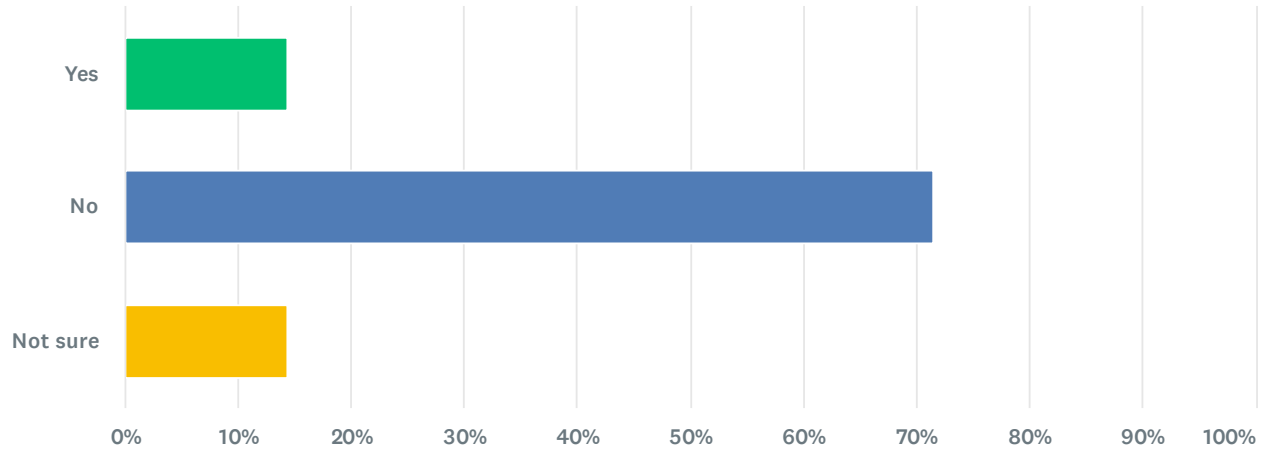
Answered: 77 Skipped: 10



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Resident | 80.52% | 62 |
| ● Business Owner in Downtown | 1.30% | 1 |
| ● Business Owner in other parts of Barriere | 7.79% | 6 |
| ● Work in Barriere but reside outside of Barriere | 10.39% | 8 |
| Total | | 77 |

Q22 Do you feel the District's current signage affects how easily customers can find your business or the downtown core?

Answered: 7 Skipped: 80



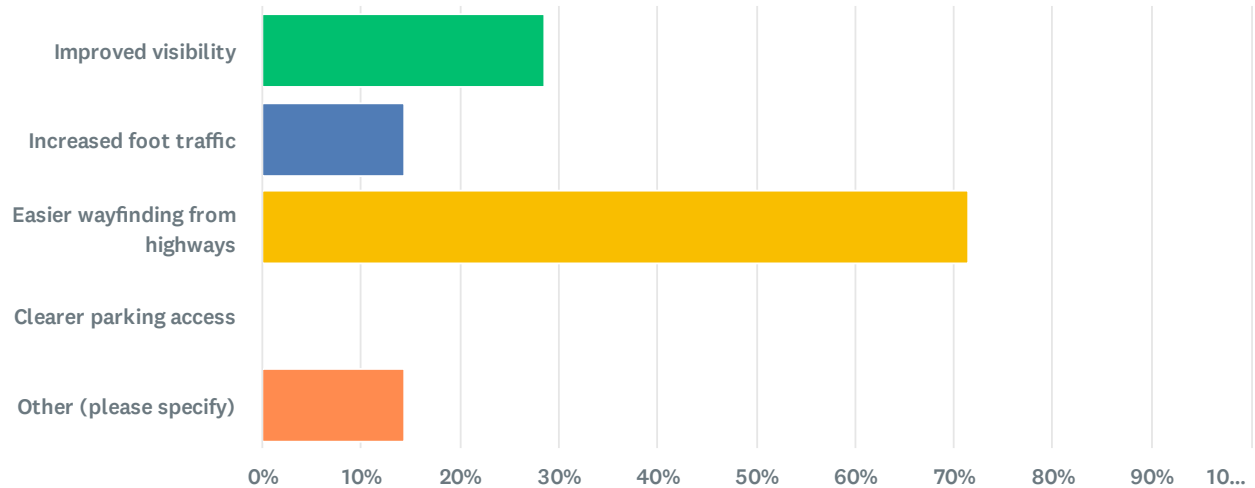
| Answer Choices | Percentage | Responses |
|--|------------|-----------|
| ● Yes | 14.29% | 1 |
| ● No | 71.43% | 5 |
| ● Not sure | 14.29% | 1 |
| Show comments | | |
| Total | | 7 |

District of Barriere - Signage and Wayfinding

| # | IF YES, (PLEASE SPECIFY) | DATE |
|---|---|-------------------|
| 1 | I am in Louis Creek - not part of the Barriere district but I am part of the distric chamber and often feel Louis Creek and my business is overlooked | 1/29/2026 7:19 AM |
| 2 | There is street signs that's how you find my house then you see my business sign. | 1/27/2026 7:00 PM |

Q23 In what ways could improved directional signage support your business or organization? (Select all that apply)

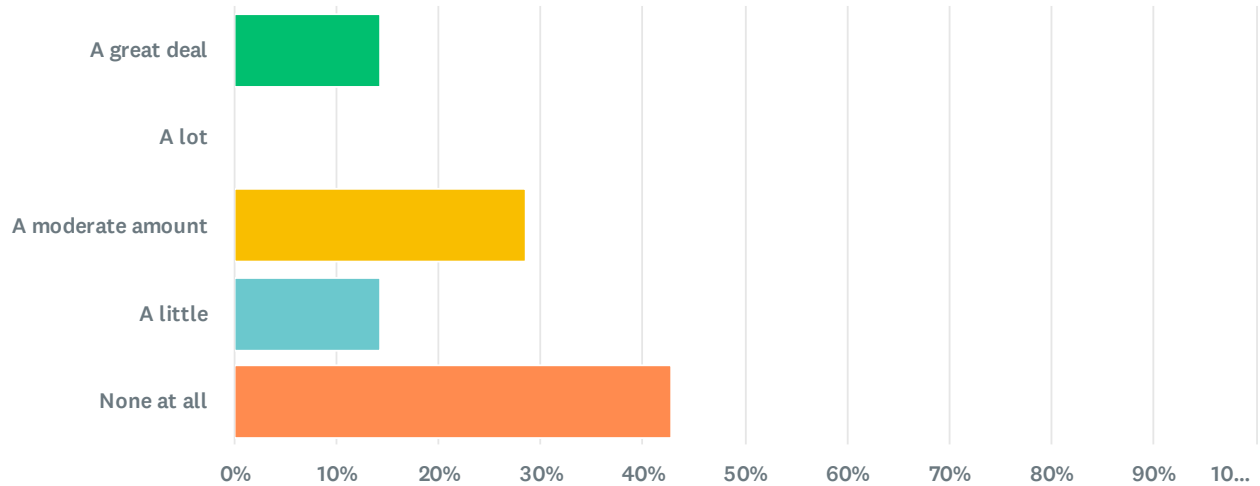
Answered: 7 Skipped: 80



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● Improved visibility | 28.57% | 2 |
| ● Increased foot traffic | 14.29% | 1 |
| ● Easier wayfinding from highways | 71.43% | 5 |
| ● Clearer parking access | 0% | 0 |
| ● Other (please specify) | 14.29% | 1 |
| Total | | 9 |

Q24 How much impact would directional signage have on your business compared to other improvements?

Answered: 7 Skipped: 80



| Answer Choices | Percentage | Responses |
|---|------------|-----------|
| ● A great deal | 14.29% | 1 |
| ● A lot | 0% | 0 |
| ● A moderate amount | 28.57% | 2 |
| ● A little | 14.29% | 1 |
| ● None at all | 42.86% | 3 |
| Total | | 7 |

Q25 What could the District do to better support downtown businesses through signage or wayfinding?

Answered: 7 Skipped: 80

| # | RESPONSES | DATE |
|---|---|--------------------|
| 1 | More visible signage | 2/6/2026 6:02 PM |
| 2 | I was not sure how to rank question that asked me to put the 5 suggestions in order, and one of the question that asked for other did not have an option to type. Signage indicating that there is a downtown, signage of some kind acknowledging what is downtown. I did not respond to the question that had 2 "facade" styles - modern or traditional as neither had any relevance to what I see when I am in Barriere, Would LOVE to see an aesthetic makeover downtown | 1/29/2026 7:19 AM |
| 3 | A list of all Businesses in the Area via FaceBook etc. | 1/28/2026 9:42 AM |
| 4 | Better signage that town is off hwy 5 | 1/27/2026 11:07 PM |
| 5 | Fix the street lights so people can see. | 1/27/2026 7:00 PM |
| 6 | more information | 1/27/2026 12:32 PM |
| 7 | Larger signage | 1/27/2026 9:12 AM |

District of Barriere

Signage & Wayfinding

What We Heard Report | March 2026



PUBLIC HEARING - PLANNING REPORT

Re: Official Community Plan (OCP) Refresh – Bylaw No. 85, Amendment Bylaw No. 273

Background

In response to the new provincial housing legislation introduced under Bill 44 (*Housing Statutes (Residential Development) Amendment Act, 2023*), all municipalities in British Columbia are required to review their Official Community Plans (OCPs) and Zoning Bylaws to demonstrate that they can accommodate the 20-year housing need identified in their Interim Housing Needs Report. This new legislation included a deadline of December 31, 2025 to have completed the OCP review and update requirement. Staff have informed the Province that the District is behind on meeting this deadline and the Province has indicated that they accept this delay with the understanding that Barriere will meet its obligation this spring.

On February 23, 2026, Council passed 1st reading of *Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273* and scheduled a Public Hearing for March 30, 2026. After the closing of the Public Hearing, Council may provide final 2nd & 3rd readings, as well as adopt the Bylaw.

Public Notice was advertised and posted as required by Provincial legislation and via Council policy.

Summary of Jurisdictional Referral and Public Comments Received:

Public Comments:

Aside from public comment received during public surveys and two open houses throughout the public engagement process, no further public comments have been received since the publication of the legislated notices for this Public Hearing prior to the drafting of this report. Any new public comments received by staff will be read during the Public Hearing.

Thompson-Nicola Regional District (TNRD):

The TNRD Board of Directors accepted the District of Barriere's Regional Context Statement (Section 3.6) and passed the following resolution:

THAT, the Regional Context Statement contained in District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 be accepted.

Agricultural Land Commission (ALC):

The ALC has made the following recommendation:

- *In section 4.2, under SAND/GRAVEL (SG) it says: "Extraction and processing should occur on lands designated Rural Resource, Agricultural..." I don't see any lands designated Agriculture. I recommend removing the word "Agricultural" from the Sand and Gravel section because sand and gravel extraction isn't an outright allowed use in the ALR.*

Staff are amenable to this request and present the suggested resolution for Council to consider after the close of the public hearing during the formal reading process of the Bylaw is as follows:

THAT Official Community Plan Bylaw No. 85 Amendment Bylaw No. 273 be amended by removing the word “Agricultural” from the 1st paragraph under Sand/Gravel in Section 4.2 in this attached Schedule ‘A’.

Interior Health Authority (IHA) and Ministry of Transportation & Transit (MOTT):

These jurisdictional referral agencies provided comment and any changes or additions made as a result of those comments, were included in the draft Bylaw presented for Council’s consideration on February 23, 2026 in which first reading was passed.

Simpcw:

No comments have been received by the District from Simpcw at the time of drafting this report.

School District No. 73 (SD73):

SD73 has provided updated projected school enrolment figures as well as school capacity and utilization rates for the period 2025-2035. The suggested resolution for Council to consider after the close of the public hearing during the formal reading process of the Bylaw is as follows:

THAT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 be amended by replacing Tables 3.3.1 and 3.3.2 (Section 3.3) with the following Tables in this attached Schedule ‘A’:

Table 3.3.1 Projected School Enrolment

| Projected School Enrolment (as of February 2026) | | | | | | | | | | | | | |
|--|--------|------|------|------|------|------|------|------|------|------|------|------|-----------------------------|
| | Grades | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Ministry Operating Capacity |
| Barriere Elementary | K-6 | 208 | 205 | 204 | 190 | 182 | 188 | 196 | 200 | 202 | 196 | 190 | 271 |
| Barriere Secondary | 7-12 | 225 | 229 | 221 | 236 | 220 | 223 | 207 | 205 | 202 | 188 | 196 | 325 |

Source: School District No. 73 - Long Range Facilities Plan | February 2026

Table 3.3.2 School Capacity and Utilization Rates

| School Capacity and Utilization Rates (as of February 2026) | | | | | | | | | | | | | |
|---|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Barriere Elementary | K-6 | 77% | 76% | 75% | 70% | 67% | 69% | 72% | 74% | 75% | 72% | 70% | 271 |
| Barriere Secondary | 7-12 | 69% | 70% | 68% | 73% | 68% | 69% | 64% | 63% | 62% | 58% | 60% | 325 |

Source: School District No. 73 - Long Range Facilities Plan | February 2026

Mapping Amendment

Following Council’s update on the Flood Mitigation Plan on March 9, 2026, it was determined that Map 6 – DPA 4 Environmental should be revised to incorporate the established Flood Construction

Levels (FCLs) within the mapped 200-year floodplain. Including the FCLs will provide greater clarity and a higher level of precision for both applicants and staff when reviewing development applications.

THAT Official Community Plan Bylaw No. 85 Amendment Bylaw No. 273 be amended by replacing Map 6 – DPA 4 Environmental with Map 6 – DPA 4 Environmental as attached to this staff report.

Comment consideration:

Any public input, including comments received from Simpcw prior to or during the Public Hearing, may be considered by Council. If such input results in Council wishing to revise the draft OCP Amendment Bylaw, those amendments may be introduced by resolution at the time of second reading. Following second reading, Council may proceed to third reading and final adoption, with or without amendments.

In accordance with provincial legislation, Council must not receive or consider any new information or additional submissions after the close of the Public Hearing.

Should comments from Simpcw or members of the public be received after adoption of Bylaw No. 273, and Council wishes to consider further changes, a subsequent OCP amendment bylaw may be initiated at that time or at a later date.

Benefits or Impact

General – Fulfills the legislative directive of the Province under Bill 44 – *Housing Statutes Amendment Act*, 2023.

Finances – this project was financed under the Provincial funding model provided to the District to implement its requirements, including Zoning Amendments (completed in 2024), Housing Needs Assessment (completed in 2024), Official Community Plan review (completion due: December 31, 2025 – delayed with Provincial approval until Spring 2026).

Legislative Requirements Met

- ✓ pursuant to Section 472 of the *Local Government Act*, a local government may, by bylaw, adopt an Official Community Plan;
- ✓ Council has prepared an amended Official Community Plan covering the entirety of the area within the District of Barriere municipal boundaries;
- ✓ Council has considered providing consultation opportunities in accordance with Section 475 of the *Local Government Act*, and has provided the opportunities it considers appropriate;
- ✓ Council has specifically considered whether consultation is required with the persons, organizations, and authorities listed in Section 475(2)(b) of the *Local Government Act*;
- ✓ Council has consulted with the Board of Education of School District No. 73 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act*;

- ✓ after first reading of the bylaw the official community plan was referred to the Provincial Agricultural Land Commission for comment which was received;

Next Steps / Communication

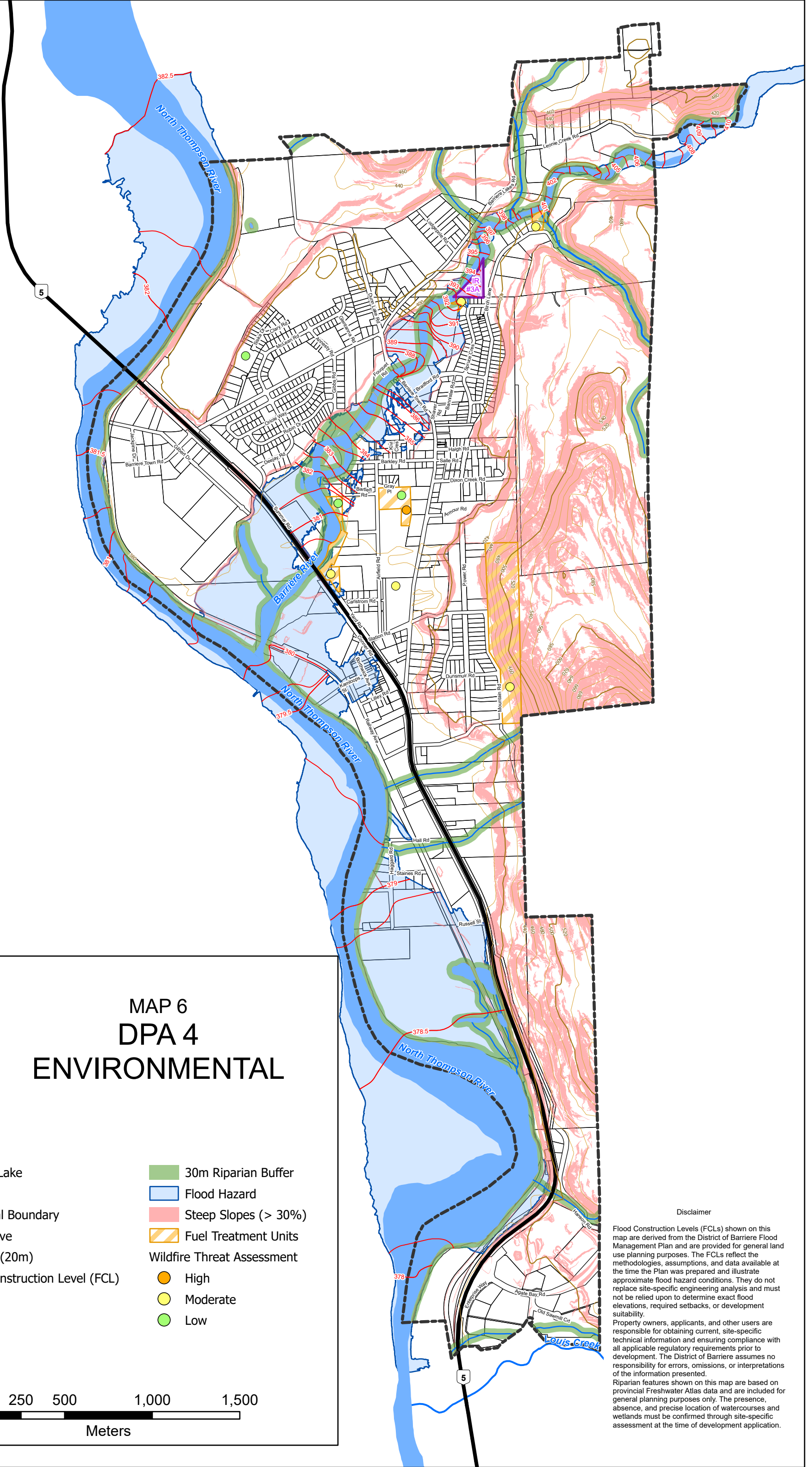
- After all comments received, the public hearing closes. No more comments may be considered by Council after the closing of a Public Hearing as per legislation.
 - Council may make the suggested amendments at 2nd reading (Agenda Item 6a).
 - After amendments (if any) Council may provide the Bylaw 3rd reading and final adoption.
 - Once adopted, notice to the Province of the District meeting its legislated compliance of its Official Community Plan review, will be provided.
 - The refreshed Official Community Plan will be published on the District's website.
-

Attachments

- Published Public Notice
- Previous Staff Report dated February 23, 2026
- Proposed Map 6 – DPA 4 Environmental
- DRAFT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 with attached 'Schedule A'.

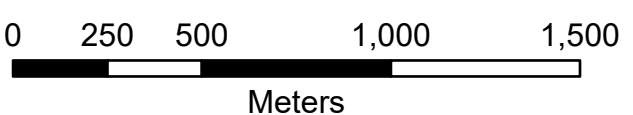
Prepared by: T. Buchanan, Corporate Officer

Reviewed by: D. Drexler, Chief Administrative Officer



MAP 6 DPA 4 ENVIRONMENTAL

- River + Lake
- Stream
- Municipal Boundary
- IR Reserve
- Contour (20m)
- Flood Construction Level (FCL)
- 30m Riparian Buffer
- Flood Hazard
- Steep Slopes (> 30%)
- Fuel Treatment Units
- Wildfire Threat Assessment**
 - High
 - Moderate
 - Low



Disclaimer

Flood Construction Levels (FCLs) shown on this map are derived from the District of Barriere Flood Management Plan and are provided for general land use planning purposes. The FCLs reflect the methodologies, assumptions, and data available at the time the Plan was prepared and illustrate approximate flood hazard conditions. They do not replace site-specific engineering analysis and must not be relied upon to determine exact flood elevations, required setbacks, or development suitability.

Property owners, applicants, and other users are responsible for obtaining current, site-specific technical information and ensuring compliance with all applicable regulatory requirements prior to development. The District of Barriere assumes no responsibility for errors, omissions, or interpretations of the information presented.

Riparian features shown on this map are based on provincial Freshwater Atlas data and are included for general planning purposes only. The presence, absence, and precise location of watercourses and wetlands must be confirmed through site-specific assessment at the time of development application.



DISTRICT OF BARRIERE

NOTICE OF PUBLIC HEARING

Monday, March 30, 2026 at 5:30pm

Council Chambers "The Ridge" 4936 Barriere Town Road

Barriere, BC V0E -1E0

www.barriere.ca

TAKE NOTICE that the Council of the District of Barriere will hold a Public Hearing, as noted above, on the following item:

OFFICIAL COMMUNITY PLAN BYLAW NO. 85, AMENDMENT BYLAW NO. 273

Applicant: District of Barriere

Purpose: The District of Barriere is refreshing its Official Community Plan (OCP) — the key document that guides our community's future growth, land use, and development. This proposed bylaw amendment would replace the current OCP plan originally adopted in 2011 with an updated plan. The OCP sets out objectives, policies, land use designations, and development permit guidelines to shape Barriere's future.

View a copy of the bylaw and relevant documents online at:

<https://www.barriere.ca/p/official-community-plan-refresh> or at the District Office from Monday to Friday, 9am – 4pm excluding statutory holidays.

Participation options for the Public Hearing:

Provide written submission, including your full name and address, to Corporate Services - no later than 4:00 pm on Monday, March 30, 2026:

- by mail: P.O. Box 219, Barriere BC V0E-1E0
- in person: "The Ridge" 4936 Barriere Town Rd, Barriere BC, V0E-1E0
- or by email to corporate@barriere.ca

Participate LIVE through video conferencing by accessing the meeting's Zoom link posted on the District's website www.barriere.ca at the time of the Public Hearing – March 30, 2026 @ 5:30pm.

Participate in person at the District of Barriere, Council Chambers, located at "The Ridge", 4936 Barriere Town Road, Barriere BC, V0E-1E0 – March 30, 2026 @ 5:30pm.

All submissions, including identifying information, will form part of the official record of the hearing. The Public Hearing will be streamed live via a Zoom link that can be accessed on the District of Barriere website www.barriere.ca for viewing by the public.

For any additional inquiries, please contact the District of Barriere at (250) 672-9751.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Tasha Buchanan, CMC
Corporate Officer

District of Barriere

REPORT TO COUNCIL

Request for Decision

| | |
|---|--------------------------------|
| Date: February 23, 2026 | File: 530.20/Rpts |
| To: Council | From: Corporate Officer |
| Re: DRAFT Official Community Plan (OCP) Bylaw No. 85, Amendment Bylaw No. 273 | |
| Recommendations: THAT Council gives 1st reading to Official Community Plan Bylaw No. 83, Amendment Bylaw No. 273; and THAT Council schedule a Public Hearing for March 30, 2026 re: Official Community Plan Bylaw No. 273 | |

Purpose

To review the final draft of the Official Community Plan Refresh, provide 1st formal reading of the draft Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273, and schedule a Public Hearing as required by legislation prior to subsequent readings, any possible amendments and final adoption.

Background

In response to the new provincial housing legislation introduced under Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), all municipalities in British Columbia are required to review their Official Community Plans (OCPs) and Zoning Bylaws to demonstrate that they have the necessary housing policies and zoned land capacity to meet the 20-year housing needs identified in their latest Housing Needs Report.. This new legislation included a deadline of December 31, 2025 to have completed the OCP review requirement. Staff have informed the Province that the District is behind on meeting this deadline and the Province has indicated that they accept this delay with the understanding that Barriere will meet its obligation this spring.

Summary

TRUE Consulting was contracted by the District to conduct the review of its Official Community Plan, engage with the community and other stakeholders, and provide a final refreshed plan to attach as an amended 'Schedule A' to the District OCP Bylaw.

Two public Open Houses have been undertaken and well attended since the start of this project in early 2024. A public survey was also circulated and appropriate referral agencies have been consulted. All resulting comments were considered during final revisions of the attached draft.

Simpcw First Nation is still in the process of reviewing the draft and the District is anticipating

receiving any comments it may have prior to the Public Hearing. Any resulting amendment proposals to the draft, will be highlighted to Council during the Bylaw's 2nd reading which, if desired by Council, can be included as an amendment prior to the Bylaw's subsequent readings and adoption. This is also true of any amendments Council may wish to make as a result of any public comments received within the Public Hearing process.

Benefits or Impact

General – Fulfills the legislative directive of the Province under Bill 44 – Housing Statutes Amendment Act, 2023.

Finances – this project was financed under the Provincial funding model provided to the District to implement its requirements, including Zoning Amendments (completed in 2024), Housing Needs Study Review (completed in 2024), Official Community Plan review (completion due: December 31, 2025 – delayed with Provincial approval until this spring).

Legislative Requirements Met

- ✓ pursuant to Section 472 of the *Local Government Act*, a local government may, by bylaw, adopt an Official Community Plan;
- ✓ Council has prepared an amended Official Community Plan covering the entirety of the area within the District of Barriere municipal boundaries;
- ✓ Council has considered providing consultation opportunities in accordance with Section 475 of the *Local Government Act*, and has provided the opportunities it considers appropriate;
- ✓ Council has specifically considered whether consultation is required with the persons, organizations, and authorities listed in Section 475(2)(b) of the *Local Government Act*;
- ✓ Council has consulted with the Board of Education of School District No. 73 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act*;
- ✓ after first reading of the bylaw Council will consider the official community plan in conjunction with its most recent financial plan and will referred the official community plan to the Provincial Agricultural Land Commission for comment;
- ✓ before third reading Council will hold a public hearing on the proposed official community plan.

Next Steps / Communication

- Staff will compile any additional comments received and prepare a summary report to be provided to Council during the Public Hearing process.
- Legislated Public Notice of the Public Hearing date will be published in the local newspaper, the District's website and distributed through the municipal E-News subscription service.
- March 30, 2026 – Public Hearing. After all comments received, public hearing closes. No more comments may be considered by Council after the closing of a Public Hearing as per legislation.
- May 30, 2026 post Public Hearing - Council may make any proposed amendments at 2nd reading.

- May 30, 2026 post Public Hearing – Council may provide the Bylaw 3rd reading and final adoption.
 - Once adopted, notice to the Province of the District meeting its legislated compliance of its Official Community Plan review, will be provided.
 - The refreshed Official Community Plan will be published on the District’s website.
-

Attachments

- DRAFT Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273 with attached ‘Schedule A’.

Recommendations

THAT Council gives 1st reading to Official Community Plan Bylaw No. 83, Amendment Bylaw No. 273; and

THAT Council schedule a Public Hearing for March 30, 2026 re: Official Community Plan Bylaw No. 273

Alternative Options

1. Council could choose not to give the draft OCP amendment first reading. This is not recommended as further delays will result in additional non-compliance to Provincial legislation.
2. Council could choose to schedule an alternate Public Hearing date.

Prepared by: T. Buchanan, Corporate Officer

Reviewed by: D. Drexler, Chief Administrative Officer

Reviewed

OFFICIAL COMMUNITY PLAN

DRAFT



DRAFT

SCHEDULE A

BYLAW NO. 273

ADOPTED _____, 2026



DISTRICT OF BARRIERE

DRAFT - BYLAW NO. 273

A BYLAW TO AMEND “DISTRICT OF BARRIERE OFFICIAL COMMUNITY PLAN BYLAW NO. 85”

The Council of the District of Barriere, in an open meeting assembled hereby enacts the following:

1. CITATION

This bylaw may be cited as the "*District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 273*".

2. AMENDMENT

That the District of Barriere Official Community Plan Bylaw No. 85, is hereby further amended by replacing its 'Schedule A' with the attached 'Schedule A' which is incorporated in and forms part of this bylaw.

3. SEVERABILITY

In the event that any provision of this Bylaw is found by a Court of competent jurisdiction to be invalid for any reason, then such provisions shall be severable from, and have no effect on the validity of the remainder of this Bylaw.

READ A FIRST TIME this **23rd** day of **February, 2026**.

PUBLIC HEARING held this **30th** day of **March, 2026**

READ A SECOND TIME this day of , **2026**.

READ A THIRD TIME this day of , **2026**.

RECONSIDERED AND ADOPTED this day of , 2026.

Rob Kerslake
Mayor

Tasha Buchanan,
Corporate Officer

District of Barriere
Bylaw No. 85, Amendment Bylaw No. 273

SCHEDULE A



DISTRICT OF BARRIERE
Box 219, 4936 Barriere Town Road
Barriere, B.C. V0E 1E0
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Email: inquiry@barriere.ca
Website: www.barriere.ca

Acknowledgements

We express our heartfelt appreciation to the community members, interest groups, District Staff and District Council, who generously shared their insights and lived experiences, and who participated in various engagement events throughout the year it took to complete.

Mayor and Council

Rob Kerlake, Mayor

Ward Stamer, former Mayor

Louise Lodge

Brody Mosdell

Scott Kershaw

Judy Armstrong

Colin McInnis

Donna Kibble

Project Lead Staff

Daniel Drexler, Chief Administrative Officer

Tasha Buchanan, Corporate Officer

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Acronyms

ACC – Amenity Cost Charges

ALR – Agricultural Land Reserve

CPTED – Crime Prevention through Environmental Design

DCC – Development Cost Charges

FCL – Flood Construction Level

GIS – Geographic Information System

LGA – Local Government Act

MOU – Memorandum of Understanding

MOE – Ministry of Environment

MoTT- Ministry of Transportation and Transit

QP – Qualified Professional

OCP – Official Community Plan

RAR – Riparian Area Regulation

RGS – Regional Growth Strategy

SRW - Statutory Right of Way

TNRD – Thompson-Nicola Regional District

TUP – Temporary Use Permit



SECTION 1: INTRODUCTION

1.1 What is an Official Community Plan?

An Official Community Plan (OCP) is the District's primary long-range planning document. It sets out a community-driven vision for the future and provides a structured framework for managing land use, housing, transportation, infrastructure, parks and recreation, and environmental stewardship. The OCP is rooted in the values and aspirations of Barriere's residents and serves to guide decisions that shape the physical, social, and economic fabric of the community.

The Plan is intended to balance growth with sustainability, ensuring development is coordinated, resilient, and responsive to evolving local needs and global challenges. It informs how land is used and services are delivered, promoting a healthy, connected, and vibrant community for current and future generations.

1.2 A Guide to Decision Making

The Official Community Plan serves as a guide for all who play a role in shaping Barriere's future — including residents, developers, Council, and staff. It offers guiding principles for evaluating land use proposals, infrastructure investments, and community initiatives.

Residents can use the OCP to understand the direction of community development and participate meaningfully in civic processes. Developers and landowners can consult the OCP to ensure their projects align with vision, principles and regulatory expectations. Local government decision-makers rely on the OCP when reviewing zoning amendments, considering public investments, or responding to emerging opportunities and challenges.

Ultimately, the OCP helps ensure that Barriere grows in a thoughtful, coordinated manner — one that reflects shared values, supports economic and social resilience, and protects the natural systems that underpin long-term wellbeing.

1.3 Location and Regional Context

Often referred to as the “Gateway to the North Thompson,” the District of Barriere is located in the Lower North Thompson Valley, approximately 64 kilometres north of Kamloops along Highway 5, also known as the Yellowhead Highway. The community lies within the Thompson-Nicola Regional District (TNRD), specifically surrounded by Electoral Area ‘O’.

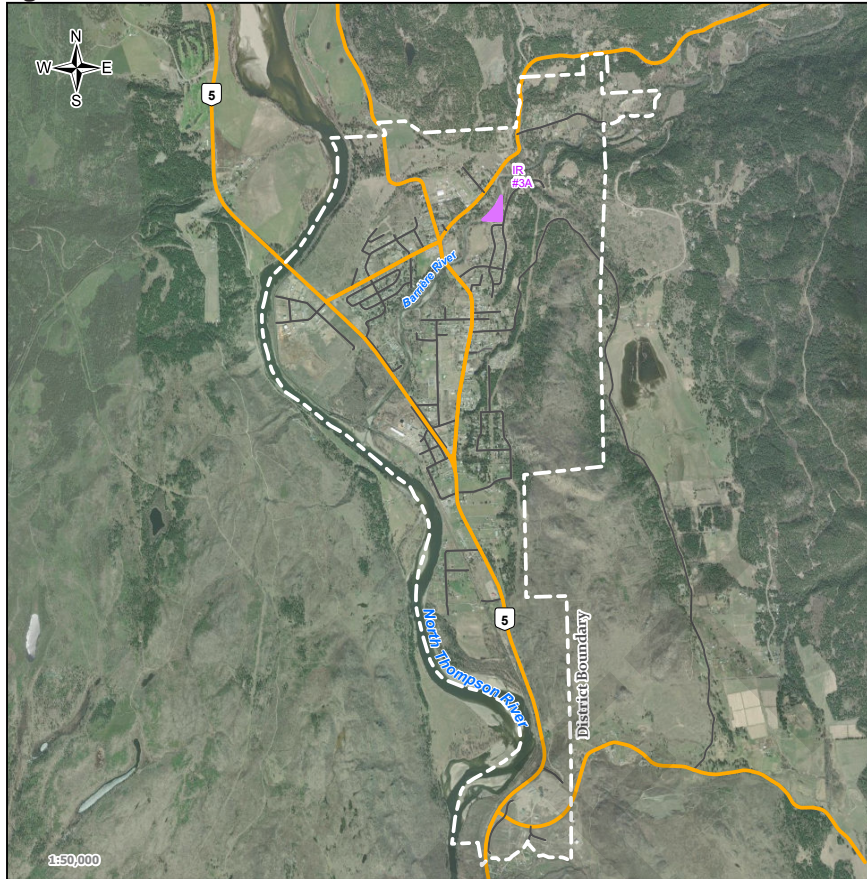
Nestled on the east bank of the North Thompson River at its confluence with the Barriere River, the District spans 12.44 square kilometres and sits at an elevation of 373 metres above sea level, at a latitude of 51°11’N.

Barriere is the largest urban centre within Electoral Area ‘O’ and functions as a regional hub, providing services and amenities to surrounding communities including Little Fort, Darfield, Louis Creek, McLure, and the Simpcw First Nation community of Chu Chua.

Figure. 1.3.1: Regional Context



Figure 1.3.2: Local Context



1.4 Cultural and Historical Context of Barriere

Indigenous History

The Simpcw First Nation, a division of the Secwépemc (Shuswap) people, have lived in the region encompassing the North Thompson Valley since time immemorial. Their traditional territory extends from McLure northward along the North Thompson River, reaching the headwaters of the Fraser River from McBride to Tête Jaune Cache, across to Jasper, and southward to the Athabasca River headwaters. The Simpcw speak Secwepemctsin, a language of the Salishan family, shared across the Fraser and Thompson River systems and integral to their cultural identity.

The Simpcw have always had a deep, reciprocal relationship with the land, traveling seasonally throughout the territory to harvest plants, fish, and game that sustained their communities. In winter months, families gathered in semi-subterranean dwellings in river valley villages. Archaeological evidence has confirmed traditional winter village and food storage sites throughout the region—at Finn Creek, Vavenby, Birch Island, Raft River, the Clearwater-North Thompson confluence (called Styelltsucw in Secwepemctsin), Chu Chua, Barriere River, Louis Creek, McLure, and Tête Jaune. These sites are tangible reminders of the enduring presence of the Simpcw in the area.

Approximately half of the Simpcw population of 628 live on reserves at Chu Chua—just north of Barriere—and Louis Creek. The Simpcw First Nation is governed by a Band Council, which

oversees social, educational, and economic development, through collaborative processes with other Secwépemc communities and government bodies. The Simpcw value strong relationships with all residents of the North Thompson and Robson Valleys and are signatories to a Memorandum of Understanding and Protocol Agreement (2025) with the District of Barriere, which reflects a shared commitment to cooperation, mutual respect, and reconciliation.

The Simpcw First Nation's continued presence is central to the identity of the region, and their knowledge, language, and stewardship traditions remain vital to the future of the North Thompson Valley. They are actively working to ensure a place for future generations where traditional values and modern opportunities coexist with pride.

European Settlement History

European presence in the region began in the early 19th century with fur traders, and the area became part of a broader trade network centered on the North Thompson River. The 1850s brought increased activity as trappers and wood traders passed through, followed by prospectors heading north in search of gold in the 1860s. Permanent European settlement in Barriere began in earnest near the turn of the century.

The name “Barriere” is believed to originate from French Canadian fur traders in the late 1800s, who, upon encountering the flooded Barrière River, referred to it as “La Barrière”—a reference to the obstacle in their path. The name stuck, and by 1914 the community was officially known as Barriere. Prior to that, early settlers often simply called it “The Barriere.”

Significant development milestones followed. The Canadian National Railway (CNR) established a main line through the valley in 1914, which bolstered access and economic activity. In 1932, a road was completed connecting Kamloops to Clearwater, further linking the area. By the 1960s, construction of Highway 5 (Yellowhead Highway) was underway and completed in 1970, opening the valley to a new wave of residents and businesses.

Forestry became a central pillar of the local economy throughout the 20th century. However, in 2003, Barriere was severely impacted by a devastating wildfire that destroyed homes and infrastructure, including the Louis Creek Sawmill, a major employer. In response, the community demonstrated resilience and began diversifying its economy. Today, forestry remains important, alongside growing sectors such as tourism, agriculture, and an emerging mining industry.

In June 2007, Barriere residents voted to incorporate as a municipality. On December 4th, 2007, the District of Barriere was officially established, marking a new chapter in its civic development. Today, Barriere continues to evolve while honouring its rich Indigenous and settler histories. It is known for its natural beauty, small-town character, and spirit of collaboration with the Simpcw First Nation.



VISION AND GUIDING PRINCIPLES

Official Community Plan

SECTION 2: VISION AND GUIDING PRINCIPLES



2.1 Community Vision

The purpose of a vision statement in an Official Community Plan (OCP) is foundational. It serves as a guiding framework that articulates a shared, long-term aspiration for the future of the community.

In 2045, Barriere is a thriving, inclusive, and connected community at the heart of the North Thompson Valley. Its vibrant downtown, scenic parks, and pathways support healthy, active living and a resilient local economy. With diverse housing, quality healthcare, modern infrastructure, and recreational spaces for all ages, Barriere offers a high quality of life rooted in community pride. Balancing innovation with small-town charm, Barriere is a welcoming place to live, work, and play year-round.

2.2 Guiding Principles

1. Celebrating and Strengthening Small-Town Character

Barriere proudly maintains its distinct small-town charm while positioning itself as a welcoming regional destination. The community fosters a rural atmosphere that supports families, entrepreneurship, and retirement living. Through vibrant arts, cultural initiatives, and community events, Barriere continues to cultivate a sense of identity and belonging that defines its unique character.

2. Providing for Affordable and Diverse Housing

Barriere recognizes that access to safe, affordable, and appropriate housing is essential to the health, resilience, and inclusivity of the community. As housing needs continue to evolve—driven by demographic shifts, economic pressures, and changing household structures—the district is

committed to supporting a variety of housing forms, tenures, and price points.

3. Cultivating a Vibrant and Inclusive Downtown

Barriere’s downtown serves as the civic and commercial heart of the community—a place that is lively, attractive, and accessible to all. Thoughtfully scaled development, cohesive streetscape design, and active public spaces create a dynamic and inclusive corridor that supports business, social interaction, and cultural expression.

4. Investing in Sustainable Infrastructure

Reliable, efficient, and well-maintained infrastructure—such as roads, water systems, and wastewater services—is fundamental to Barriere’s livability. The District remains committed to ensuring long-term value and service excellence through thoughtful investment, innovation, and sustainable asset management. Investments into current assets will be prioritized.

5. Advancing Economic Development and Diversification

Barriere is home to a resilient and evolving local economy supported by a mix of small businesses, tourism, and industrial activity. The community actively encourages innovation and entrepreneurship, while highway-adjacent lands provide strategic opportunities for service-based enterprises and investment. Diversification remains central to long-term economic sustainability.

6. Fostering Beauty, Quality, and Cultural Collaboration

Barriere is a visually appealing and culturally rich community, set within a picturesque valley and surrounded by natural beauty. Clean streets, well-designed buildings, and attention to aesthetics enhance community pride. A strong, respectful partnership with the Simpcw First Nation contributes to shared stewardship, cultural exchange, and mutual prosperity.

7. Enhancing Mobility and Connectivity

Barriere prioritizes active and sustainable transportation. A connected network of safe, multi-use pathways supports walking, cycling, and other forms of non-motorized movement throughout the community. Regional transit options ensure accessibility to Kamloops and surrounding areas, strengthening connections beyond the community while reducing vehicle dependency.

8. Promoting Active and Healthy Lifestyles

Barriere offers year-round opportunities for active living, from serene nature trails to well-equipped parks and recreational facilities. Residents of all ages and abilities enjoy easy access to outdoor and indoor activities that support well-being, lifelong fitness, and a strong connection to the natural environment. Life here moves at a thoughtful pace—balanced, engaging, and fulfilling.

9. Supporting Residents Across the Lifespan

A strong network of health and social services ensures that residents—whether young families, individuals, or seniors—are well supported throughout all stages of life. Accessible, reliable services contribute to a healthy, inclusive, and socially connected community.

10. Leading with Environmental Stewardship

Barriere is committed to sustainable development and environmental leadership. The community embraces green practices that promote clean air, water conservation, biodiversity, and low-impact living. Residents, businesses, and local government work together to reduce environmental footprints and preserve the region's ecological health for future generations.

11. Ensuring Community Safety and Environmental Resilience

Barriere is a safe, secure, and prepared community. Residents feel prepared for natural hazards, and environmental degradation. The protection of local ecosystems is valued to ensure health, resilience, and enjoyment for current and future generations.

DRAFT



SECTION 3: FUTURE GROWTH



3.1 Population Overview

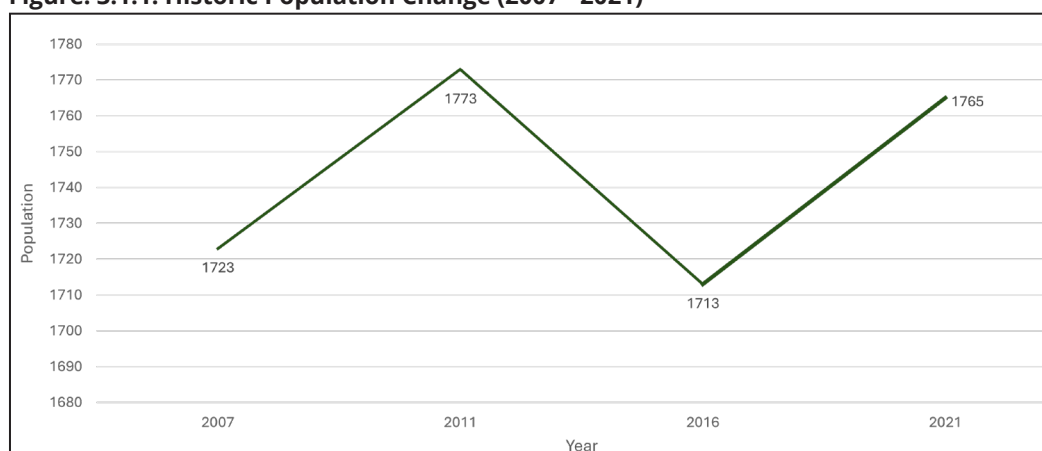
Barriere has demonstrated modest population growth in recent years, even amidst the broader economic impacts of the COVID-19 pandemic and periods of higher-than-average inflation. Historical data since the District's incorporation in 2007 reveal a population trend characterized by fluctuations rather than consistent growth.

Between 2007 and 2011, the District experienced a population increase of 2.9%. This was followed by a notable decline of 3.9% between 2011 and 2016. While no major external events directly contributed to this decrease, the trend may reflect the broader demographic shifts experienced across rural British Columbia during that period. A modest rebound followed between 2016 and 2021, with the population increasing by 3.0%. In comparison, the Thompson-Nicola Regional District (TNRD) saw population increases of 3.3% (2011–2016) and 8.4% (2016–2021) over the same periods.

Table 3.1.1: Population Growth (2007-2021)

| Census Year | Population | 5-Year Growth |
|-------------|------------|---------------|
| 2007* | 1723 | n/a |
| 2011 | 1773 | 2.9% |
| 2016 | 1713 | -3.4% |
| 2021 | 1765 | 3.0% |

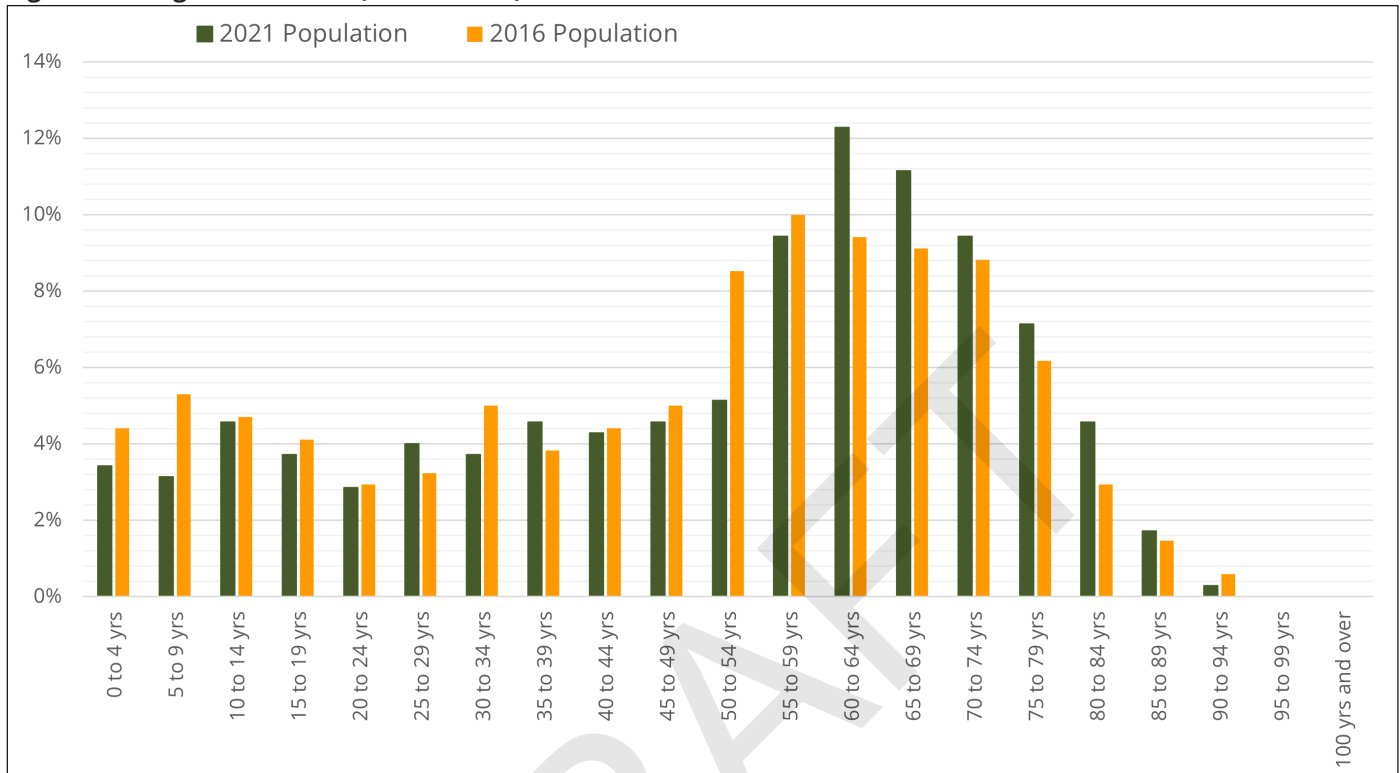
Figure. 3.1.1: Historic Population Change (2007 - 2021)



*Note: 2007 population certified by the Province at time of incorporation (December 4, 2007)

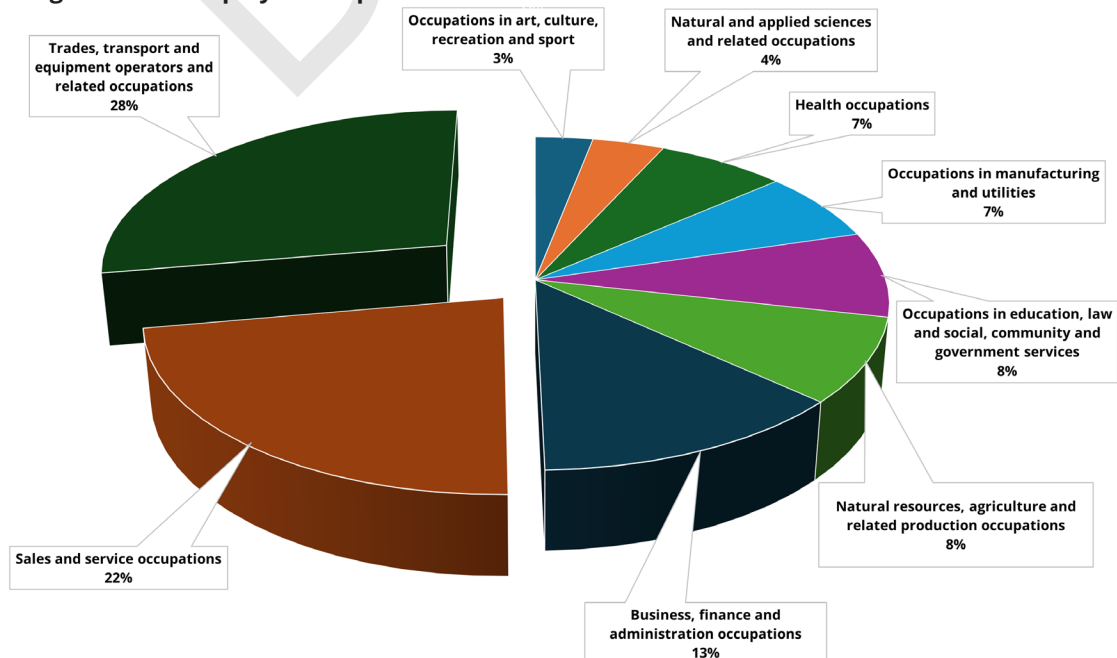
The District's age profile reflects a pattern common to many rural communities across the province—an aging population. In 2021, the median age in Barriere was 58, up from 53 in 2016. This is significantly higher than the median ages of 45 in the TNRD and 43 in British Columbia overall. Notably, the youngest age group (0–9 years) declined from 165 children in 2016 to 115 in 2021, indicating a shrinking base of young families.

Figure.3.1.2: Age Distribution (2021 vs 2016)



In terms of employment, the community is supported by a workforce concentrated on trade, transport, equipment operation, and sales and service roles—together comprising approximately 50% of all employment. The remaining half is distributed across a variety of other sectors, including education, healthcare, resource industries, and administrative services.

Figure. 3.1.3: Employment Spectrum Pie Chart



3.2 Population Growth

Since incorporation in 2007, the District of Barriere has experienced modest population growth, averaging approximately 0.22% per year. Some periods—such as 2011 to 2016—saw a slight population decline; however, more recent trends suggest the District may be entering a period of renewed growth.

This anticipated increase is influenced in part by migration from the Lower Mainland and other regions of British Columbia and Canada, as residents seek more affordable and community-oriented alternatives to high-cost urban areas.

Table 3.2.1 Growth Projections (2021-2041)

| Year | Historical Population | Annual Growth Rate | | |
|------|-----------------------|--------------------|-------|-------|
| | | 0.50% | 0.75% | 1.00% |
| 2021 | 1,765 | 1,765 | 1,765 | 1,765 |
| 2026 | | 1,809 | 1,831 | 1,853 |
| 2031 | | 1,854 | 1,900 | 1,946 |
| 2036 | | 1,901 | 1,971 | 2,043 |
| 2041 | | 1,948 | 2,045 | 2,145 |
| 2046 | | 1,997 | 2,122 | 2,253 |

Looking ahead, annual growth rates between 0.5% and 1.0% are considered achievable and are reflected in Table 3.2.1. Based on this range, Barriere’s population could reach between 1,997 and 2,253 by 2046—an overall increase of approximately 13% to 28% over 25 years.

By comparison, the Thompson-Nicola Regional District (TNRD) anticipates regional population growth of roughly 30% between 2021 and 2041. While Barriere’s growth potential is somewhat constrained by factors such as flood-hazard areas, Agricultural Land Reserve (ALR) designations, and steep terrain, future development can be accommodated through a strategic mix of infill and greenfield opportunities.

Further potential exists to increase residential density through sewer system extensions and interconnections. These investments would enable additional infill development and could support small-scale multi-unit housing, such as three or more dwellings per lot, within serviced areas.

3.3 Education

Education plays a vital role in the District of Barriere, contributing to the community’s strength, cohesion, and long-term well-being. The town is served by School District No. 73 (Kamloops-Thompson), which supports schools across Kamloops and the North and South Thompson regions. The district’s guiding vision, “*Working together for quality public education,*” is evident in Barriere’s two local schools that serve students from Kindergarten through Grade 12.

Barriere Elementary School and Barriere Secondary School form the core of local public education, with the elementary school feeding directly into the secondary school. These schools offer a full range of provincial curriculum and provide supportive learning environments grounded in community engagement. While enrollment numbers may shift year to year, these schools continue to play a key role in community life and student development. As of 2024, School District No. 73 continues to prioritize inclusive learning environments and supports for rural and Indigenous learners.

Table 3.3.1 Projected School Enrolment (as of January 2025)

| Projected School Enrolment (as of January 2025) | | | | | | | | | | | | | |
|---|-------------|------|------|------|------|------|------|------|------|------|------|------|-----------------------------|
| | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Ministry Operating Capacity |
| Barriere Elementary | K-7 | 210 | 202 | 197 | 192 | 182 | 181 | 184 | 194 | 195 | 203 | 207 | 271 |
| Barriere Secondary | 8-12 | 221 | 212 | 206 | 196 | 201 | 190 | 204 | 201 | 205 | 199 | 187 | 325 |

Source: School District 73 Long-Range Facilities Plan | February 2025

Table 3.3.2 School Capacity and Utilization Rates (as of January 2025)

| School Capacity and Utilization Rates (as of January 2025) | | | | | | | | | | | | | |
|--|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | | | |
| Barriere Elementary | K-7 | 77% | 75% | 73% | 71% | 67% | 67% | 68% | 72% | 72% | 75% | 76% | 271 |
| Barriere Secondary | 8-12 | 68% | 65% | 63% | 60% | 62% | 58% | 63% | 62% | 63% | 61% | 58% | 325 |

Source: School District 73 Long-Range Facilities Plan | February 2025

Early learning is also supported through the StrongStart BC program located at Barriere Elementary, offering a free, drop-in early learning initiative for children aged 0 to 5. StrongStart programs provide high-quality learning environments where children engage in meaningful play and early literacy activities. The program also supports parents and caregivers in building confidence and capacity in early childhood development. An after-school care program is also in place through the North Thompson Activity Centre Society (NTACS).

Post-secondary access is supported through a combination of local, regional, and online offerings. Thompson Rivers University (TRU), headquartered in Kamloops, is a key provider of higher education for Barriere residents. TRU offers over 140 on-campus and 60 online programs, including trades, undergraduate degrees, graduate programs, adult basic education, and vocational training. TRU's Barriere Community Education Centre plays a localized role in making education accessible to rural residents by offering various courses and programs to help individuals prepare for the job market and further their educational pursuits.

Early Childhood Development

The District of Barriere is served by Yellowhead Community Services Society (YCS), a non-profit registered charity delivering integrated supports and services to individuals of all ages through different community locations. With offices and program centres in both Barriere and Clearwater, YCS has been instrumental in supporting families since its founding in 1989. Today, it stands as the largest registered charity in the North Thompson Valley, with a mandate to improve community well-being from McLure to Blue River.

YCS delivers a range of programs, including:

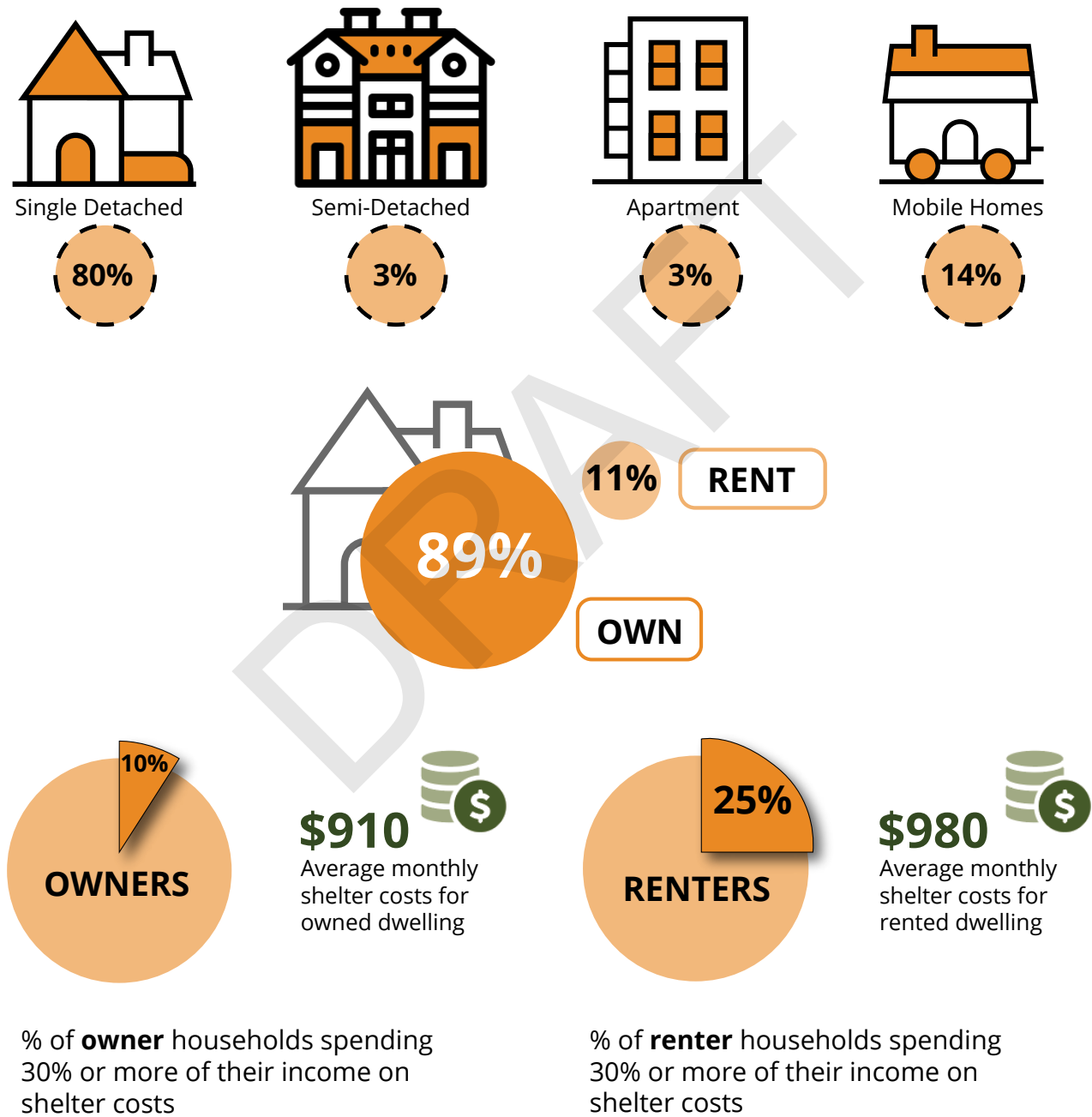
- Licensed childcare
- Support services for families and children
- Youth activities
- Food security programs
- Services for adults with developmental disabilities
- Services for women and children fleeing domestic violence

These programs are rooted in evidence-based practices and designed to meet the diverse needs of rural families.

3.4 Future Housing Needs

Housing is a fundamental human need and a key guiding principle of this Official Community Plan. A complete and inclusive community requires a broad range of housing options to meet the needs of people of all ages, incomes, and life circumstances. While housing can take many forms—ranging from single-detached homes to townhouses, apartments, and supportive living—Barriere’s housing stock has historically been limited in diversity. The predominance of larger, single-family homes has created a gap in the availability of smaller, more affordable, and more flexible housing options.

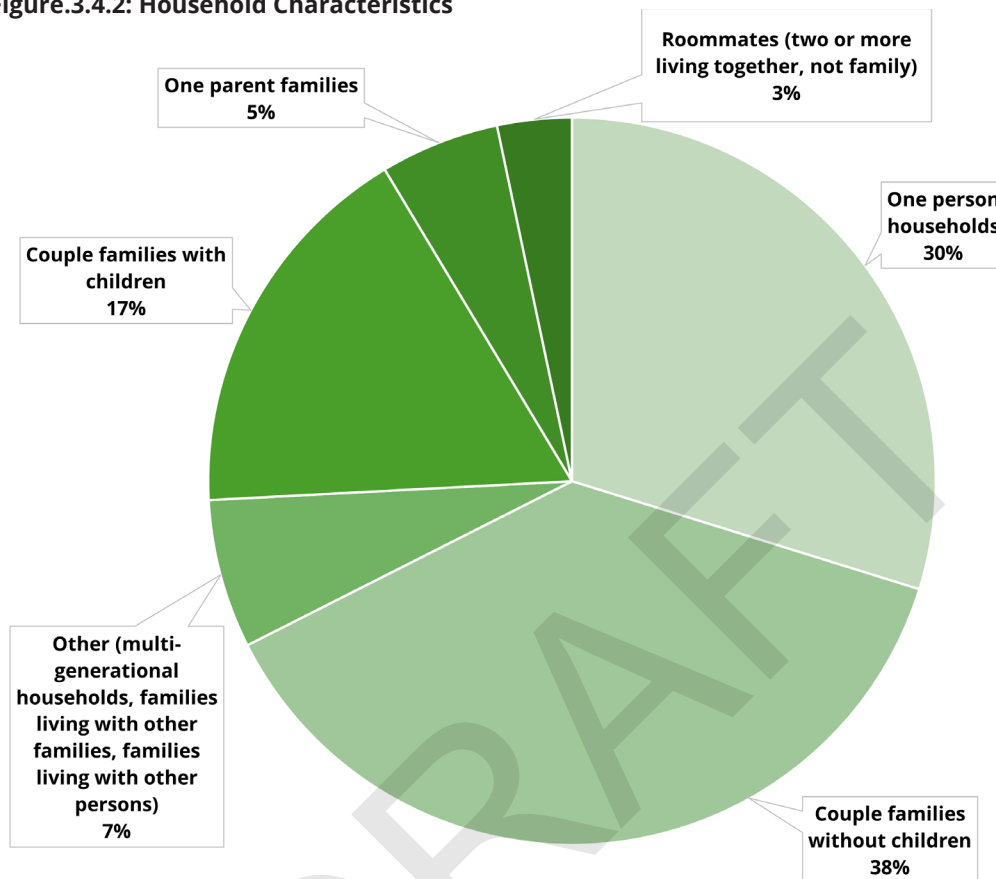
Figure.3.4.1: Housing Needs Infographics



| 5-year | 20-year |
|------------------------|------------------------|
| 175 new dwelling units | 448 new dwelling units |

The recent Housing Needs Assessment provides a detailed analysis of current and projected housing requirements within the District. In response, this OCP introduces policies that support a greater mix of housing types, tenures, and densities. These measures aim to ensure that Barriere can accommodate a wide range of households, foster long-term community stability, and adapt to changing demographics and economic conditions.

Figure.3.4.2: Household Characteristics



The community welcomes responsible increases in residential density, particularly in areas where infrastructure, amenities, and services can support growth. Infill housing, secondary suites, townhomes, and mixed-use developments are among the tools that can help broaden housing options while maintaining the small-town character and livability that residents value.

Housing diversity must reflect the full lifecycle of Barriere’s population. This includes starter homes and rentals for young adults, adaptable and accessible housing for seniors wishing to age in place, and family-oriented homes near schools, parks, and services. Innovative solutions such as co-housing, modular units, and supportive housing may also play a role in meeting emerging needs.

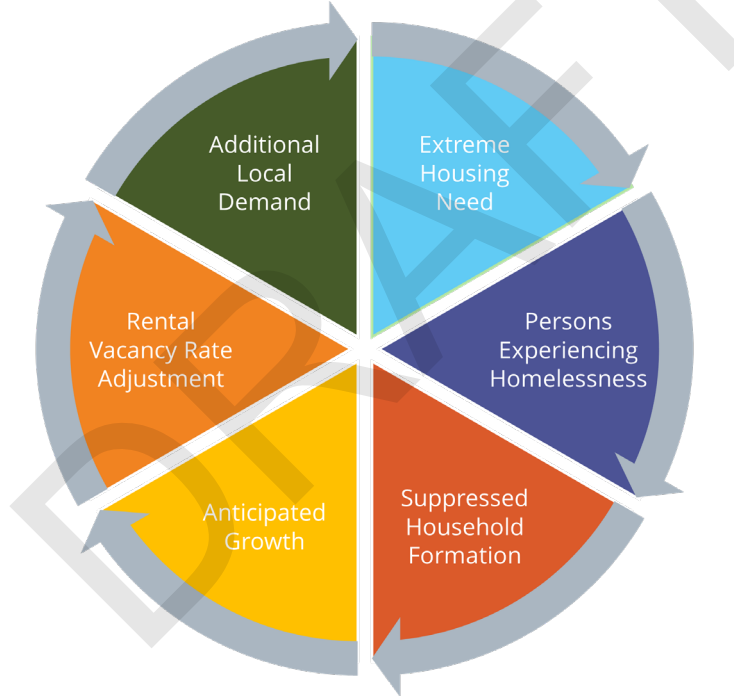
Affordability is a shared responsibility. The District will collaborate with provincial agencies, non-profit organizations, private developers, and the Simpcw First Nation to leverage funding opportunities, streamline approvals, and remove policy barriers to affordable housing development. The goal is a balanced housing system—where individuals and families at all income levels, accessibility needs and composition can find a place to call home in Barriere.

By planning for inclusiveness, choice, and affordability, Barriere will remain a community where people can put down roots, thrive through all stages of life, and contribute to a vibrant and sustainable future.

Housing Needs Assessment

The District of Barriere partnered with the TNRD and many of its member municipalities to complete a Barriere-specific **Housing Needs Assessment** in 2024 to meet the requirements of the Provincial Housing Needs Report Regulation (2024). All local governments must complete 'regular' housing needs reports in 2028 and every 5 years thereafter. The assessment draws on various data sources, including BC Stats, Statistics Canada and CMHC. The methodology considers six key components to determine housing needs: units to reduce extreme core housing need and homelessness, units to address suppressed household formation, units needed to meet projected population growth, units required to achieve a 3% rental vacancy rate, and units needed to meet local demand via a provincial 'demand factor'. This multi-faceted approach aims to account for both social variables and variables reflecting market demand.

Figure.3.4.3: Housing Needs Wheel



Based on this methodology, the report projects a total need for **175 new housing units over 5 years (2021-2026)** and **448 new units over 20 years (2021-2041)**. The largest component driving this assessed demand is anticipated population growth, projected to require approximately 260 units over 20 years. The provincial 'demand factor', intended to reflect additional local market demand, contributes approximately 112 units to the 20-year total. It's important to note that the quantitative outputs of this methodology indicate the calculated need based on the provincial formula and do not imply that this housing can be built under current construction costs, prices, or rents, as the methodology does not directly incorporate economic viability.

Table 3.4.1: Anticipated Units Required: 5-year and 20-year need. Urbanics Consultants, 2024.

| Component | 5 Year Need | 20 Year Need |
|--------------------------------------|-------------|--------------|
| A. Extreme Core Housing Need | 7 | 27 |
| B. Persons Experiencing Homelessness | 7 | 14 |
| C. Suppressed Household Formation | 8 | 34 |
| D. Anticipated Growth | 125 | 260 |
| E. Rental Vacancy Rate Adjustment | 0 | 1 |
| F. Additional Local Demand | 28 | 112 |
| Total new units - 5 years | 175 | |
| Total new units - 20 years | | 448 |

Beyond the quantitative projections, the report highlights key areas where the existing housing supply does not adequately meet the community’s needs and demand. Through community engagement, concerns were raised about the **limited availability** and **increasing cost** of both ownership and rental housing, particularly affordable and suitable rental options. There is an identified need to expand the supply of non-market and supportive housing, including options for low-income individuals, families, and seniors, given that Barriere currently has only one non-market unit. Furthermore, the aging population creates a demand for specific types of housing, such as smaller units for downsizing, accessible housing with features like barrier-free design, and potentially more supportive or assisted living options, which may not be adequately met by the current supply, which is predominantly single-detached homes and larger units.

Housing Availability & Affordability

In terms of housing availability, a significant finding with the Housing Needs Assessment is the lack of available and affordable rental units, identified as one of the most pressing concerns in the District. Community survey respondents noted facing difficulties accessing rental housing, and housing costs. The assessment suggests that a lack of available rental stock tends to push upward pressure on rents and can contribute to young people moving away. Furthermore, there is an identified need for an expanded supply of non-market and supportive housing options, increase in supply of rental housing, and address the specific requirements of the community’s aging population. The report notes that Barriere currently has only one non-market housing unit under BC Housing Administration.

Regarding housing types, the existing supply is predominantly single-detached homes (80%). A large majority of housing units (93%) are units with two or more bedrooms, potentially suitable for families. However, 1-bedroom units make up only 7% of occupied dwellings, and no studio units were recorded in the 2021 census. This lack of smaller units can pose challenges for households who might need or prefer them due to affordability or maintenance needs, such as seniors and low-income individuals.



Regarding housing affordability, the report highlights increasing unaffordability and rising housing costs as major challenges in Barriere, as is common in many communities in the Regional District. Community and stakeholder engagement reinforced concerns that rising housing costs are out of reach for many in the community. The median total household income in Barriere (\$66,500 as of 2020) is notably lower than the provincial median (\$85,000). Specific groups like 1-person households and lone-parent families have median incomes well below provincial comparisons for those types. According to 2021 census data, 9% of households spend 30% or more of their before-tax income on housing, though the assessment notes this figure was likely affected by pandemic income supports like CERB in May 2021. Community survey responses showed a higher proportion, with 19% of Barriere respondents stating they paid more than 30%. Additionally, 14.3% of Barriere households were identified as being in Core Housing Need in 2021, meaning their housing falls below adequacy, affordability, or suitability standards and they would need to spend 30% or more of their income for appropriate alternative housing.

Extreme Core Housing Need (spending 50% or more of income on housing in addition to suitability/adequacy issues) affected 3% of households. The housing needs assessment provides concrete examples of rising costs, noting that the average house value increased by 24% between 2022 (\$404,000) and 2023 (\$502,000). Average renter shelter costs (rent and utilities) in Barriere also increased by 27% between 2011 and 2021, from \$771 to \$980 per month. The cost of construction was also identified as a pressing housing issue through community engagement during preparation of the assessment.

In summary, the report suggests that Barriere faces a critical need for more housing, particularly rental units and non-market/supportive options. The existing supply is heavily skewed towards larger, single-detached homes, lacking diversity in unit size which impacts affordability and suitability for certain demographics. Simultaneously, rising housing costs, reflected in increasing home values and rents, coupled with lower median incomes compared to regional and provincial averages, contribute to ongoing affordability challenges, even as some core housing need metrics showed improvement between 2011 and 2021 (potentially influenced by unique pandemic conditions).



3.4.1 Policies to Address Barriere's Housing Needs

To ensure that Barriere can accommodate a wide range of current and future housing needs, the District endeavours to pursue a coordinated set of policy directions across the housing continuum. These policies are intended to improve affordability, expand housing diversity, and enhance accessibility for all residents.

a. **Support the Development of Non-Market and Supportive Housing**

- i. Where appropriate, make municipally-owned land available for affordable and supportive housing projects.
- ii. Explore opportunities to reduce municipal property taxes or fees for qualifying developments.
- iii. Partner with senior levels of government and non-profit housing providers to facilitate the creation of supportive and subsidized housing.

b. **Expand and Diversify Rental Housing Options**

- i. Promote the development of a range of rental housing forms, including both market and non-market options.
- ii. Encourage purpose-built rental buildings, secondary suites, carriage homes, garden suites, and modular housing.
- iii. Support flexible zoning and incentives to stimulate new rental construction.
- iv. Investing in water and wastewater infrastructure to support densification.

c. **Respond to the Needs of an Aging Population**

- i. Encourage the development of low-maintenance housing types such as apartments, condominiums, and secondary suites.
- ii. Promote the integration of universal design and accessibility features in all new residential development.

- iii. Prioritize senior-friendly housing within walkable proximity to downtown shops, services, and community amenities.
- iv. Expansion of supportive housing options, specifically including assisted living for seniors.

d. Streamline Development Approval Processes

- i. Review and simplify planning and permitting processes to reduce delays and costs for residential construction.
- ii. Implement fast-track approvals or pre-zoning for targeted housing forms.
- iii. Provide clear, user-friendly guidance for applicants and developers.

e. Enable a Broader Range of Housing Forms and Densities

- i. Support adequately serviced smaller lot sizes and flexible subdivision regulations to enable compact housing forms.
- ii. Expand wastewater infrastructure to support infill development in established neighbourhoods, especially near amenities.
- iii. Plan for the development of vacant greenfield sites in a manner consistent with infrastructure capacity and environmental considerations.
- iv. Promote mixed-use buildings that include residential units within the Downtown Core Development Permit Area.
- v. Support the redevelopment or replacement of underutilized residential properties into higher-density forms such as multi-unit dwellings.

3.5 Economic Growth

Barriere’s economic landscape is a blend of established industries, like agriculture, forestry and the service sector, alongside emerging sectors such as tourism and mining. As these industries continue to evolve, the community remains adaptable and committed to balancing growth with sustainability. Below is an overview of these key sectors:

Service Sector

Barriere’s service sector is well-established and plays a vital role in supporting both residents and visitors. The community offers a broad range of essential services, including grocery store, financial institutions, post office, pharmacy, legal, and accounting services, and insurance providers. These core amenities are complemented by places of worship, a funeral home, restaurants, motels, and fuel stations, all of which contribute to the everyday convenience, vibrancy, and social fabric of the town.

Tourism

Situated at the gateway to over 60 nearby lakes—including the scenic North, South, and East Barriere Lakes located 23 to 40 kilometres east—Barriere has become an increasingly popular destination for outdoor recreation. The area's natural beauty attracts visitors seeking opportunities for fishing, hiking, boating, and other nature-based activities. A visitor centre is operated by the Barriere & Area Chamber of Commerce and serves as both a visitor centre and community business hub.

A growing number of tourism-focused businesses offer accommodation, guided tours, and equipment rentals, contributing to a robust summer tourism season. One notable attraction is the North Thompson Museum & Archives operated by the Barriere & District Heritage Society (BDHS). While tourism is not currently classified as a standalone industry in statistical reporting, recent trends—particularly in the post-COVID-19 recovery period—indicate increasing visitor activity and economic potential in this sector.

Forestry

Forestry has long been a foundational industry in Barriere, historically employing a significant portion of the local workforce. Gilbert Smith Forest Products continues to serve as a major employer, anchoring the local forestry economy. The sector experienced a significant disruption in 2003 when a wildfire destroyed the Tolko Industries Louis Creek Sawmill, impacting employment and local economic stability. Nonetheless, forestry remains vital to the region, with continued contributions from companies like Woodco Industries, Lower North Thompson Community Forest Society (LNTCFS), and Simpcw Resources Group. The associated trucking and transport sector also plays an essential role in moving raw timber and processed materials to regional and provincial markets.

Agriculture

Agriculture continues to be a key pillar of the local economy, with over 500 agricultural operators active in the Barriere area. Alfalfa remains the dominant crop, supporting both livestock and diversified agricultural operations across the region. Community efforts are increasingly focused on strengthening local food systems, encouraging the consumption of locally grown products, and advancing sustainable farming practices. These initiatives not only support economic development but also reinforce the community's connection to the land.

Mining

Barriere is located just south of the Yellowhead Copper (Harper Creek) project, one of the world's largest undeveloped copper deposits. As this project advances, it positions Barriere as a potential hub for mining-related activity in the North Thompson region. Increased mining operations are expected to bring new employment opportunities and associated industries, contributing to economic diversification and long-term growth. The involvement of Taseko Mines underscores the scale and strategic importance of this emerging sector.

3.6 Regional Context Statement

In accordance with Sections 446 of the *Local Government Act*, an *Official Community Plan* must include a Regional Context Statement (RCS) where a Regional Growth Strategy (RGS) applies to the same area as the OCP. The District of Barriere is within the jurisdictional boundary of the Thompson-Nicola Regional District (TNRD) and its *Regional Growth Strategy Bylaw No. 2409, 2013* as adopted on May 9, 2013, as amended or replaced from time to time. The strategy presents a long-term strategic framework to guide sustainable growth, foster economic and social balance, and promote regional cohesion. Rather than prescribing specific land uses, the RGS articulates broad objectives and identifies growth management priorities that inform land use planning and interjurisdictional decision-making.

The Regional Context Statement within this OCP demonstrates the alignment of the District's land use policies, planning principles, and community development objectives with the overarching vision and strategic priorities of the TNRD Regional Growth Strategy. The District affirms the importance of a collaborative and integrated approach to growth management, undertaken in partnership with the TNRD and Indigenous communities, including the Simpcw First Nation. This Plan fosters a framework for strengthened cooperation, grounded in principles of recognition, reconciliation, mutual respect, and shared stewardship.

The TNRD Regional Growth Strategy outlines ten key goals to help guide growth in a way that respects the region's diverse communities and landscapes. Urban areas are expected to grow while maintaining their character. Rural communities will remain rural, with new developments that fit their setting. Development in resource and wilderness areas will be limited and carefully managed to protect their natural value.

Goals

1. Promote and encourage local and regional economic development
2. Protect and enhance the natural environment
3. Protect and maintain access to the resource base
4. Preserve the rural and wilderness character of the region
5. Protect farmland and encourage farming
6. Ensure adequate and appropriate services are provided
7. Maintain mobility throughout the region
8. Ensure adequate range of housing opportunities are available
9. Promote regional collaboration on common issues
10. Cooperate with First Nations in planning and servicing matters

As required under Sections 446 and 447 of the *Local Government Act*, TNRD member municipalities collectively support the RGS by preparing regional context statements identifying the relationship

between the OCP and RGS. The following table demonstrates how the OCP aligns with and achieves the objectives of the RGS.

Table 3.6.1 Regional Context Statement

| RGS Policy Area | District of Barriere OCP Policy Alignment | Reference |
|---|---|---|
| GOAL #1 | Barriere supports compact development through policies that promote mixed-use projects and increased densities within existing serviced areas, focusing growth near key amenities and infrastructure. | Policies 4.1.1, 4.1.3, 4.3.4, and 4.3.7 |
| Human Settlement | | |
| GOAL #2 | Align energy and transportation planning with land use and settlement patterns to support conservation, enhance mobility, and improve overall efficiency. | Policies 5.1.1, 5.2.1, 5.2.3, 5.3.3, 6.1.3, and 6.2.1 |
| Energy and Transportation | | |
| GOAL #3 | Barriere encourages economic diversification by promoting value-added local manufacturing (e.g., food and wood products), expanding telecommunications, supporting tech-based home businesses, and fostering research, lifelong learning, and pilot projects. | Policies 4.4.1, 4.4.2, 4.4.3, and 4.4.4 |
| Economic Development | | |
| GOAL #4 | Promote environmental protection and enhancement through the collaborative application of stewardship principles | Policies 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.1.5, and 6.1.6 |
| Environmental Protection | | |
| GOAL #5 | Preserve the Thompson-Nicola region’s archaeological and heritage resources, maintain its open spaces, and safeguard its rural character. | Policies 5.4.1, 5.4.2, and 5.6.1 |
| Open Space & Cultural Heritage | | |

| | | |
|---------------------------------|--|---|
| GOAL #6 | Barriere fosters collaboration by supporting partnerships with community groups, businesses, and all levels of government to ensure integrated and effective long-term planning. | Policies 5.3.4, 5.4.1, 5.6.1, and 6.2.1 |
| Co-operation and Process | | |

DRAFT



SECTION 4: LAND USE POLICIES

4.1 Growth Management

The Official Community Plan (OCP) for Barriere establishes a framework for sustainable land use, guiding future growth with policies that reflect community values and long-term aspirations. Developed through an inclusive planning process, the OCP sets the following key objectives:

4.1.1 Support Compact, Mixed-Use Growth

- a. Promote higher-density, mixed-use development within established or designated development nodes.
- b. Pre-zone areas to enable complete, walkable neighbourhoods.
- c. Require Neighbourhood Plans for developments exceeding 4 hectares, detailing transportation, servicing, land use, density, parks, trail connectivity, and environmental considerations.
- d. Direct new development near existing amenities and services to enhance livability and infrastructure efficiency.
- e. New development shall be directed to locations that are within close proximity to existing active transportation infrastructure, including sidewalks, multi-use pathways, and cycling routes, and near established employment areas.

4.1.2 Revitalize the Downtown Core

- a. Enhance downtown as a vibrant hub through:
 - i. Retrofitting existing buildings where feasible.
 - ii. Incorporating local art and cultural expression.
 - iii. Creating public gathering spaces for social interaction and celebration.

- iv. Implementing a shared parking strategy that considers both on- and off-street solutions.

4.1.3 Guide Commercial and Industrial Development

- a. Recognize and support existing and future commercial and industrial uses.
- b. Encourage mixed-use zoning and comprehensive development areas for land use flexibility.
- c. Support commercial and industrial uses that consider community health and wellbeing.

4.1.4 Protect Agricultural Lands and Promote Local Food Systems

- a. Buffer urban development adjacent to the Agricultural Land Reserve (ALR) using ALC's "Landscaped Buffer Specifications" and consider public greenways as transition zones.
- b. Support local food production, agri-business innovation, and youth engagement in agriculture.
- c. Highlight agriculture's role in a resilient local economy.

4.1.5 Encourage Sustainable and Resilient Housing

- a. Enable diverse housing options through flexible zoning and development incentives.
- b. Consider reducing Development Cost Charges (DCCs) for small-lot subdivisions that prioritize sustainability.
- c. Promote energy-efficient, net-zero buildings and support retrofitting for existing homes.
- d. When feasible, develop a sustainability checklist to guide new construction and renovations.

4.1.6 Expand Community Infrastructure Responsibly

- a. Secure parkland through the statutory 5% land dedication or cash-in-lieu for all applicable subdivisions.
- b. Support expansion of municipal wastewater infrastructure.
- c. Encourage innovative infrastructure designs (e.g., narrow roads, French drains, multi-use pathways).
- d. Support integration of renewable energy and water reuse systems (eg. grey water spray irrigation) in new developments.
- e. Regulate new private well drilling where municipal water service is available to protect groundwater aquifer.
- f. Protect ecologically sensitive areas, including riparian areas, wildlife corridors and culturally relevant spaces.

4.2 Land Use Designations

RESIDENTIAL (RES)

Support a broad mix of housing types, densities, and tenures to meet the needs of all ages, household types, and income levels. Complementary uses—such as small-scale commercial, institutional, or recreational facilities—may be considered through neighbourhood planning or site-specific zoning amendments, provided they are compatible with the residential context.

COMMERCIAL (COM)

Promote the development of vibrant commercial centres that provide essential services, retail options, and employment opportunities for residents and visitors. Commercial areas should enhance walkability, support local entrepreneurship, and contribute to the community's economic resilience and livability.

INDUSTRIAL (IND)

Ensure an adequate and appropriately located supply of industrial land to accommodate a range of uses, including manufacturing, warehousing, logistics, and innovation-based enterprises. Industrial areas support local employment and are vital to Barriere's economic development and supply chain infrastructure. Limit use allowances of new vehicle and wrecking through site specific zoning process.

PARK (P-1)

Where feasible, protect and designate land for public parks, open space, and environmental conservation. These areas support physical and mental health, biodiversity, and climate adaptation, and provide opportunities for recreation, community gathering, and ecosystem protection.

INSTITUTIONAL & RECREATION (P-2)

Consider lands for essential community services and facilities, including schools, places of worship, community halls, gyms, arenas, and other public amenities that promote education, wellness, culture, and social connection.

RURAL RESOURCE (RR)

Where practical, preserve and support land for rural and resource-based activities, such as agriculture, forestry, aggregate extraction, and renewable energy production. These lands contribute to long-term food security, natural resource management, and the rural economy. Land within the Agricultural Land Reserve (ALR) are included in this designation.

- Residential subdivisions may be considered in Rural Resource areas where:
- The land is demonstrated to be unsuitable for resource-related activities.
- Development has limited conflict with existing or potential adjacent resource uses.

- Appropriate water supply and sewage disposal systems are available or are being made available.
- The proposal is confirmed to be environmentally safe by the appropriate provincial authority where required.

AGRICULTURAL LAND RESERVE (ALR)

Where practical, recognize and uphold the purpose of the Agricultural Land Reserve by protecting lands for agricultural use and compatible rural resource activities. These lands are essential to the region’s food production, agricultural viability, and long-term land stewardship.

SAND/GRAVEL (SG)

Identify and conserve known sand and gravel deposits for future use. Extraction and processing should occur on lands designated Rural Resource, Agricultural, or Industrial, and must follow best practices for environmental protection, noise mitigation, and dust control.

While the District does not regulate extraction activities directly, it encourages coordination with the responsible provincial agencies to ensure that sand and gravel operations are compatible with surrounding land uses. Deposits are shown on the Land Use Map for reference and long-term planning.

4.3 General Land Use Policies

Residential Development

Barriere is a vibrant, welcoming, and affordable community where residents enjoy a unique blend of rural charm and urban convenience. A diverse and adaptable housing stock is fundamental to supporting a healthy, inclusive, and resilient community. The OCP plays a central role in guiding the development of housing that meets the evolving needs of residents across all age groups and life stages—both today and into the future.

4.3.1 Plan for an Aging Population through Seniors Housing

- Prioritize seniors housing development to meet the growing demand driven by demographic shifts.
- Partner with senior governments, non-profits, and private sector stakeholders to develop a purpose-built seniors housing complex in Barriere.

4.3.2 Foster Housing Diversity and Mixed-Use Neighbourhoods

- Promote a range of housing types and densities to accommodate current and future residents, including young families, individuals, and seniors.
 - Encourage compact, mixed-use development to foster complete communities.

- ii. Support the implementation of a mixed-use zoning framework that allows for integrated commercial and residential uses.

4.3.3 Expand Affordable and Rental Housing Options

- a. Support the development of rental and multi-family housing through targeted density incentives and wastewater infrastructure expansion.
- b. Explore partnerships and density bonusing opportunities on municipal and Crown land to catalyze apartment and multi-family housing development.
- c. Encourage multi-family and affordable housing proposals to include a mix of unit sizes and layouts to meet diverse household needs, including those of families, individuals, persons with disabilities, and seniors.

4.3.4 Promote Sustainable Residential Development to Reduce GHG Emissions

- a. Support residential development that contributes to a connected community through the dedication and construction of trail corridors along the Barriere River and to key community amenities.
- b. Where appropriate, require all subdivisions to provide necessary parkland, trail infrastructure, and community facilities to ensure walkable access to essential services and the town centre.
- c. Where feasible, advance green building practices that position Barriere's housing stock toward a net-zero ready standard.
- d. All new subdivisions shall endeavour to incorporate site-based energy strategies including:
 - i. Site orientation that maximizes passive solar gain and seasonal shading.
 - ii. Use of native vegetation and strategic planting to enhance energy efficiency.
 - iii. Promotion of neighbourhood-based renewable energy solutions (e.g., geothermal, micro-wind, waste heat recovery).
 - iv. Onsite stormwater collection systems for non-potable uses such as food production and landscaping.
 - v. Support for a Barriere-specific green pilot housing project that showcases innovation in sustainable residential design.
 - vi. Cluster housing forms to reduce energy loss and minimize disruption to natural systems, drainage, and wildlife corridors.

Commercial Development

Barriere's commercial vitality is centered around two interconnected yet distinct commercial areas (Downtown Core and Yellowhead commercial). Each area plays a unique role in the community, and together they contribute to Barriere's overall social, economic, environmental, and cultural sustainability. A coordinated approach to commercial development will help foster a diverse and resilient local economy.

4.3.5 Diversify and Expand Barriere's Commercial Economy

- a. Strengthen regional connections with Kamloops, Chu Chua, Sun Peaks, Clearwater, and surrounding communities by positioning Barriere as a destination for niche services and amenities.
- b. Advocate for expanded public transit services linking communities along the North Thompson corridor, with a direct connection to Kamloops.
- c. Encourage active participation from residents and businesses in shaping community development and supporting year-round employment.
- d. Leverage existing tourism strengths and expand tourism-based services, including:
 - i. Culinary and hospitality establishments
 - ii. Overnight accommodation
 - iii. Land and water-based recreational and tour operations
- e. Collaborate with local organizations in tourism, arts, culture, and recreation to cultivate a strong, recognizable Barriere identity that attracts and retains visitors.
- f. Support the development of a community-led tourism strategy that explores niche opportunities such as eco-tourism, four-season tourism, agri-tourism, and education-based tourism.
- g. Promote the expansion of available commercial rental space to accommodate emerging businesses.
- h. Identify and implement strategies to enable year-round tourism and enhance local economic stability.

4.3.6 Pursue Funding for Infrastructure that Supports Commercial Growth

- a. Actively pursue diverse funding streams to finance infrastructure projects that directly benefit local businesses and improve commercial viability, including, but not limited to:
 - i. Local improvement levies;
 - ii. Strategic municipal budget allocations;

- iii. Federal Community Works Fund;
- iv. Green Municipal Fund;
- v. Transit and transportation infrastructure grants;
- vi. Canada Strategic Infrastructure Fund; and
- vii. Infrastructure Canada programs.

4.3.7 Develop and Strengthen Two Interconnected Commercial Cores

- a. Promote simplified and expedited redevelopment processes through supportive land use policies, zoning, and permit systems.
- b. Continually encourage downtown beautification and encourage community pride through participation in programs such as *Barriere Blooms* program.
- c. Create incentives to stimulate small-scale, mixed-use commercial development within the downtown core, fostering a vibrant and walkable community centre.

Industrial Development

Barriere is home to two key industrial areas, each offering unique opportunities for economic growth and long-term community resilience. One is situated in the southernmost part of the municipality on the east side of the Yellowhead Highway, adjacent to the municipal boundary. The second lies to the north, west of the Yellowhead Corridor Development Permit Area. Strategically managing the development of these areas will support the creation of full-time, year-round employment and contribute to a stronger municipal tax base—enabling investment in public amenities and infrastructure.

4.3.8 Diversify and Strengthen the Industrial Sector

- a. Support new industrial ventures, with a strategic focus on environmentally sustainable (“green”) industries.
- b. Promote Barriere as a destination for innovative industrial development by forming partnerships with prospective investors, entrepreneurs, and regional stakeholders.
- c. Support the development of agri-tourism enterprises that integrate processing, packaging, and agricultural value-added activities.
- d. Explore and promote new forest-sector initiatives, including:
 - i. Programs centered on non-timber forest products (e.g., mushrooms, medicinal plants, wild berries);
 - ii. Local value-added wood processing;
 - iii. Forest education and stewardship training.

- e. Assess opportunities for co-generation and biomass-based energy systems that use local feedstocks to produce heat and power, improving energy resilience.
- f. Position Barriere as a potential hub for wildfire recovery research and innovation, including pilot projects, field trials, and partnerships with academic institutions or provincial agencies.

4.3.9 Maximize the Use of Local Resources for Value-Added Industrial Activity

- a. Consider exploring the feasibility of utilizing biomass from local forest operations for renewable energy generation.
- b. Investigate industrial sites suitable for resource recovery facilities or other partnerships that handle, repurpose, or process waste streams from Barriere and the wider region—supporting circular economy principles and waste diversion goals.

4.4 Economic Resiliency

A resilient and adaptive local economy is essential for building a sustainable, self-reliant community. Barriere’s economic foundation has historically been rooted in forestry and agriculture. While these industries continue to play a vital role, the community is embracing a more diversified, inclusive, and innovation-driven approach to economic development. An approach that focuses on leveraging community strengths, local knowledge, and regional partnerships to build economic capacity and long-term prosperity for residents.

4.4.1 Strategic and Community-Centered Economic Development

Foster economic development strategies that reflect Barriere’s values, community strengths, and long-term sustainability goals.

- a. Celebrate and support local resource-based industries, including agriculture, forestry, silviculture, and value-added processing.
- b. Position Barriere as a center for sustainable resource management and applied research in forestry, land stewardship, and agriculture.
- c. Ensure that the community’s economic activities are designed to support a high quality of life for residents over the long term.
- d. Actively involve residents and Indigenous communities in economic planning processes.
- e. Continue to support the North Thompson Fall Fair and Rodeo as a cornerstone event for local culture and economic activity.
- f. Encourage value-added opportunities in traditional sectors such as wood processing and agri-food production.
- g. Promote business incubation, mentorship, and support networks for entrepreneurs and start-ups.

- h. Strengthen the local social economy by supporting community-based enterprises and non-profit economic initiatives.

4.4.2 Economic Diversification and Innovation

Build a diverse and adaptable local economy that encourages innovation, entrepreneurship, and knowledge-based industries.

- a. Support local manufacturing, especially in niche agricultural and forest products.
- b. Consider investing in high-speed internet and telecommunications infrastructure to attract remote workers and technology-based businesses.
- c. Encourage applied research, product development, and pilot projects to drive economic innovation.
- d. Collaborate with post-secondary institutions to promote lifelong learning and workforce training.
- e. Support demonstration projects that showcase local ingenuity and promote green technologies.

4.4.3 Strengthening the Local Food and Agricultural Economy

Develop a strong local food system that supports farmers, enhances food security, and contributes to the local economy.

- a. Support sustainable forestry and community forest initiatives as part of the regional resource economy.
- b. Strengthen value-added agricultural enterprises and promote local agri-business development.
- c. Foster a full-cycle local food economy—from production and processing to distribution, consumption, and composting.
- d. Promote the installation of commercial-grade kitchens in public facilities to support food entrepreneurs.
- e. Support the Barriere Farmers Market as a community anchor that showcases local producers and artisans.
- f. Support community food infrastructure such as greenhouses, food storage, drying rooms, and composting facilities, including at the Louis Creek Eco-Depot.
- g. Consider reviewing and adapting land use policies to enable agri-tourism and mixed-use food-based enterprises.

4.4.4 Leadership in Sustainable Economic Development

Lead in rural innovation through strategic investment, research, and collaboration.

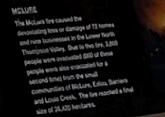
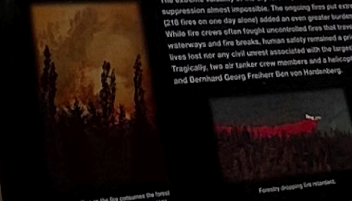
- a. Develop clear linkages between local economic policies, investments, and measurable outcomes.
- b. Support year-round employment opportunities that provide stable and livable incomes.
- c. Elevate agriculture as a long-term economic driver and cultural asset.
- d. As committed in the Memorandum of Understanding, partner with Simpcw First Nation to create opportunities in tourism, forestry, land stewardship, and entrepreneurship.

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The 2003 Fire Season In British Columbia Will Not Be Forgotten

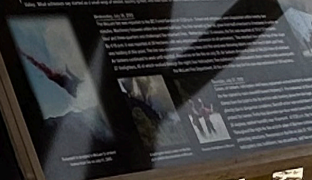
The 2003 fire season was one of the most catastrophic in British Columbia's recorded history. Due to an extended drought in the southern half of the province, forest firefighters faced conditions never seen before in Canada. Lightning strikes, human carelessness, and arson all contributed to igniting nearly 1,000 fires involving more than 10,000 firefighters and major equipment and burning over 100,000 hectares.

This extreme volatility of the dry forests, compounded by the previous drought, resulted in unprecedented fire behavior and made the suppression almost impossible. The ongoing forest fire recovery pressure on human and equipment resources and the costly outbreak of new fires, led to an even more severe situation. The extreme volatility of the dry forests, compounded by the previous drought, resulted in unprecedented fire behavior and made the suppression almost impossible. The ongoing forest fire recovery pressure on human and equipment resources and the costly outbreak of new fires, led to an even more severe situation.



The Beginning Of A Nightmare - Started By A Cigarette Butt

The summer drought of 2003 in British Columbia was the most severe in over 100 years, and the result of a combination of factors. The extreme volatility of the dry forests, compounded by the previous drought, resulted in unprecedented fire behavior and made the suppression almost impossible. The ongoing forest fire recovery pressure on human and equipment resources and the costly outbreak of new fires, led to an even more severe situation.



SECTION 5: COMMUNITY WELL-BEING POLICIES

5.1 Community Well-being Policies

Community well-being in Barriere is rooted in a strong sense of place, social cohesion, and a high quality of life. Residents benefit from the community's rural charm, proximity to Kamloops, and easy access to a wealth of outdoor recreational opportunities. Barriere offers healthcare, accessible education, diverse recreational amenities, and a level of affordability that makes it attractive to people at all stages of life. These attributes contribute to a safe, welcoming, and inclusive environment where residents feel deeply connected to one another.

This sense of connection extends beyond municipal boundaries to include a respectful and collaborative relationship with the Simpcw First Nation of Chu Chua. With a population of just over 700, the Peoples of Simpcw First Nation are a culturally vibrant community grounded in principles of respect, responsibility, and lifelong learning. Their commitment to holistic wellness and cultural continuity enhances the social and cultural fabric of the wider region. The partnership between Barriere and the Simpcw First Nation reflects a shared vision of reconciliation and mutual support as outlined in the Memorandum of Understanding signed in 2025.

Barriere's spirit of volunteerism and civic participation is a hallmark of community life. Residents consistently demonstrate a "can-do" attitude, supporting local initiatives and fostering a culture of cooperation and engagement. Clubs, churches, educational groups, and service organizations offer countless ways for individuals to contribute, strengthening social ties and community resilience.

Arts, culture, and local traditions are also integral to community well-being. From musical performances and theatre to artisan crafts and seasonal festivals, cultural expression is woven into everyday life. Events such as the North Thompson Fall Fair and Rodeo and the Barriere Farmers Market celebrate the community's agricultural heritage and creative spirit, bringing people together and reinforcing a shared sense of identity and pride.

5.2 Social System

5.2.1 Health and Quality of Life

To foster a healthy, inclusive, and vibrant community where residents of all ages enjoy a high quality of life.

- a. Encourage active transportation and multi-modal mobility options.
- b. Support local and sustainable food systems that improve access to fresh, nutritious food.
- c. Promote aging-in-place through accessible housing, services, and inclusive recreational and social opportunities for seniors.
- d. Ensure recreational amenities support physical, mental, and social wellbeing for all residents.
- e. Deliver high-quality, safe, and accessible recreation and leisure options throughout the community.

5.2.2 Access to Health Care and Social Services

To ensure residents have access to high-quality, inclusive, and appropriate health care and social services.

- a. Promote a built environment that supports active, healthy living through well-designed housing, infrastructure, and public spaces.
- b. Collaborate with health authorities to deliver accessible and inclusive health services to all demographics.
- c. Work with neighbouring municipalities, Simpcw First Nation, and various levels of government to address regional health and social service priorities.

5.2.3 Engagement, Education, and Learning

To support inclusive educational pathways and lifelong learning opportunities for all ages.

- a. Collaborate with educational institutions to create local learning hubs, satellite campuses, and workforce development programs.
- b. Advocate for a complete continuum of education, from early childhood through adult learning.
- c. Expand early learning opportunities and support networks for young families and caregivers.

5.2.4 Community Participation and Youth Engagement

To empower residents, especially youth, in the civic life of the community.

- a. Explore opportunities for youth engagement and leadership development through advisory

panels and mentorship.

- b. Foster partnerships with School District #73, Interior Health, and others to support integrated community programming.
- c. Provide platforms for community input through town halls, digital forums, and participatory planning.
- d. Promote multigenerational collaboration and mentorship to strengthen community cohesion.
- e. Ensure engagement processes are inclusive to the diverse needs of all community members, including children and youth, people with diverse abilities, and low-income residents.

5.2.5 Volunteerism and Leadership Development

To recognize, support, and grow the culture of volunteerism in Barriere.

- a. Celebrate volunteers through annual appreciation events and awards.
- b. Offer training, incentives, and recognition programs to retain and attract volunteers.
- c. Facilitate networking and capacity-building for volunteer groups and individuals.
- d. Engage new residents in community life through volunteer opportunities.

To build community leadership capacity across all demographics.

- a. Encourage volunteer-based management of community assets where appropriate.
- b. Support a comprehensive inventory of community services and volunteer opportunities.
- c. Support formal leadership development programs for youth and adults.

5.2.6 Food Security and Economic Development

To strengthen local food security and celebrate the agricultural heritage of Barriere.

- a. Promote local food at public events and support local food entrepreneurs wherever possible.
- b. Celebrate agriculture through awards, business development, and participation in food-related competitions.
- c. Encourage organic and sustainable farming practices.
- d. Support initiatives such as community gardens and collective food preparation spaces.
- e. Incorporate food-safe infrastructure into community facilities.

To align local food system development with economic growth strategies.

- a. Support community food events and educational campaigns.
- b. Promote local food processing and agri-business opportunities.
- c. Support the Farmers Market and operation models.
- d. Encourage the transformation of underused spaces into community food production areas.
- e. Explore the creation of local compost and nutrient programs using organic waste.

5.2.7 Healthcare Services

The District of Barriere has access to a range of healthcare services designed to meet the needs of the community. The Barriere Health Centre, operated by Interior Health as part of the Kamloops Local Health Area, provides essential clinical services. The centre is supported by a team of upto 3 full-time family physicians. While the centre does not offer acute care beds, it provides a variety of services including:

- Breastfeeding clinics & support
- Child, youth and school immunization program
- Choice in support for independent living
- Community transportation to Kamloops (twice a week)
- Diabetes and nutrition education program
- Health services for community living
- Home health and home support
- Lab collection
- Mental health & substance abuse
- Postpartum care
- Pre- and postnatal support
- Primary care
- Radiology (X-ray)
- School nursing support services
- Telehealth

These services, while comprehensive, are supplemented by nearby hospitals for more specialized care. The Royal Inland Hospital, located 67 kilometers south in Kamloops, is a tertiary-level facility providing high-level specialty medical care, while Dr. Helmcken Memorial Hospital in Clearwater, 63 kilometers to the north, offers additional healthcare services.

5.3 Parks, Recreation, and Trails

Barriere's abundant natural landscape is central to the community's identity and quality of life. Surrounded by forests, rivers, and mountain views, the region offers year-round recreational opportunities that support the physical, mental, and social well-being of residents and visitors alike. From walking, biking, and hiking to skiing, fishing, and hunting, outdoor recreation is an integral part of life in Barriere.

The District maintains a well-developed network of parks, open spaces, trails, and recreational amenities that serve people of all ages and interests. Key community features include:

Fadear Park, which functions as the community's recreational hub and includes:

- Bandshell with washrooms
- Skatepark, splash pad, small basketball court, and playground
- Outdoor exercise equipment
- Covered and open picnic areas
- A walking oval for leisure and fitness

Neighbourhood parks, such as Oriole Park and Bradford Park, each with:

- Small playgrounds, benches, and green space

Other community amenities, including:

- Trails along the river's edge for walking and biking
- Ball fields and a multi-use sports court (tennis, pickleball, and seasonal ice skating)
- Fieldhouse with washrooms, event concession, picnic areas, and a dog park
- A volunteer-built and maintained bike park
- Cemetery

These amenities not only provide opportunities for active living but also contribute to environmental goals to mental wellness, social connection and environmental goals. Many of Barriere's parks and green spaces act as carbon sinks, supporting the District's climate mitigation objectives while enhancing ecosystem health.

Beyond municipal facilities, Barriere is surrounded by several provincial parks within short driving distances, offering a deeper connection to nature. These include:

- Adams Lake Park
- Barriere Forks Park
- Chu Chua Cottonwood Park

- Dunn Peak Park
- Eakin Creek Canyon Park
- Emar Lakes Park
- High Lakes Basin Park
- North Thompson Islands Park
- Porcupine Meadows Park
- Tsintsunko Lakes Park.

These protected areas showcase the ecological richness and scenic beauty of the North Thompson Valley, making Barriere a natural base for outdoor tourism and weekend exploration.

Whether it's for an afternoon walk in a local park, nearby recreation site or a weekend getaway to explore the provincial parks, Barriere provides a rich array of parks and recreational spaces for people of all ages to enjoy and connect with the natural world.

The following objectives and policies guide the District's approach to maintaining and expanding recreational opportunities in a manner that is inclusive, accessible, and sustainable:

5.3.1 Ensure the provision of inclusive, accessible, and diverse recreational services and facilities for all residents, while integrating recreation and open space with land use planning, tourism, and active transportation systems.

- Consider updating and maintaining the Parks and Open Space Master Plan to guide long-term planning, prioritization, and investment in parks, trails, and natural areas.
- Consider updating the Active Transportation Plan, with a focus on expanding and improving existing pedestrian, cycling, and multi-use networks, in collaboration with key partners such as Interior Health, MOTT, BC Transit, and SD73.
- Ensure that all recreation facilities and programs are inclusive and accessible to people of all ages, abilities, cultural backgrounds, and income levels.
- Require large developments to dedicate, construct, and connect greenways, trails, and multi-modal paths as part of rezoning and subdivision approvals.
- Ensure the provision of sufficient parkland and improve linkages between parks and open spaces to form a cohesive and connected recreational network.

5.3.2 Foster a sense of community ownership and stewardship over parks, trails, and open spaces through engagement, volunteerism, and local leadership.

- Encourage community-led gardening, landscaping, and stewardship initiatives, including neighbourhood gardens and urban agriculture projects.

- b. Support community groups in creating and maintaining a Community Recreation Amenities Guide to inform future capital investments and reflect evolving community priorities.
- c. Endeavour to implement a regular maintenance and safety program for parks and trail systems to ensure reasonable accessibility and usability throughout the year.
- d. Work with user groups, sports organizations, and residents to assess needs, promote recreation, and support partnerships.

5.3.3 Provide a wide range of recreational opportunities that support healthy lifestyles, enhance tourism, and reflect the interests of all community members.

- a. Continue expanding the active transportation network to connect neighbourhoods, recreation areas, schools, and commercial centres.
- b. Where practical, extend and formalize trail connections to enhance access and encourage use.
- c. Strengthen regional trail connectivity by supporting the extension of corridors to nearby communities and outdoor destinations, positioning Barriere as a recreational hub in the North Thompson Valley.

5.4 Community Infrastructure

An integrated, forward-looking infrastructure strategy is essential to Barriere's livability, sustainability, and economic prosperity. The District's location along Highway 5 provides strategic advantages such as both a transportation corridor and a growing tourism destination while adhering to MOTT's permitting requirements. Community infrastructure in Barriere includes systems for solid waste, water, wastewater, transportation, and digital connectivity, which are critical to supporting growth and maintaining a high quality of life.

Solid Waste

The District of Barriere provides weekly curbside garbage collection, while recycling is collected on an alternating week schedule (paper projects one week and containers the next week). Regulation size garbage containers and totes are used for collection. The District also owns and maintains corrugated cardboard collection bins through the community.

The Thompson-Nicola Regional District (TNRD) manages the Louis Creek Eco-Depot on Agate Bay Road. This facility accepts a wide range of materials including household garbage, recyclables, waste paint, used motor oil, yard waste, wood, and metals. The Eco-Depot is designed to divert materials from landfills, promote recycling, and support regional environmental goals.

5.4.1 Promote an environmentally responsible and efficient solid waste management system.

- a. Encourage best practices in waste reduction, recycling, and composting.
- b. Deliver ongoing public education to improve household and business waste management.
- c. Coordinate local waste initiatives with the TNRD recycling and diversion programs.
- d. Promote the 5 R's: Reduce, Reuse, Recycle, Recover, and Residuals Management in all community waste planning.

Water System

The District of Barriere currently draws its water supply from deep groundwater wells. Water characteristics vary from well to well, but all water supplied is treated so it is safe to drink. The water is disinfected to comply with Ministry of Health standards before entering the distribution system.

The quantity of water available from these aquifers is limited. Therefore, universal water metering has been introduced to encourage careful water consumption. As Barriere grows, it will eventually become necessary to find a supplementary source of water. Any new sources will require the construction of a treatment plant.

There are still a small number of homes serviced by water licences or private water wells on individual properties. The District is not responsible for private wells.

Wastewater System

Most properties currently have individual onsite sewerage systems. The Interior Health Authority (IHA) administers the Sewerage System Regulation that came into effect in 2005. All systems designed to accommodate flow up to 22,700L/d. This comprises most on-site disposal fields within Barriere. Interior Health investigates and works to have potential health hazards caused from sewerage system malfunctions corrected.

On-site sewerage systems with a capacity greater than 22,700 L/d require approval and monitoring under the Ministry of Environment's Municipal Wastewater Regulation (MWR). The District requires all new developments that at final build-out will produce sewage volumes requiring an MWR system, to provide the land for, construct and then turn over to the District a commissioned communal system. Headway Investments (4510 Power Rd) is presently the only non-municipal system in Barriere which is regulated under the MWR.

Individual on-site systems tend to be relatively expensive for the property owner over time, and the effluent discharge may be low in quality. The disposal fields also limit the options for the use of yard space, including infill housing. Council has adopted a policy that over time will see the majority of properties tied into a municipally owned and operated system. Extension of the sewer network will occur as funding becomes available and will require an update to the current wastewater management plan.

5.4.2 Extend essential infrastructure and services to support sustainable growth.

- a. Connection to the District wastewater system for existing and new developments within the downtown core.
- b. Require all new development to connect to the District water and wastewater system, except where physically or economically unfeasible, as determined by the District.
- c. Require large subdivisions to connect to municipal wastewater or construct a community wastewater system to District standards and dedicate it, including the land, to the District for long term operation and maintenance as determined by the District.
- d. Promote responsible on-site water and sewerage system management for all existing systems.
- e. Encourage compliance with Provincial regulations for on-site sewerage systems, including on-going maintenance.
- f. Encourage water conservation for both residential and commercial sectors in accordance with the District Water Conservation Plan.
- g. Review water consumption patterns and implement universal water metering to promote conservation.
- h. Maintain auxiliary power systems for the water and wastewater utilities.
- i. Regularly review and update the Water Conservation Plan and Wastewater Master Plan to strengthen eligibility for grant funding and support future water and wastewater infrastructure projects.
- j. Strategically connect underserved areas to District wastewater infrastructure to allow for densification and other housing options.
- k. Promote responsible use and management of private on-site water and sewerage systems.
- l. Require all new dwellings and commercial buildings to connect to municipal services when available, as determined by the District.
- m. Promote lot development to consider long term sustainability of onsite wastewater systems, where connection to community services is not physically or economically unfeasible, as determined by the District.

Roads and Transportation

Barriere is located on the Yellowhead Highway (Highway 5), offering direct connections to Kamloops, northern British Columbia, and Alberta. Responsibility for Highway 5 lies with the Province and its contractors, while the District is responsible for maintaining all local roads.

The Province's 2023 Highway 5 Barriere Access Needs Study outlines corridor improvements to support long-term intersection performance and safety in alignment with anticipated community growth.

The Barriere Access Needs Study concluded that existing traffic operations are functioning acceptably, with no immediate improvements required, and identified 2049 as the earliest timeframe when traffic signal warrants may be met.

Available transportation options in or near Barriere include:

- Health Connections transit service

There are two inland ferries crossing the Thompson River at McLure (43 km) and (Little Fort (93 km), each with a capacity of 2 vehicles and 12 passengers.

5.4.3 Plan for a safe, efficient, and multi-modal transportation network that supports economic growth and community well-being.

- a. Ensure large new developments incorporate walking, cycling, and mobility-friendly features.
- b. Align land use planning with highway safety and mobility goals, particularly along Highway 5.
- c. Provide high-quality signage, lighting, and amenities for all transportation modes.
- d. Design land use adjacent to Highway 5 to be compatible with transportation safety and noise mitigation.
- e. Preserve and enhance local roads to support alternative and active transportation options.
- f. Promote active transportation through a connected, non-motorized trail network.
- g. Foster pedestrian-oriented design that links new developments with existing neighbourhoods and key destinations wherever practical.
- h. Work with the Ministry of Transportation and Transit to implement an integrated transportation and land use approach when undertaking planning studies or considering development in proximity to Highway 5.

5.4.4 Facilitate access to digital infrastructure that supports economic innovation and inclusion.

- a. Encourage the shared use of telecommunications infrastructure to reduce costs and environmental impact.
- b. Promote regional cooperation in expanding broadband and digital service access for all residents and businesses.

Asset Management

5.4.5 Prioritize asset management investments to ensure long-term service

reliability.

- a. Maintain and strengthen reserve funding to support proactive infrastructure planning and renewal.
- b. Implement timely and strategic asset replacement projects aligned with lifecycle needs.
- c. Regularly review and, where necessary, update long-range water and wastewater management plans reflect emerging demands and future growth.

5.5 Arts, Culture, and Heritage

Arts, culture, and heritage are essential to the social fabric, civic identity, and creative economy of Barriere. They contribute to community well-being, foster a sense of belonging, and celebrate the shared and diverse histories of the region. The community's cultural landscape is enriched by local organizations, artisans, and heritage champions, whose work strengthens intergenerational connections and enhances Barriere's appeal as a vibrant rural hub in the North Thompson Valley.

The District recognizes that cultural expression and historical preservation are integral to placemaking, tourism, and economic development. Through collaboration, strategic investment, and thoughtful integration into planning and design processes, Barriere aims to cultivate a thriving and inclusive cultural identity that supports lifelong participation and creative expression.

5.5.1 Cultivate a strong, inclusive, and visible cultural identity for Barriere.

- a. Consider incorporating public art and culturally expressive design into civic buildings, streets, and public spaces.
- b. Promote Barriere's creative and cultural industries as key pillars in tourism, economic development, and placemaking strategies.
- c. Consider integrating arts and culture into municipal planning processes, including recreation programming and community design.
- d. Recognize and celebrate arts and culture as essential to community wellbeing and identity.
- e. Encourage participation across all age groups in cultural activities and creative expression.
- f. Where practical, partner with local and regional organizations—such as the Barriere & District Heritage Society and the North Thompson Arts Council—to enhance cultural programming and resource-sharing.
- g. Explore opportunities to protect and conserve heritage buildings, landscapes, and artifacts that contribute to the community's unique character and historical narrative.
- h. Explore opportunities to create and support dedicated spaces for the practice, exhibition, and performance of the arts, including visual, performing, literary, and multimedia arts; and

- i. Support the development of a connected creative network that links artists, artisans, cultural organizations, and residents for knowledge sharing, promotion, and collaboration.

5.5.2 Recognize, protect, and celebrate the cultural and historical heritage of Barriere and the North Thompson Valley.

- a. Where feasible, undertake and maintain an inventory of local historical assets, oral histories, and culturally significant events and places.
- b. Support and collaborate with local heritage organizations, such as the North Thompson Museum and Archives, in preserving and sharing local history.
- c. Where feasible, integrate opportunities for public participation, education, and cultural celebration into the design of public spaces, streetscapes, buildings, and community gathering areas.
- d. Promote heritage as a living component of Barriere’s civic identity and an opportunity for intergenerational learning and connection.
- e. Work together with Simpcw First Nation, as outlined in the Memorandum of Understanding (2025), to identify and protect areas of archaeological and cultural significance.
- f. Consider integrating heritage values into land use planning, especially along the Barriere and North Thompson Rivers.

5.6 Public Safety and Emergency Preparedness

Barriere’s emergency services are well-coordinated through local, provincial, and regional partnerships to ensure prompt response to emergencies.

RCMP: The local RCMP detachment serves a population of approximately 6,000 and serves Barriere, Chu Chua, and surrounding areas with an assigned team of four full-time officers. The RCMP works closely with community-based organizations like Block Watch, which helps facilitate local alerts, and Crime Stoppers, which allows citizens to anonymously report crimes.

Fire Services: The District's fire department plays a crucial role in emergency response with a full-time fire chief and approximately 22 trained volunteer members, trained in structural and wildfire suppression, highway rescue and more. Firefighting resources include a 500-gallon truck with compressed air and foam system, a 1,000-gallon truck with foam system, a 1,500-gallon fire tender, and a 1-tonne rapid attack truck. Barriere’s fire department also has a mutual aid agreement with the Simpcw Volunteer Fire Department, enabling coordinated responses to fires and other emergencies.



Ambulance Services: BC Ambulance Service provides emergency medical services in Barriere, as part of the province's emergency health services network. The ambulance service provides emergency pre-hospital treatment and transportation by ambulance to the public and visitors to BC.



Search and Rescue: Founded in 1982, Barriere Search and Rescue (SAR) is a volunteer organization experienced in ground, embankment, flat water, and auto-extrication rescues. Members are trained in SAR techniques, first aid, rope rescue, and tracking. The unit plays a critical role in regional rescue operations and collaborates with the fire department and other SAR groups as needed.



Barriere First Responders: The Barriere First Responders Society is a not-for-profit volunteer organization that provides emergency medical care in Barriere and surrounding area. They serve as a 'first link' to medical emergencies when ambulances are delayed. They are staffed by volunteers who undertake regular training sessions. Because they integrate with other emergency services, they coordinate closely with the fire department and search and rescue for broader incident management.

Emergency Management and Preparedness: The District of Barriere maintains a local Emergency Management and Evacuation Plan (EMP). While overall emergency planning responsibilities may be delegated to the Thompson-Nicola Regional District (TNRD), the District retains authority to declare a state of local emergency and issue evacuation orders. This governance structure ensures that Barriere can respond swiftly and locally while benefiting from the broader coordination and resources of the TNRD.

At the provincial level, the Ministry of Emergency Management and Climate Readiness (EMCR) supports coordinated emergency response across the region. Locally, Barriere is served by a network of emergency partners, including the Barriere and Simpcw fire departments, BC Ambulance Service, the RCMP, First Responders, and ESS. Citizens have access to the TNRD's emergency alert system, which, along with the District's eNews and web posting, provides timely updates during critical events.

This integrated approach to emergency management—combining local authority, regional coordination, and provincial support—ensures that Barriere is prepared to respond effectively to a wide range of emergencies, including wildfires, floods, medical incidents, and other natural or human-caused disasters.

Wildfire Resiliency: Wildfire is a natural component of British Columbia's ecosystems; however, it presents significant risk to life, property, infrastructure, and environmental values in and around Barriere.

In 2003, the McLure Fire significantly impacted Barriere and the neighbouring communities of McLure and Louis Creek. Approximately 3,800 residents were evacuated, and 72 homes and nine businesses were destroyed, including the local mill that provided employment for many community members. More recently, nearby communities along Highway 5, including Darfield in 2021, have also experienced wildfire impacts.

Across British Columbia, four of the most severe wildfire seasons in the past century have occurred within the last decade (2017, 2018, 2021, and 2023). These events highlight the increasing frequency and intensity of wildfires and reinforce the importance of proactive wildfire risk reduction, emergency preparedness, and comprehensive planning—particularly within the wildland-urban interface in the Southern Interior.

In response to the continued and growing wildfire threat, the District prepared a Community Wildfire Resiliency Plan 2025 (CWRP) to assess wildfire threat and provide action items and recommendations that reflect local priorities and provincial goals for wildfire mitigation. The following policies are meant to ensure that the District of Barriere remains a safe, resilient, and well-prepared community through proactive planning, coordinated service delivery, and public education.

- a. Ensure that fire protection, rescue, policing, and emergency response services grow in step with community needs and population change.
- b. Require new developments to contribute toward enhanced fire protection infrastructure and capacity (e.g., firefighting equipment, water pressure upgrades, fire underwriter surveys) through Amenity Cost Charges (ACC).
- c. Continue working with the RCMP to ensure effective and adaptable policing strategies to meet the needs of a changing population.
- d. Provide continued support to the District's fire department through training, recruitment, and modern equipment.
- e. Expand public education and outreach on emergency preparedness, evacuation planning, and FireSmart principles.
- f. Support mutual aid agreements and cross-training initiatives among local fire departments and the BC Wildfire Service.
- g. Collaborate with the Thompson-Nicola Regional District (TNRD) and other partners to maintain and implement a comprehensive Emergency Preparedness Plan.
- h. Encourage continued provincial investment in fuel mitigation, FireSmart programming, and emergency response capacity. Promote FireSmart principles and best practices for wildfire risk reduction in both urban and interface areas.
- i. Encourage the integration of Crime Prevention Through Environmental Design (CPTED) principles in the planning and approval of all large new development; and

- j. Empower residents, businesses, and institutions to build personal and collective emergency preparedness through accessible information and training resources.

5.7 Indigenous Reconciliation

5.7.1 Relationship with Simpcw First Nation

Foster a respectful, collaborative, and enduring relationship between the District of Barriere and Simpcw First Nation grounded in reconciliation, mutual understanding, and shared stewardship of the land.

- a. Promote and support meaningful partnerships among the Simpcw First Nation, local organizations, businesses, and all levels of government to advance inclusive community development and cultural recognition.
- b. Maintain clear, consistent, and respectful channels of communication between the District, Simpcw First Nation, Barriere residents, and neighbouring communities to encourage dialogue, transparency, and mutual respect.
- c. Foster meaningful partnerships with Simpcw First Nation through collaborative governance, cultural exchange, and joint initiatives that benefit both communities.
- d. Promote reconciliation by considering Indigenous knowledge, values, and history into local decision-making and planning processes.
- e. Enhance two-way communication channels between Simpcw First Nation, local government, residents, and neighbouring communities.

To support the preservation and celebration of Indigenous cultural resources within the plan area, and to foster respectful and meaningful relationships with the Simpcw First Nation.

- a. Collaborate with the Simpcw First Nation to develop a culturally sensitive communications strategy that supports the protection of archaeological resources and the sharing of Indigenous history through storytelling and education.
- b. Strengthen the District's relationship with the Peoples of Simpcw First Nation by fostering dialogue, mutual understanding, and when feasible, inclusive planning approaches that honour cultural diversity and traditional knowledge as outlined in the Memorandum of Understanding signed in 2025.

To honour and support traditional food systems and land use practices of Simpcw First Nation.

- a. Facilitate opportunities for Indigenous food gathering, hunting, and fishing in accordance with traditional protocols.
- b. Promote intergenerational learning and awareness of traditional food systems.
- c. Partner with regional food networks, such as the North Thompson Valley Food Coalition, to advance shared goals.



SECTION 6: CLIMATE RESILIENCY



There is a growing global consensus that climate change is a direct result of human activities. Observable shifts in weather patterns, the increasing intensity of storms, wildfires, and other natural events, altered growing conditions, changes in water availability, rising incidences of pests and disease, and the degradation of wildlife habitats are all indicators of a changing climate. The United Nations Framework Convention on Climate Change (UNFCCC) defines climate change as “a change in climate due to human activity that alters the composition of the global atmosphere, and which is in addition to natural climate variability observed over comparable time periods.”

Two interrelated approaches have emerged as central strategies in climate action:

1. **Climate Mitigation** – This strategy focuses on reducing or avoiding the emission of carbon dioxide (CO₂) and other greenhouse gases. It includes actions that reduce emissions at the source, as well as mechanisms to capture and store existing CO₂, with the objective of restoring atmospheric concentrations to safer levels, such as 350 parts per million (ppm).
2. **Climate Adaptation** – This involves implementing practical changes on the ground that enable communities and ecosystems to adjust and become more resilient to the current and future impacts of climate change.

A primary driver of climate change is the continued accumulation of CO₂ in the atmosphere, largely from the combustion of fossil fuels for transportation, industrial processes, heating and cooling, energy production, and resource extraction. To address this, there is an urgent need for proactive planning strategies that transition society toward sustainability, reducing emissions and mitigating their long-term impact.

In the District of Barriere, the protection and stewardship of the natural environment are essential to ensuring the health of water supplies, ecosystem integrity, and overall community livability. The Official Community Plan (OCP) reflects an understanding that people are integral to the ecosystem, and that both the economy and society are inextricably linked to environmental health. The OCP supports planning practices that sustain and enhance ecological services, rather than diminish them.

Changing Climate Projections (2021- 2080)



Annual Mean Precipitation (mm)



Annual Mean Temperature (°C)



Projected annual range in mean temperature: 4.5 - 9.3 C (2021-2080)



By 2050, the range in annual precipitation is expected to be 453mm - 690mm, compared to 466mm - 724mm by 2080



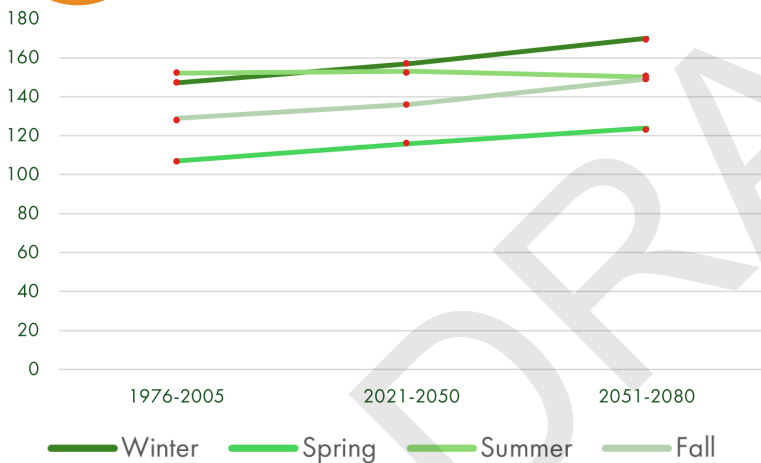
Summer Mean Temperature (°C)



Projected annual range in mean summer temperature: 14.3 - 20.5 C (2021-2080)



Seasonal Precipitation (mm)



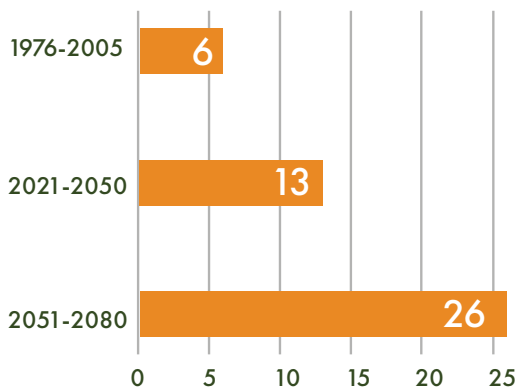
Winter Mean Temperature (°C)



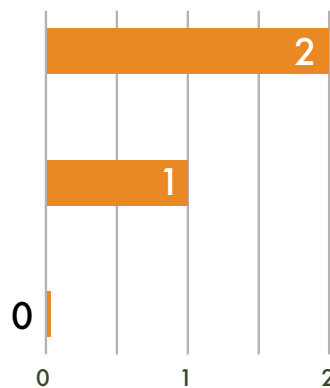
Projected annual range in mean winter temperature: -7.6 - 0.2 C (2021-2080)



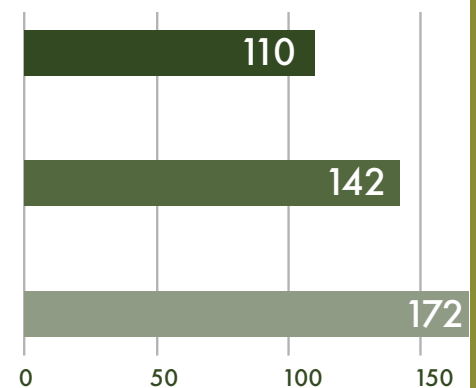
Annual Mean of Hot Days (+30 °C)



Annual Mean of Cold Days (-30 °C)



Frost Free Days



Source: Climate Atlas of Canada: Louis Creek Region

The OCP also acknowledges that while municipal boundaries define governance jurisdiction, ecological systems extend beyond these lines. With this understanding, the District embraces its responsibility to act as a sustainable steward, integrating environmental considerations across all areas of long-term planning.

The District of Barriere is a signatory to the B.C. Climate Action Charter—a collaborative initiative among the Provincial Government, the Union of British Columbia Municipalities (UBCM), and local governments. The Charter reinforces the importance of coordinated efforts to address climate change and reduce greenhouse gas emissions.

Aligned with the Charter, the OCP incorporates policy guidance designed to support Barriere’s climate objectives. This includes promoting compact, mixed-use development patterns that support a variety of densities and land uses. The plan encourages the development of active transportation infrastructure—such as pedestrian-oriented streets and non-motorized travel networks—to reduce reliance on automobiles.

Furthermore, the OCP emphasizes the importance of integrated waste management strategies, prioritizing waste reduction and promoting recycling. A Water Conservation Plan was endorsed in 2020 setting out objectives to protect the water supply to ensure residents have safe, clean water. It is generally reviewed and updated every 5 years.

6.1 Environment

The conservation of local ecosystems is essential to the health, prosperity, and long-term resilience of both current and future generations. A thriving natural environment underpins the social fabric, economic vitality, and overall sustainability of the community. Protecting the environment is a complex responsibility, shared across federal, provincial, regional, and local governments, each contributing through various strategies, regulations, and collaborative efforts.

Barriere’s location at the confluence of the Barriere and North Thompson Rivers, along with its diverse natural features, plays a central role in shaping the community’s rural character and enhancing the quality of life for residents. Clean water, fresh air, and a scenic landscape are deeply valued by the people who live here. To preserve these natural assets, the District of Barriere must take a proactive and thoughtful approach to policy-making—one that safeguards the community’s environmental integrity, rural identity, and natural beauty for generations to come.

6.1.1 Water Resource Protection and Quality

- a. **Safeguard and enhance the integrity of Barriere’s rivers, streams, and groundwater to support ecological services and watershed health.**
 - Establish a comprehensive Groundwater and Surface Water Protection Plan.
 - Enforce Riparian Area Regulations for all applicable development encompassing riparian zones.

- Mandate connection to the District water and wastewater system for all new developments, unless proven infeasible, as determined by the District.
- Promote best practices for on-site stormwater treatment, such as oil-water separators.
- Require silt fencing and erosion controls in large construction and development projects.
- Promote the enhancement and protection of aquatic ecosystems and fish habitats.
- Promote permeable landscaping and on-site stormwater retention.
- Mandate oil collector systems for all off-street parking.
- Incorporate auxiliary power systems for water and wastewater treatment and distribution and collection reliability.

6.1.2 Water Conservation and Education

a. Lead by example in water conservation and promote community awareness.

- Maintain a District-wide Water Conservation Plan.
- Require water meters for all new development.
- Integrate conservation values with broader community planning.
- Launch educational initiatives promoting water conservation.
- Encourage grey-water systems and residential rainwater harvesting.
- Provide incentives for installing low-flow fixtures.
- Encourage rainwater reuse in all large new developments.
- Promote public campaigns for sustainable water use.
- When feasible, showcase conservation practices at District facilities (e.g., dual-flush toilets, xeriscaping).

6.1.3 Energy and Emissions Reduction

a. Collaborate regionally and with senior governments to develop renewable energy.

- Where feasible, support research in wind, run-of-river, and other renewables.
- Encourage independent power projects (IPPs).
- Conduct municipal building energy audits.
- Map community energy flows and potential.

- Where feasible, retrofit municipal buildings for energy efficiency.
- Where feasible, ensure all new municipal buildings meet green building standards.
- Where feasible, integrate energy and GHG considerations into all planning.
- Promote net-zero ready buildings and solar hot water systems.

b. Align GHG reduction efforts across housing, transportation, and economic development where possible

- Advocate for environmental building certifications in commercial/institutional developments.
- Encourage adoption of green technologies.
- Support use of EnergyStar appliances in homes.
- Lead in making municipal buildings energy efficient.

6.1.4 Integrated Sustainability

a. Strive to prioritize long-term environmental benefits over short-term economic gains.

- Collaborate with developers to reduce construction waste and energy usage.
- Support public awareness campaigns on sustainable practices.
- Ensure new residential developments integrate water and energy-saving technologies.

6.1.5 Environmental Health & Safety

a. Minimize hazard risks from floods, erosion, wildfire and landslides.

- Regulate development in hazardous areas via Development Permits.
- Require a QP to assess mitigation options for flood-proofing developments in flood-prone areas.
- Limit development in sensitive terrain unless mitigation options identified by a QP are approved.
- Require geotechnical reviews for hillside developments.
- Maintaining a Community Wildfire Resiliency Plan.

b. Improve air quality and reduce pollution impacts.

- Maintain vehicle idling bylaws and public awareness.

- Consider developing policies for air quality improvement.
- Consider implementing wood stove exchange programs.
- Educate on responsible burning and promote alternatives.
- Support wildfire prevention, local air quality air quality monitoring and public education on health risks.

c. Enhance wildfire resilience and integrate FireSmart principles.

- Support fuel load reduction and ecosystem restoration on public and private lands.
- Encourage fire-resistant building materials.
- Consider FireSmart compatibility in land use applications.
- Promote fire safety infrastructure and training.
- Collaborate with provincial agencies, First Nations, and regional partners on wildfire mitigation, emergency preparedness, and climate adaptation programs.

6.1.6 Ecology, Stewardship & Natural Habitat

a. Protect and enhance local ecosystems and wildlife corridors.

- Where practical, regulate preserving open spaces and native vegetation.
- Design large developments with wildlife corridors and natural features.
- Require native landscaping in large new developments.
- Follow BearSmart and riparian protection protocols, as identified by a QP.
- Where practical, limit pesticide uses and promote ecological landscaping.
- Collaborate with stewardship groups to map and share environmental knowledge.

b. Safeguard biodiversity and manage species at risk.

- Where practical, inventory and protect habitats for vulnerable species.
- Address biodiversity concerns during development planning.

6.2 GHG Management

In alignment with evolving provincial legislation and the global imperative to address climate change, Barriere has incorporated greenhouse gas (GHG) reduction policies into its Official Community Plan. The policies were initially introduced into all TNRD OCPs prior to incorporation of the District. These policies included targets to reduce GHG emissions by 10% by 2020 and

33% by 2050, relative to 2007 levels. This OCP reflects and supports the regional climate goals by integrating equivalent objectives and policy actions.

As a signatory to the BC Climate Action Charter, the District of Barriere commits to advancing climate leadership through the following objectives and implementation strategies:

6.2.1 Climate Action Objectives

a. Leadership & Planning

- Incorporate climate change considerations into all land use planning and development decision-making.
- Promote compact, efficient community design that supports infill development and smart growth principles.
- Strive to align long-range planning initiatives with GHG reduction goals and climate resilience.

b. Transportation & Mobility

- Where feasible develop and expand infrastructure for active transportation, including non-motorized trails and pedestrian connections.
- Encourage reduced car dependency through walkable community design and support for alternative transportation.
- Support carpooling and public transit options wherever feasible.

c. Energy Efficiency & Green Building

- Promote energy-efficient construction practices and encourage retrofitting of existing buildings.
- Explore incentives for builders and homeowners incorporating renewable energy systems such as solar or geothermal.
- Encourage the installation of low-flow water fixtures and water-efficient landscaping in all large new developments.

d. Low-Carbon Economy

- Support home-based businesses that are compatible with residential character and reduce commuting needs.
- Foster green entrepreneurship and the adoption of sustainable technologies at the local level.

e. Food Systems & Agriculture

- Where practical, protect agricultural lands and promote local food systems, including community gardens and farmers' markets.
- Encourage youth and community engagement in local food production and agri-based innovation.

f. Natural Assets & Ecosystems

- Promote tree planting and the preservation of healthy trees and natural vegetation during development.
- Explore the implementation of a community tree-planting incentive program.

g. Waste Reduction & Circular Economy

- Support waste diversion initiatives in alignment with the Regional Solid Waste Management Plan, including a target of 30% reduction in waste disposal (from 2004 levels).
- Promote awareness and participation in recycling, composting, and landfill diversion programs through educational outreach.

h. Regional Collaboration

- Participate in the development of a regional GHG reduction strategy led by the TNRD, focusing on:
 - o Enhancing public transit and carpooling initiatives.
 - o Encourage energy efficiency in municipal and regional buildings.
 - o Adopting a LEED Gold or equivalent standard for new public buildings where feasible.
 - o Where practical, purchasing fuel-efficient vehicles and utilizing videoconferencing to reduce travel.
 - o Expanding urban and rural forest cover within the District.
 - o Encourage clean energy refueling and charging infrastructure.

i. Monitoring & Advocacy

- Request continued provincial support for tools and funding to monitor GHG emissions and measure progress.
- Raise public awareness of climate action through newsletters, local media, and community guides.
- Encourage residents to build social connections at the neighbourhood scale to increase information sharing, climate awareness, and capacity to withstand emergencies.



WELCOME to BARRIERE

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AND
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PETRO-CANADA
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MOTEL

SECTION 7: DEVELOPMENT PERMIT AREAS

7.1 What is a DPA?

Development Permit Areas (DPAs) are a planning tool enabled under the Local Government Act and implemented through an Official Community Plan. They allow local governments to guide the form, character, and impact of development within specifically designated areas where additional oversight is needed.

DPAs serve to achieve community objectives or address specific site conditions that merit detailed review. These objectives may include:

- Protecting the natural environment, ecosystems, and biological diversity;
- Reducing risk from hazardous conditions, such as flooding or steep slopes;
- Revitalizing commercial areas and enhancing visual appeal; and
- Shaping the form and character of new development, including commercial, industrial, and multi-family projects.

In designated DPAs, a **Development Permit** is typically required before land is subdivided, buildings are constructed or altered, or land is cleared or modified. This process ensures proposed developments align with the objectives and guidelines established for the DPA. While Development Permits may impose conditions or refine design elements, they cannot change the underlying land use or density permitted by zoning.

In Environmental DPAs, the District may require an assessment report prepared by a Qualified Professional (QP). This report must evaluate the potential impacts of the proposed development on the natural environment and outline any necessary mitigation measures. In some cases, the QP must certify that the proposed development can proceed without causing adverse effects on the environment.

The District will determine the specific requirements for development approval on a case-by-case

basis, taking into account the policies in this OCP, the conditions of the site, and the nature of the development. Staff will endeavor to provide clear, timely, and consistent guidance to applicants to support complete and efficient development review processes.

7.2 DPA Requirements & Exemptions

All development applications submitted to the District of Barriere will be assessed for consistency with this OCP, as well as any other relevant municipal plans, policies, and guidelines. Project proponents will be expected to consider the entire OCP and demonstrate how their proposals are consistent with its overall vision and intent.

Within all designated Development Permit Areas, a **Development Permit is required** before undertaking any of the following:

- a. **Subdivision:** Creating one or more new parcels, where any portion of the parent parcel lies within a DPA.
- b. **Construction:** Erecting, adding to, or altering a building, structure, or fence, where any portion of the proposed footprint is within a DPA.

A Development Permit **is not required** for the following minor and routine activities:

- a. Interior renovations not resulting in any change to the exterior of the building;
- b. Additions to buildings which increase the floor area by an amount less than 25%;
- c. Construction of accessory buildings or structures less than 18.5 m² (200 ft²);
- d. Multiple accessory structures with a combined total footprint less than 46.5 m² (500 ft²) on the same parcel;
- e. Replacement, upgrading, or repair of roofing;
- f. Installation, repair or placement of District-owned utilities infrastructure within a highway right-of-way;
- g. General road construction or maintenance within a District-controlled right-of-way;
- h. Removal of dead, hazardous or nuisance trees, pruning of undergrowth, or routine maintenance of natural vegetation, or existing fences or gates;
- i. Emergency circumstances to address any immediate danger on the site; or
- j. The construction, repair, or maintenance of municipal works by the District or its authorized agents or contractors, including any work performed on municipal lands.

Additional exemptions may apply as outlined under specific DPA guidelines.

The District may, in accordance with the Local Government Act, require additional information from an applicant in certain circumstances to ensure the development is suitable for the proposed location.

Where a property is subject to more than one DPA designation, only one Development Permit is required. However, the application must address the guidelines and requirements of all applicable DPAs, and any permit issued must reflect and comply with all overlapping guidelines.

7.3 DPA 1 | Downtown Core

Purpose

The purpose of the **Downtown Core Development Permit Area** (DPA 1) is to guide site design, building form, and streetscape character within the core of the District of Barriere. This area is intended to foster vibrant, mixed-use, commercial, civic, and residential development that reflects and enhances the District's identity. Development should be cohesive, human-scale, and welcoming to both residents and visitors.

Area

The Downtown Core DPA applies to all properties identified on **Map 5: Development Permit Areas 1-3** of this Official Community Plan.

Objectives

The primary objectives of the Downtown Core DPA are to:

- a. Encourage compact, mixed-use development that integrates commercial and residential uses;
- b. Promote attractive, cohesive, and functional design;
- c. Enhance the streetscape to support accessibility, walkability, and connections to parks, trails, and adjacent neighbourhoods; and
- d. Create a distinctive and inviting downtown core that fosters civic pride and local economic vitality.

Exemptions

A Development Permit is not required for:

- a. Single-family or two-family residential development;
- b. Repair of overhead canopies or other pedestrian weather protection devices; or
- c. Land designated as dedicated parkland.

Guidelines

Development Permits issued within the Downtown Core DPA should conform to the following guidelines, where applicable and practical:

Site Planning

- a. New development should respond to the design and massing of adjacent buildings and open spaces to ensure visual continuity and a coherent public realm.
- b. Mixed-use developments should include ground-floor commercial and upper-floor residential uses to support downtown activity and reduce reliance on automobiles.
- c. The layout of driveways, loading areas, and parking should support smooth on-site circulation without creating queuing or congestion on adjacent public roads.
- d. Primary access points are located and designed to minimize conflicts with existing traffic movements, public intersections, and pedestrian crossings.

Form and Character

To achieve a high-quality and pedestrian-oriented environment, development should:

- a. Feature buildings with front-facing facades, natural landscaping, and durable hardscaping that contribute to the streetscape.
- b. Limit building height to a maximum of three storeys and adhere to Zoning Bylaw regulations.
- c. Locate residential units above or behind commercial space. Second-storey residential uses are encouraged, with architectural elements such as porches, balconies, or rooftop patios integrated into the design.
- d. Ensure all visible building elevations, including side and rear façades, are thoughtfully designed.
- e. Encourage locally/regionally sourced and natural-looking materials, such as wood, brick, rock, or stone, to reinforce a distinct regional character.
- f. Select materials that are durable and appropriate for Barriere's seasonal climate—hot summers and cold, snowy winters.
- g. Integrate materials with high fire resistance in accordance with BC FireSmart guidelines, including fire-resistant roofing (e.g., metal, clay tile, asphalt shingles) and cladding (e.g., stucco, brick, metal, or concrete).
- h. Incorporate sustainable building practices where feasible, including:
 - o Solar hot water systems and photovoltaic arrays.
 - o Rainwater harvesting and cistern systems.

- o Energy-efficient materials and technologies.
- o Land designated as dedicated parkland.
- i. Emphasize quality craftsmanship and cohesive material palettes in keeping with the intended character of the area.

Landscaping and Screening

- a. Incorporate trees, shrubs, and other vegetation to shade parking areas and soften the visual impact of built environments.
- b. Where feasible, use permeable surfaces to manage stormwater and reduce heat absorption.
- c. In relation to neighbouring residential properties, provide adequate buffering and screening between parking lots and adjacent roads or pathways through landscaping or fencing.
- d. Avoid dense shrubbery or solid walls that block views between sidewalks, driveways, and parking areas.
- e. Maintain a clear sight triangle at driveway entrances, road intersections, and pedestrian crossings.

Pedestrian Mobility & Safety

- a. Design buildings to create variety and interest along the street front, avoiding long, blank façades and oversized, monotonous forms.
- b. Ensure all pedestrian routes and building entrances are aligned with legislation regarding accessibility and barrier-free use.
- c. Enhance connectivity between the downtown core, Yellowhead Highway Corridor, parks, river trails, and residential neighbourhoods through integrated pedestrian routes.
- d. Use a mix of materials and architectural detailing at the ground level to create a pedestrian-scale environment.
- e. Where applicable, include medians in wider roadways to support mid-block pedestrian crossings, enhanced safety, and streetscape beautification (e.g., signage, lighting, planting).
- f. Design building lighting to be downward-facing and reasonably non-intrusive to adjacent properties or as prescribed in the District's Sign Bylaw.
- g. Strengthen pedestrian and non-motorized user connections to parks, riverfront trails, and existing public rights-of-way.

Parking

- a. Minimize the number of access and egress points along public roads; shared driveways and consolidated entrances are encouraged.

- b. Where possible, off-street parking should be located behind or beside the primary building to prioritize pedestrian frontage.
- c. Consider the development of shared or municipal parking lots to accommodate overflow and short-term parking needs.

Signage

- a. Design signage to complement the architecture of the building, avoiding obstruction of key architectural features and pedestrian and vehicle sight lines.
- b. Signage should be adapted to align with the natural and visual character of the streetscape and storefronts.
- c. In mixed-use developments, the location of residential entrances shall be clearly identifiable and distinct from commercial entrances.
- d. Residential addresses shall be prominently displayed at the main residential entry in a manner that is highly visible from the street and well-lit.

Greenhouse Gas (GHG) Reduction and Sustainability

- a. Encourage the integration of on-site renewable energy systems, such as solar panels.
- b. Encourage on-site rainwater harvesting and incorporate sustainable stormwater management solutions.

7.4 DPA 2 | Yellowhead Corridor

Purpose

The **Yellowhead Corridor Development Permit Area** (DPA 2) has been established to create a visually appealing and functional entrance to Barriere. This area plays a vital role in shaping first impressions for visitors, encouraging highway traffic to stop, explore, and connect with the Downtown Core. Development within this corridor should reflect Barriere's character, support commercial activity, and promote safe, accessible movement for all users.

Area

The Yellowhead Corridor DPA applies to all properties identified on **Map 5: Development Permit Areas 1-3** of this Official Community Plan.

Objectives

The primary objectives of the Yellowhead Corridor DPA are to:

- a. Recognize Ministry of Transportation and Transit jurisdiction over Highway 5N as a controlled access highway, and ensure development proposals obtain required provincial approvals and permits.
- b. Establish attractive, cohesive design standards for a welcoming commercial service centre;

- c. Create strong visual and physical connections between the highway corridor, Downtown Core, parks, trails, and community pathways;
- d. Support a mix of uses, including service commercial and light industrial activities that serve both residents and visitors;
- e. Provide a safe, appealing, and easily navigable gateway to the community; and
- f. Enhance the visual quality of the corridor through coordinated landscaping and signage.
- g. Acknowledge that new development may be subject to applicable permitting requirements of the Ministry of Transportation and Transit.

Exemptions

A Development Permit is not required for:

- a. Single-family or two-family residential development;
- b. Repair of overhead canopies or other pedestrian weather protection devices.

Guidelines

Development Permits issued within the Yellowhead Corridor DPA should conform to the following guidelines, where applicable and practical:

Site Planning

- a. Position buildings closer to the highway right-of-way to frame the corridor, with parking located to the side or rear of the site.
- b. Coordinate the design of new buildings with adjacent structures to maintain visual consistency and support an orderly development pattern.
- c. The layout of driveways, loading areas, and parking should support smooth on-site circulation without creating queuing or congestion on adjacent public roads.
- d. Primary access points are located and designed to minimize conflicts with existing traffic movements, public intersections, and pedestrian crossings.

Form and Character

- a. Use visual and physical features such as roundabouts, medians, landscaped boulevards, and gateway signage to reinforce the identity of the Yellowhead Corridor.
- b. Encourage shared access and egress points to reduce traffic conflicts and improve safety.
- c. Design buildings and surrounding spaces to contribute to a vibrant, service-oriented corridor that supports both the travelling public and the local community.
- d. Consider winter conditions in site and building design, particularly at pedestrian and vehicle

access points, to mitigate snow shedding and ice buildup.

- e. Integrate materials with high fire resistance in accordance with BC FireSmart guidelines, including fire-resistant roofing (e.g., metal, clay tile, asphalt shingles) and cladding (e.g., stucco, brick, metal, or concrete).

Landscaping and Screening

- a. Incorporate high-quality landscaping throughout the corridor to soften hard edges, enhance aesthetics, and screen service areas or parking from view.
- b. Use native or drought-tolerant plant species that can withstand Barriere's climate and reduce maintenance needs.
- c. Use visibly appealing fencing materials.

Pedestrian Mobility & Safety

- a. Install full cut-off lighting to ensure multi-use pathways are well-lit without causing glare or light pollution. Bollard lighting may be used to improve safety and define pedestrian routes.
- b. Support development of a multi-use pathway connecting Yard Road and Summer Road to the Barriere River Bridge, consistent with the Access Needs Study.
- c. Enhance connections between the highway corridor, downtown, parks, and surrounding neighbourhoods through clearly defined pedestrian and non-motorized links.

Parking

- a. Ensure parking areas are safe, universally accessible, and integrated into the overall site design without dominating the streetscape.
- b. All parking areas shall be hard surfaced with asphalt, concrete, or other durable paving materials and designed to provide adequate drainage.
- c. Encourage landscaping within parking areas to provide shade and improve visual quality.

Signage

- a. All signage within the District's jurisdiction must comply with the District's signage and wayfinding guidelines and/or bylaw and be designed in harmony with the associated building, avoiding obstruction of architectural features.
- b. Signage should be adapted to align with the natural and visual character of the streetscape and storefronts.
- c. Incorporate wayfinding signage for pedestrians, cyclists, and other non-motorized users to support navigation and connectivity throughout the corridor.

7.5 DPA 3 | Industrial Lands

Purpose

The **Industrial Lands Development Permit Area** (DPA 3) is intended to guide the form and character of development within Barriere's two designated industrial areas. The purpose is to ensure that industrial activities are well-integrated with the broader community by minimizing negative impacts on adjacent land uses. Particular attention must be given to managing noise, air quality, and visual appearance, while supporting economic development and efficient land use.

Area

The Industrial Lands DPA applies to all properties identified on **Map 5: Development Permit Areas 1-3** of this Official Community Plan.

Objectives

The primary objectives of the Industrial Lands DPA are to:

- a. Support and encourage industrial development in strategically designated areas;
- b. Apply design standards that screen industrial activities from neighbouring non-industrial uses; and
- c. Ensure safe and efficient pedestrian movement within industrial sites and promote connectivity to other parts of Barriere.

Exemptions

A Development Permit is not required for:

- a. Trails or non-motorized pathway connections between the industrial area and the broader community;
- b. Temporary laydown yards.

Guidelines

Development Permits issued within the Industrial Lands DPA should conform to the following guidelines, where applicable and practical:

Site Planning

- a. The layout of driveways, loading areas, and parking should support smooth on-site circulation without creating queuing or congestion on adjacent public roads.
- b. Primary access points are located and designed to minimize conflicts with existing traffic movements, public intersections, and pedestrian crossings.

Form and Character

- a. New buildings should reflect Barriere's desired development character by incorporating appropriate architectural detailing, massing, and articulation.
- b. Use durable building materials that are suitable for Barriere's climate, characterized by hot, dry summers and snowy winters.
- c. Preferred materials include locally sourced wood, rock, and stone, although alternative materials with similar appearance and quality may be considered during the permit process.
- d. Integrate materials with high fire resistance in accordance with BC FireSmart guidelines, including fire-resistant roofing (e.g., metal, clay tile, asphalt shingles) and cladding (e.g., stucco, brick, metal, or concrete).

Landscaping and Screening

- a. Visually unattractive elements—such as outdoor storage areas, utility equipment, and accessory structures—shall be screened with a combination of fencing, landscaping, or both when visible to Highway 5 traffic or residential properties.
- b. Landscaping shall be used to buffer industrial uses from adjacent non-industrial properties, where applicable.

Pedestrian Mobility & Safety

- a. Provide clear and safe pedestrian routes from parking areas and sidewalks to main building entrances, ensuring pedestrian circulation and safety is prioritized over vehicular movement.
- b. In developments with extensive parking areas, define internal pathways to guide safe pedestrian movement between buildings and parking zones.

Parking

- a. Locate parking and loading areas behind or between buildings, with vehicle access oriented to internal lanes or circulation systems wherever feasible.
- b. Use vegetation, including tree cover, to provide shade and visual relief in parking areas.
- c. Where appropriate, consider permeable surface treatments to assist with on-site stormwater management.

Signage

- a. Signage should complement the building architecture and surrounding context and not obstruct vehicular sight lines.
- b. Corporate signs should be designed to blend with the natural appearance of façades, minimizing visual disruption.

Greenhouse Gas (GHG) Reduction and Sustainability

- a. Encourage the integration of renewable energy systems on-site, including solar panels and other clean energy technologies.
- b. Incorporate stormwater management features, garbage collection and water collection systems including catch basins as part of site design.
- c. Encourage businesses to implement waste management strategies appropriate to industrial uses, including practices that reduce, recycle, and responsibly dispose of industrial waste.

7.6 DPA 4 | Environmental

Purpose

The **Environmental Development Permit Area** (DPA 4) is established to protect the ecological integrity and function of environmentally sensitive areas, including riparian zones, flood hazards, steep slopes, and other critical natural features. The purpose of this DPA is to ensure that new development avoids negative impacts on water quality, wildlife habitat, slope stability, and long-term ecosystem health.

Area

The Environmental DPA applies to all properties identified on **Map 6: DPA 4 | Environmental** of this Official Community Plan.

Objectives

The primary objectives of the Environmental DPA are to:

- a. Minimize risks to human health, safety, and property;
- b. Protect riparian areas, wildlife corridors, steep slopes, and other environmentally sensitive features;
- c. Promote water conservation and responsible stormwater management; and
- d. Contribute to the reduction of greenhouse gas (GHG) emissions and the resilience of natural systems.

Exemptions

A Development Permit is not required for:

- a. External alterations that are entirely within the existing building footprint;
- b. Removal of hazardous or invasive trees, as identified by a Qualified Professional (QP);
- c. Restoration or ecological enhancement works recommended by a Qualified Professional (QP);

- d. Removal of trees deemed to pose wildfire risks under FireSmart BC guidelines, with confirmation from a Qualified Professional (QP);
- e. Normal farm practices on land within the Agricultural Land Reserve (ALR), provided the area has been previously altered for agricultural use as defined by the Farm Practices Protection Act; or
- f. Reconstruction or repair of a permanent structure, in accordance with Section 532(1) of the *Local Government Act*, provided the structure remains on its existing foundation.

Guidelines

Development Permits issued within the Environmental DPA should conform to the following guidelines, where applicable and practical:

Floodplain and Steep Slope Management

- a. The District shall prepare a Floodplain Management Plan to inform future regulatory frameworks.
- b. Where feasible, new development should be directed away from riparian areas and steep slopes.
- c. Development proposals on or near steep slopes must:
 - o Reduce the risk of slope instability, erosion, or flooding;
 - o Maintain ecological functions of the slope and surrounding area;
 - o Include buffer zones and measures to restore or protect natural features; and
 - o Be informed by site-specific geotechnical and environmental assessments.

Riparian and Shoreline Protection

- a. No development is permitted within 30 metres of the natural boundary of a stream, river, or watercourse.
- b. A reduced setback may be considered with supporting evidence from a Qualified Professional (QP) that shoreline impact is minimized and habitat restoration is incorporated where no significant risk transfer for potential flood waters exists.
- c. Development should maintain natural drainage patterns and minimize alteration to topography and natural features.

Stormwater and Drainage

- a. A site-specific stormwater management plan, prepared by a Qualified Professional (QP), is required for any development within the Environmental DPA.
- b. Post-development runoff must not exceed pre-development levels.

- c. Stormwater management must address sediment control and runoff quality during and after construction.

Slope Stability

- a. Lands with natural slopes exceeding 30% must remain in their natural condition.
- b. Where steep slope conditions render a property otherwise undevelopable, development may be permitted with the support of a Qualified Professional (QP) who provides:
 - o An erosion and slope stability mitigation plan;
 - o An assessment of potential hazards to adjacent lands or developments; and
 - o Measures for ecological restoration where applicable.

Existing Development

- a. Buildings currently located within riparian setbacks, steep slopes, community watersheds, or floodplains shall be recognized as legally non-conforming.

Impervious Surface and Drainage

- a. Minimize total impervious surface coverage within the Environmental DPA to reduce surface runoff and support groundwater recharge.
- b. Alteration to natural drainage channels must be minimized.

Landscaping and Restoration

- a. A landscape plan must be submitted with the Development Permit application, identifying existing and proposed landscape features.
- b. Plantings within setback areas should support:
 - o Erosion control;
 - o Bank stabilization; and
 - o Maintenance of hydrological function where property risk is a consideration.
- c. Use native or drought-tolerant vegetation where possible.

FireSmart

- a. All land clearing and construction debris (wood and vegetation) resulting from development shall be properly disposed of as soon as construction is complete.
- b. Tree limbs and shrubs that overhang roofs or grow under building overhands should be removed and disposed and the cleared condition should be maintained.
- c. Eaves, attics, decks and openings under floors should be screened to prevent the accumulation of combustible material and to block the entry of burning embers that may be carried by the wind in advance of a wildfire.

- d. Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to fire fighters.

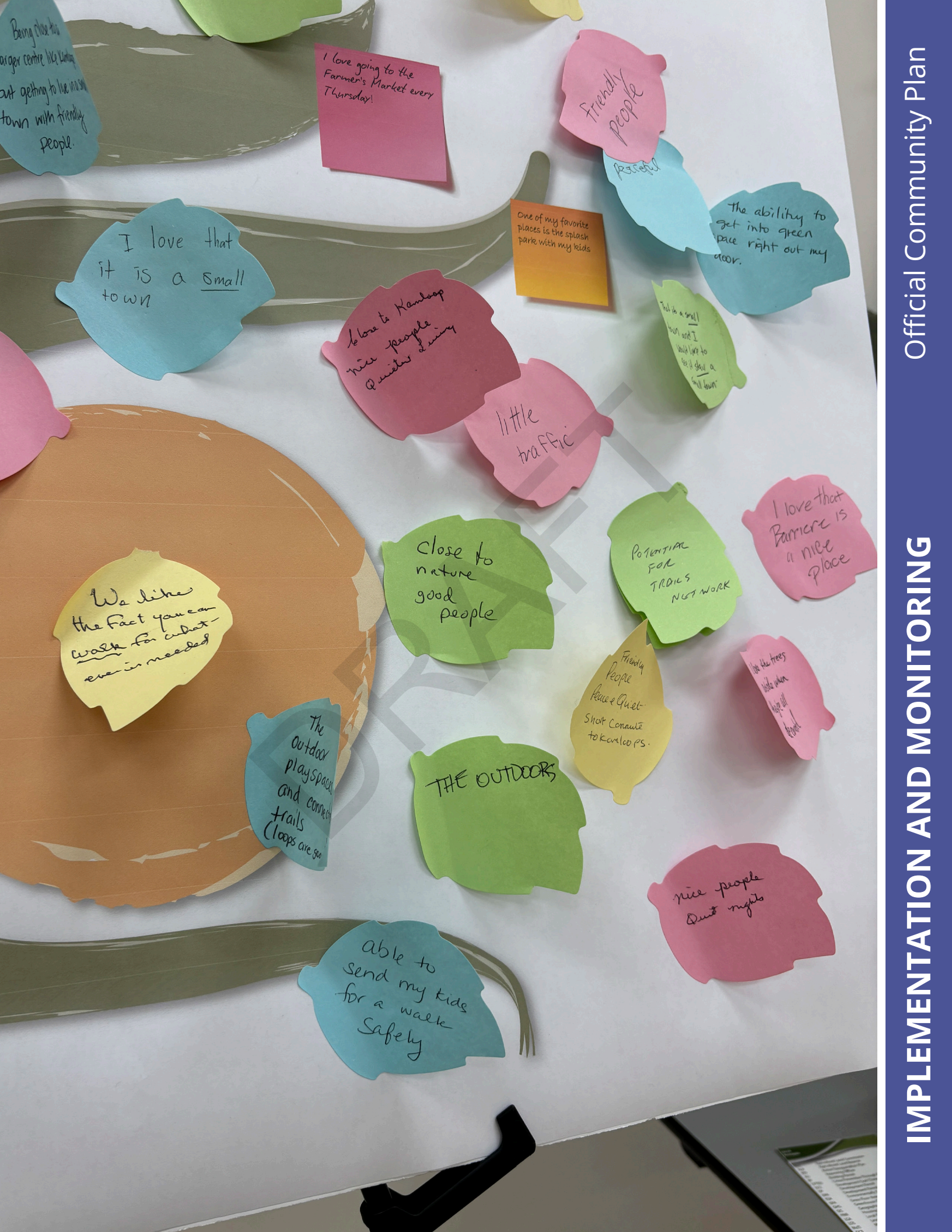
Site Contamination

- a. Where there is evidence or history of potential site contamination, the District may require submission of an Environmental Site Assessment or Environmental Impact Assessment prepared by a Qualified Professional (QP).

Additional Requirements

- a. The District may request additional site-specific technical studies from a Qualified Professional (QP) as part of the Development Permit application process, depending on the location, sensitivity, and nature of the proposed development.

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SECTION 8: IMPLEMENTATION AND MONITORING

To ensure the effective realization of the District of Barriere’s vision, principles, and policies as articulated in this Official Community Plan (OCP), the District envisions to adopt a comprehensive framework for implementation, monitoring, and review. This framework would outline the responsibilities, tools, and processes that should guide the OCP’s application over time.

Roles and Responsibilities

District Council

Council provides strategic direction and is responsible for ensuring relevant land use decisions and bylaws are consistent with the OCP. This includes consideration of the OCP during reviews of development applications, zoning amendments, and strategic initiatives. The OCP may be amended in response to changing needs and community priorities.

District Administration

Staff will be guided by the OCP in day-to-day land use decision-making and in formulating recommendations for the Council. Administration will evaluate development applications for alignment with OCP policies and collaborate across departments to incorporate these policies into operational activities.

8.1 Implementation Tools

The OCP aspires to guide the District when implementing several other key regulatory instruments:

- **Zoning Bylaw:** Translates land use designations and policy direction into enforceable regulations. It will be reviewed and updated to maintain alignment with the OCP.
- **Subdivision and Development Servicing Bylaw:** Establish standards for land subdivision and municipal service provision.
- **Development Permit Areas (DPAs):** Guide form, character, and environmental protection within designated areas.

- **Development Approval Information:** Allows the District to request studies or assessments necessary to evaluate proposals and ensure they meet OCP objectives.
- **Capital Budgeting and Financial Planning:** The Financial Plan will inform the District's annual capital budget and Five-Year forecast, ensuring infrastructure investments support asset management and long-term community goals.
- **Development Cost Charges (DCCs):** The DCC Bylaw will be periodically updated to ensure that new development contributes equitably to the cost of required infrastructure.
- **Amenity Cost Charges (ACCs):** The ACC Bylaw will be periodically updated to ensure that new development contributes equitably to the cost of required amenities.

Implementation Planning

The District may consider incorporating relevant OCP aspirations into Council's Strategic Plan on an annual basis to ensure alignment and prioritization of actions.

8.2 Plan Monitoring and Review

Ongoing monitoring is essential to ensure the Official Community Plan remains relevant, responsive, and effective over time. To support this, the District where feasible, envisions to establish measurable targets and indicators that relate to key areas such as housing, environmental protection, infrastructure capacity, and economic development. Development applications and municipal decisions envisions to be regularly reviewed to assess their alignment with OCP policies and objectives. In addition, the District will make use of tools like Geographic Information Systems (GIS) to spatially track development trends, helping staff and Council evaluate how well policies are performing and where adjustments may be needed.

8.2.1 OCP Review and Amendment

This OCP is intended to be a living document that can adapt to evolving community needs, growth patterns, changing legislation and emerging priorities. The OCP may be updated through:

- **Comprehensive Review:** Conducted at least once every five years, including public consultation, to evaluate relevance and compliance with provincial legislation (e.g., *Local Government Act*, Housing Needs Assessments).
- **Periodic Amendments:** Considered outside of the regular review cycle to address emerging issues, subject to public engagement and Council approval.

All amendments should, where feasible demonstrate alignment with the OCP's overall vision and policy direction.

8.2.2 Alignment with Other Plans and Policies

To support a coordinated and integrated approach to community development, the District aspires to align relevant municipal plans, bylaws, policies, strategies, and regulations with the guiding principles of this Official Community Plan. Financial planning processes, including capital

budgeting and updates to Development Cost Charges (DCCs) will be informed by the OCP and Asset Management long range capital planning.

8.3 Temporary Use Permits

Temporary Use Permits are included as an interim (short term) alternative for proposed land uses that may not warrant a permanent changes to the zoning of land. Temporary uses are typically of a trial / interim use nature.

Temporary Use Permits may be issued for new land uses on specific properties which are not otherwise allowed in a zone in the Zoning Bylaw. Conditions may be specified by Council or Council's delegate respecting any required changes to the property to allow the temporary use, and any restoration to the property following expiration of the permit. Pursuant to the Local Government Act, a Temporary Use Permit can be issued for up to three years, with the possibility of one renewal for up to an additional three years.

8.3.1 Designation of Temporary Use Permit Areas

Pursuant to Section 492 and 493 of the Local Government Act, all lands within the boundaries of the District of Barriere, as shown in Map 1, are designated as areas in which temporary uses may be permitted.

8.3.2 General Considerations for Issuance

When evaluating a TUP application, Council or Councils delegate may consider several factors:

- Not be noxious or undesirable due to smoke, noise, vibration, dirt, glare, odour, or electrical interference;
- Not be a health hazard;
- Not have a negative impact on adjacent lands;
- Not create a significant increase in the level or demand for municipal services; and
- Not permanently alter the site upon which it is located.

8.3.3 Terms and Conditions

Council or Council's delegate may attach conditions to any TUP issued to reduce impacts and ensure compliance. These conditions may include, but are not limited to:

- Hours of operation;
- Size and siting of buildings or structures;
- Landscaping and screening;
- Site restoration and clean up following the temporary use;
- Requiring security to guarantee performance of conditions or restoration;

- Registration of a Section 219 covenant and statutory right of way; and/or
- Restrictions as to the days and hours of use.

By establishing a framework for Temporary Use Permits, the District of Barriere aims to provide a mechanism for accommodating beneficial short-term uses while ensuring that they are appropriately managed and do not compromise the long-term vision and character of the community as outlined in this Official Community Plan.

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StoryWalk®

and some purple flowers, too.

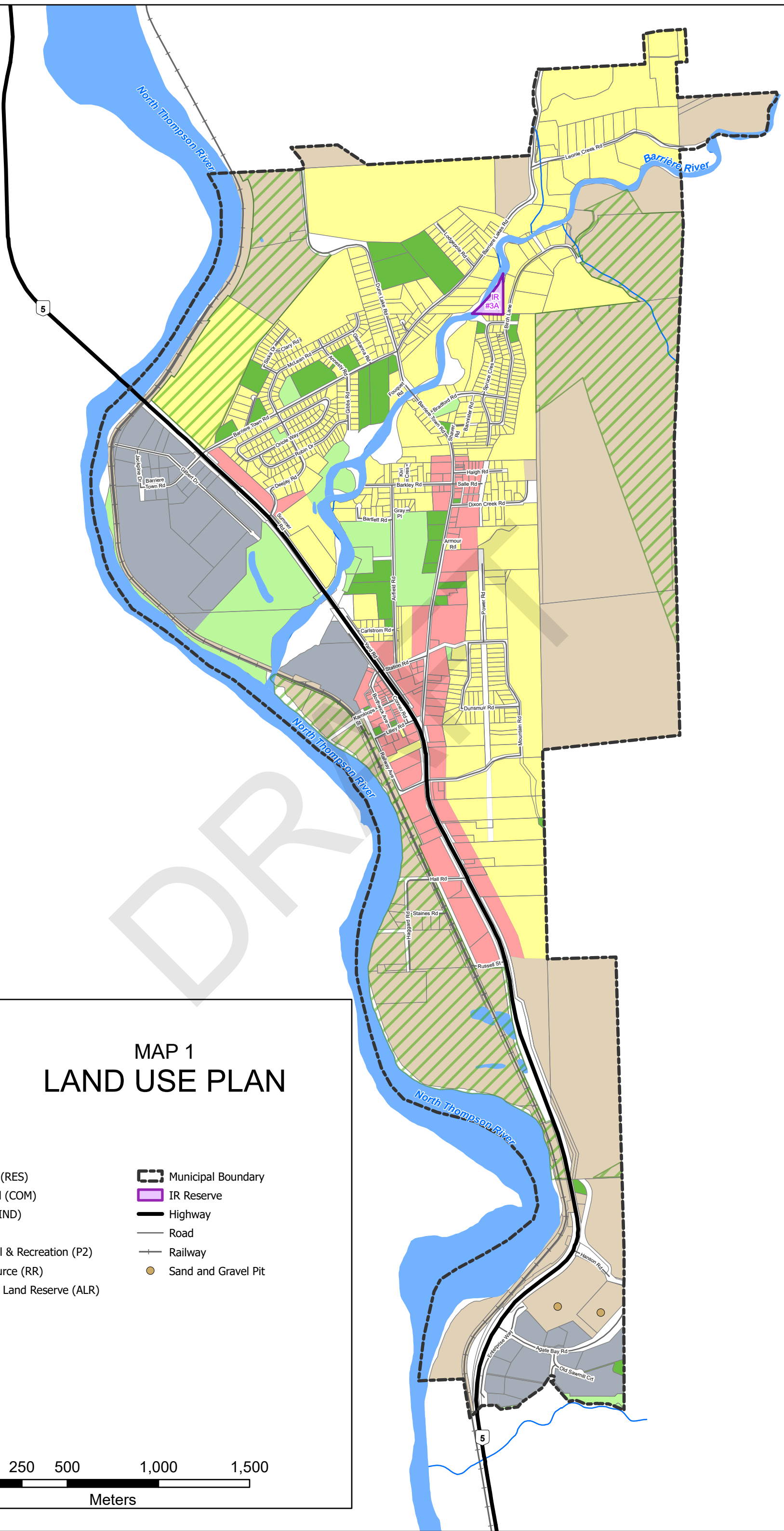


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Encouraging literacy, connection and play!
Visit the Barriere Library to borrow this title.

#TNRLStoryWalk















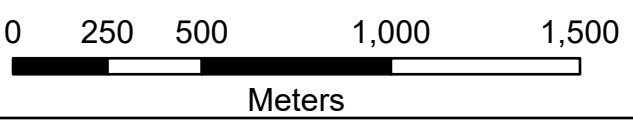


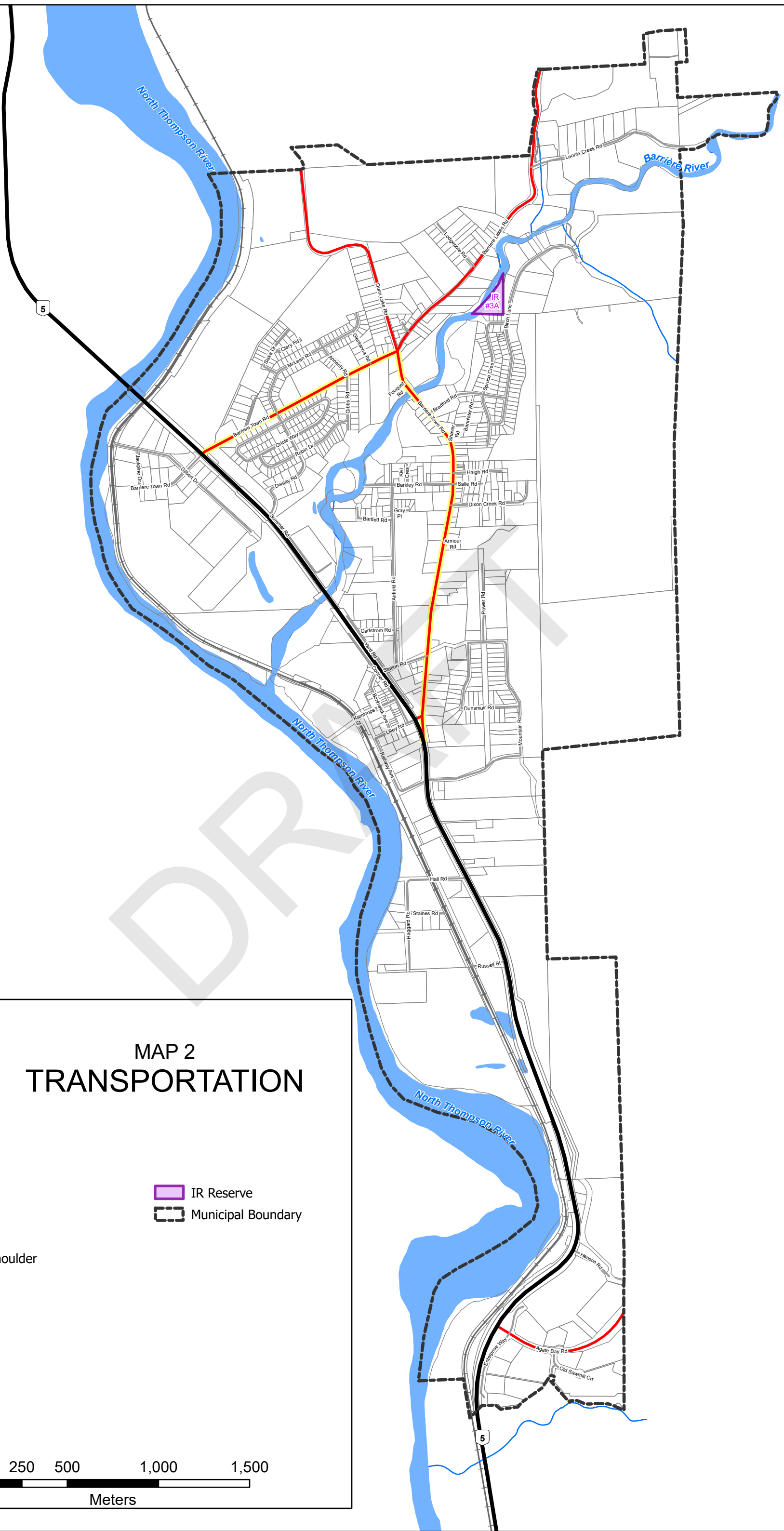
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MAP 1 LAND USE PLAN

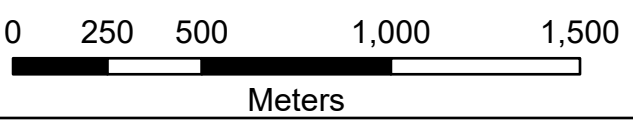
- | | |
|---|---|
|  Residential (RES) |  Municipal Boundary |
|  Commercial (COM) |  IR Reserve |
|  Industrial (IND) |  Highway |
|  Park (P1) |  Road |
|  Institutional & Recreation (P2) |  Railway |
|  Rural Resource (RR) |  Sand and Gravel Pit |
|  Agricultural Land Reserve (ALR) | |

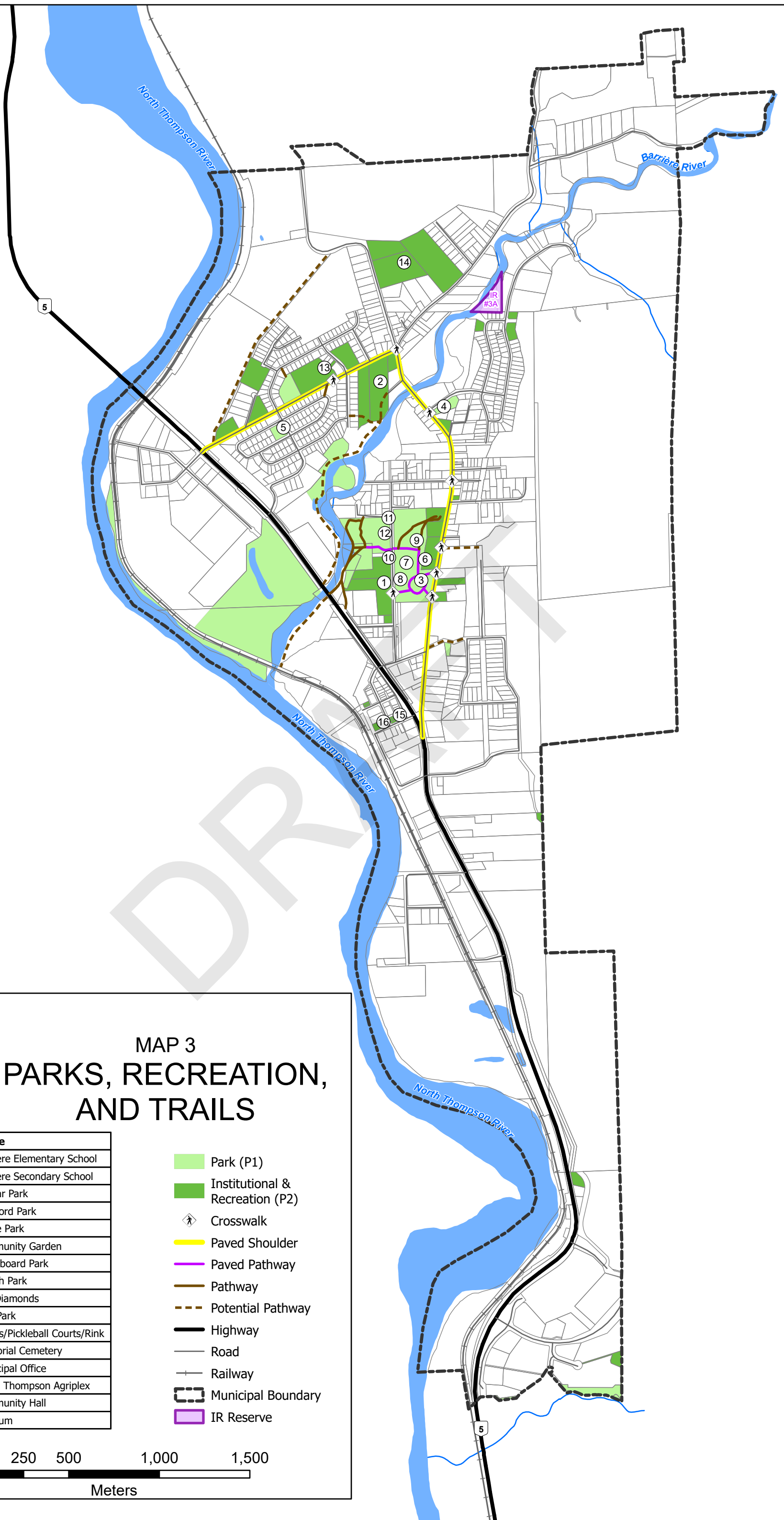




MAP 2 TRANSPORTATION

-  Highway
-  Collector
-  Local
-  Paved Shoulder
-  Railway
-  IR Reserve
-  Municipal Boundary

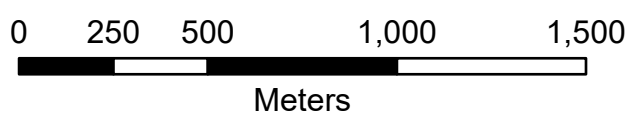


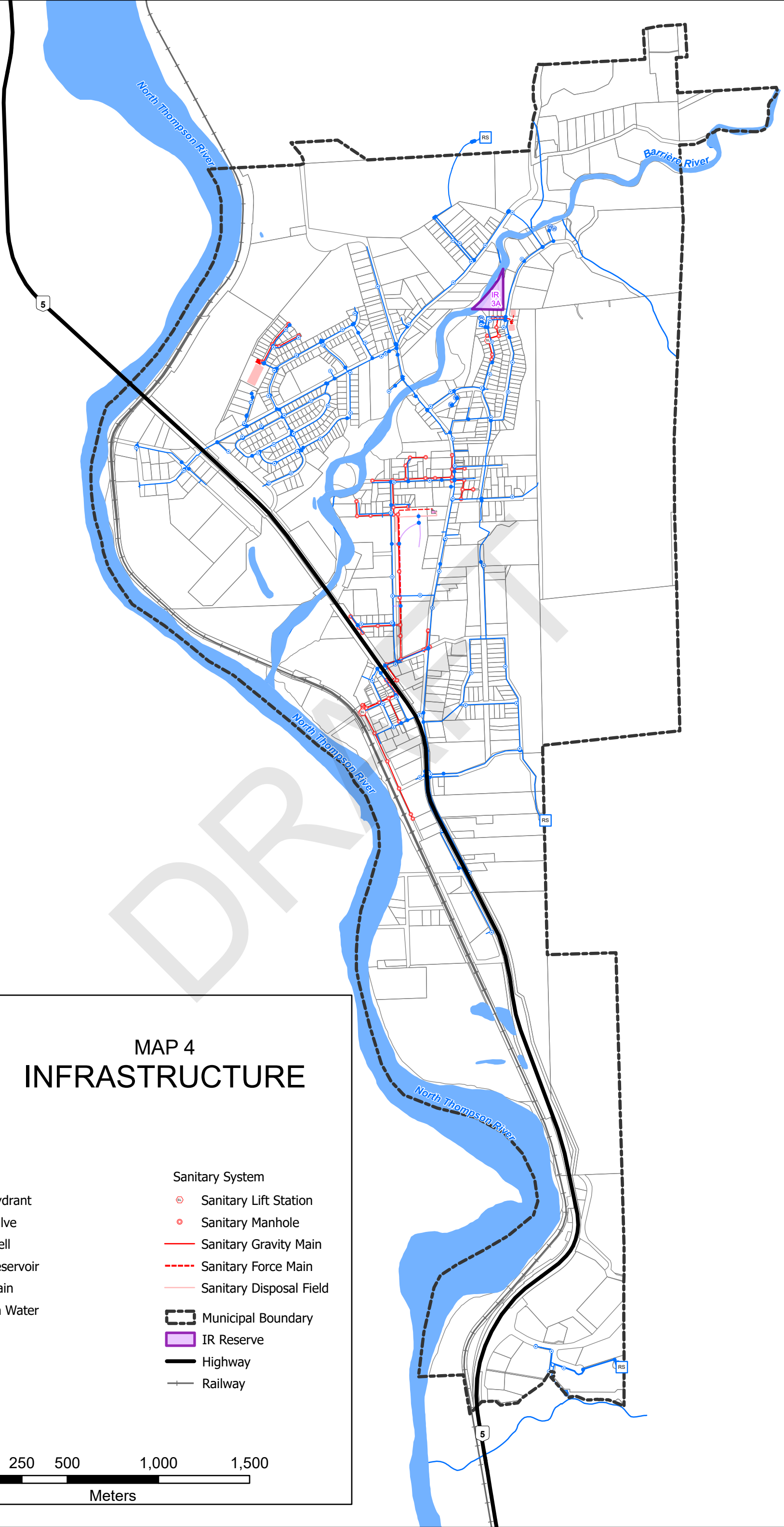


MAP 3 PARKS, RECREATION, AND TRAILS

| Number | Name |
|--------|-------------------------------|
| 1 | Barrière Elementary School |
| 2 | Barrière Secondary School |
| 3 | Fadear Park |
| 4 | Bradford Park |
| 5 | Oriole Park |
| 6 | Community Garden |
| 7 | Skateboard Park |
| 8 | Splash Park |
| 9 | Ball Diamonds |
| 10 | Dog Park |
| 11 | Tennis/Pickleball Courts/Rink |
| 12 | Memorial Cemetery |
| 13 | Municipal Office |
| 14 | North Thompson Agriplex |
| 15 | Community Hall |
| 16 | Museum |

- Park (P1)
- Institutional & Recreation (P2)
- Crosswalk
- Paved Shoulder
- Paved Pathway
- Pathway
- Potential Pathway
- Highway
- Road
- Railway
- Municipal Boundary
- IR Reserve





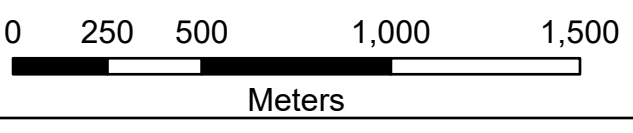
MAP 4 INFRASTRUCTURE

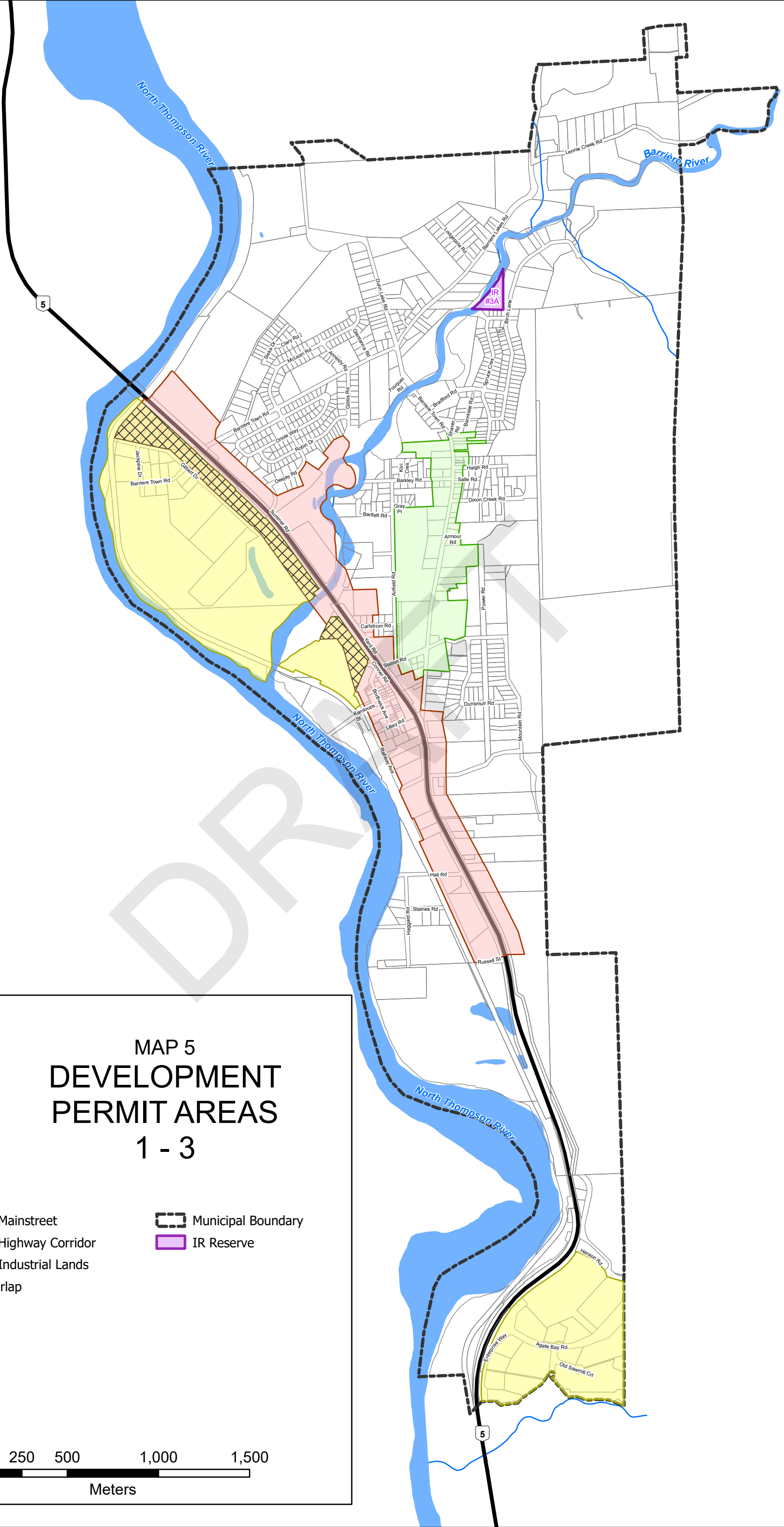
Water System

- Water Hydrant
- Water Valve
- ⊙ Water Well
- RS Water Reservoir
- Water Main
- Irrigation Water

Sanitary System

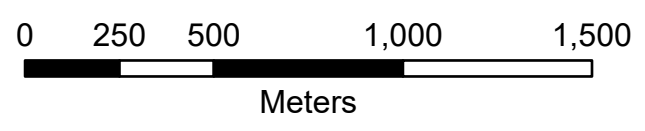
- ⊙ Sanitary Lift Station
- Sanitary Manhole
- Sanitary Gravity Main
- - - Sanitary Force Main
- Sanitary Disposal Field
- ⊞ Municipal Boundary
- IR Reserve
- Highway
- Railway

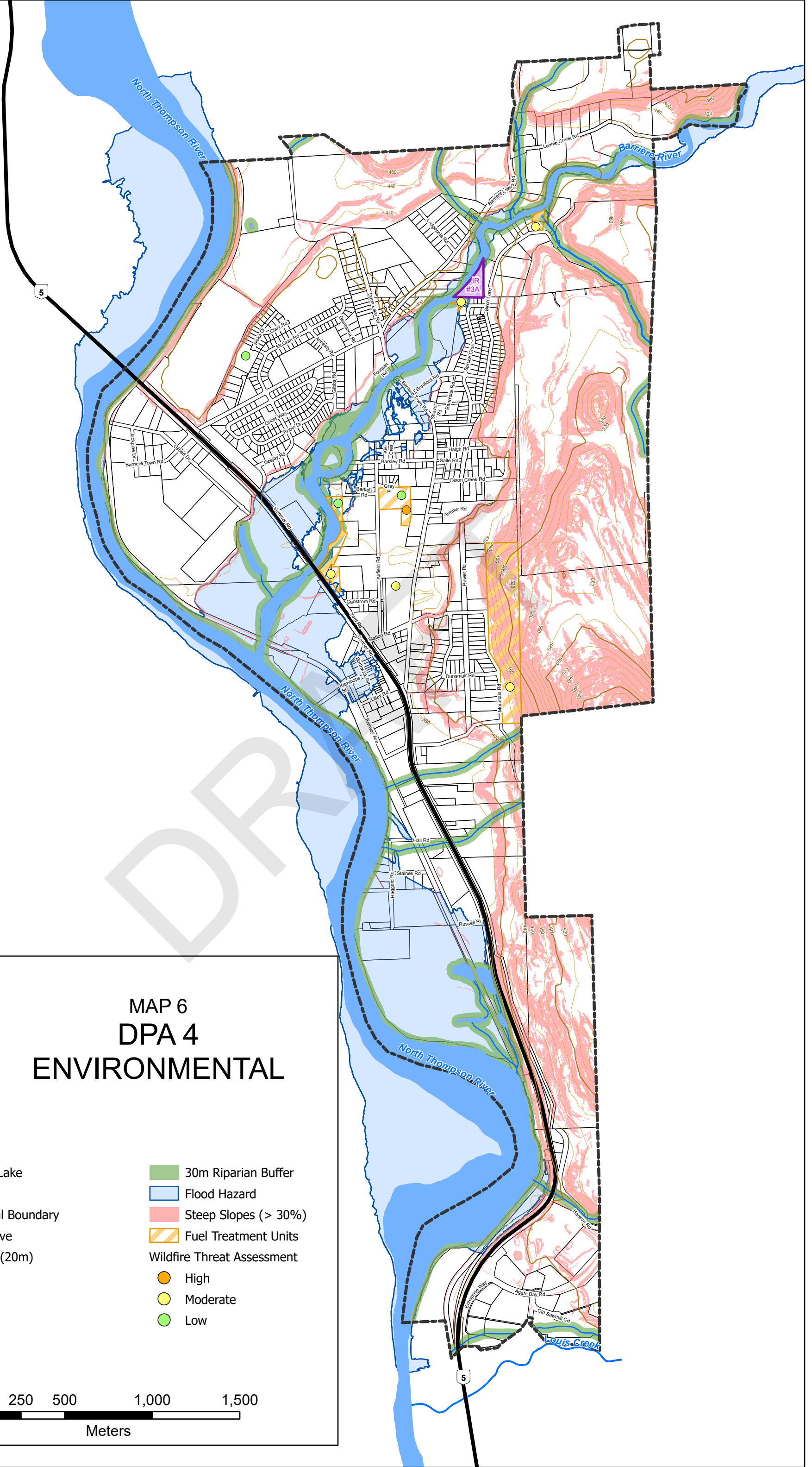




MAP 5 DEVELOPMENT PERMIT AREAS 1 - 3

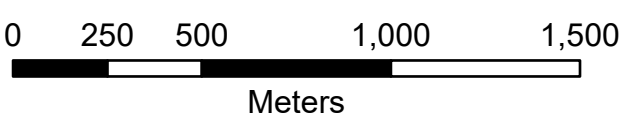
- DPA 1 - Mainstreet
- DPA 2 - Highway Corridor
- DPA 3 - Industrial Lands
- Municipal Boundary
- IR Reserve
- DPA Overlap





MAP 6 DPA 4 ENVIRONMENTAL

- River + Lake
- Stream
- Municipal Boundary
- IR Reserve
- Contour (20m)
- 30m Riparian Buffer
- Flood Hazard
- Steep Slopes (> 30%)
- Fuel Treatment Units
- Wildfire Threat Assessment**
- High
- Moderate
- Low





APPENDICES

Definitions

| | |
|---|--|
| Accessory Dwelling Unit (ADU) | A separate self-contained dwelling unit on a parcel that is smaller and subordinate to the principal dwelling unit and may be located within the principal dwelling unit or in a separate independent building on the property. |
| Active Transportation | Human-powered forms of moving from one place to another. It can take many forms and is continually evolving as new technologies emerge, but typically includes walking, cycling, skateboarding, and other emerging modes of human powered transportation. |
| Affordable Housing | Housing which has a mortgage or rent payment that does not exceed 30% of gross income, that is provided for low to moderate income households having an income that is 80% or less than the median household income for the community. Affordable housing may include subsidized housing administered by BC Housing, the Capital Region Housing Corporation, or other non-profit housing societies in the region secured by a Housing Agreement. |
| Agricultural Land Commission (ALC) | The independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia. |
| Agricultural Land Reserve (ALR) | The provincial designation in which agriculture land is officially designated and protected under provincial legislation. Farming is encouraged and non-agricultural uses are restricted. |

| | |
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| Amenity Cost Charges (ACC) | Amenity Cost Charges are a development finance tool that allow local governments to collect funds for amenities such as community centres, recreation centres, daycares, and libraries from new development that results in increased population of residents or workers. |
| Climate Action Plan | A framework document for measuring, tracking, and reducing greenhouse gas emissions and adopting climate adaptation measures. These documents are used as a framework to guide administrative bodies in addressing the impact of climate change in their communities. |
| Crime Prevention Through Environmental Design (CPTED) | The Mission of CPTED is to reduce the fear and incidence of crime thereby working towards an improvement of the quality of life by promoting Crime Prevention Through Environmental Design (CPTED) throughout Canada. |
| Development Cost Charges (DCC) | Development Cost Charges (DCCs) are monies that are collected from land developers by a municipality, to offset some of the infrastructure expenditures incurred, to service the needs of new development. Imposed by bylaw pursuant to the Local Government Act, the charges are intended to facilitate development by providing a method to finance capital projects related to roads, drainage, sewers, water and parkland. |
| Development Permit Areas (DPAs) | Locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area. |
| Environmentally Sensitive Areas (ESAs) | Areas identified through reports, studies, plans, or government designation as having special environmental attributes that are worthy of preservation, conservation, protection, or special area. |
| FireSmart | A set of design principles to protect communities from the wildfires. |
| Floodplain, Freeboard (Floodplain) | Lands within a lowland area, whether or not diked or floodproofed, which by reasons of land elevation are susceptible to flooding from an adjoining watercourse, lake, or other body of water, are reasonably required to discharge the flood flow of a 1:200-year flood. The freeboard floodplain is commonly referred to as the floodplain. |

| | |
|--|---|
| Hazard Area | An area subject to natural events known to result in death or endangerment of the works of man, such as stream flooding, ground water, flash flooding, erosion or fluvial deposits, landslides, earthquakes, weak foundation soils, and other hazards unique to a local or regional area. |
| Household | A person or group of persons who occupy the same dwelling. |
| Household Income | The sum of the incomes of all people aged 15 years or older residing at a single address. |
| Infill | Development a vacant piece of land in areas fully serviced by community infrastructure (water, sewer, roads, etc.). |
| Intensification | Upgrading an existing developed property to a more intensive development or higher density than currently exists. Intensification can include adding additional units (such as ACUs, ADUs and secondary suites) or the conversion of existing buildings (ex: converting a single-family dwelling to a triplex). |
| Legally Non-Conforming | Occurs when the use of land or a building or structure is not permitted by the current zoning bylaw but was permitted by a previous bylaw. |
| Local Government Act | Is a Provincial Government Act that empowers, guides, limits and affects local governments. The Act covers important authorities for both municipalities and regional Districts, such as planning and land use powers and statutory requirements for administering elections. |
| Long Term Rental (LTR) | A lease term for a residential dwelling or dwelling unit to tenants for a continuous period of 30 days or more. |
| Manufactured Homes | Any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another by being towed or carried. |
| Ministry of Transportation & Transit (MOTT) | The Ministry of Transportation and Transit plans and improves transportation networks, builds new infrastructure, provides transportation services, and implements transportation policies, to allow for the safe and efficient movement of people and goods. |
| Mixed Use Buildings | A building or groups of buildings under one ownership designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses. |

| | |
|---|---|
| Purpose-Build Rental Housing | Housing that is designed and built expressly as long-term rental accommodation. It may also include legal agreements that require the housing to stay as rental housing. |
| Qualified Professional (QP) | A professional who is registered and in good standing with the appropriate B.C. professional organization constituted under an Act. The QP must be acting under that association's code of ethics, and subject to the organization's disciplinary action. |
| Qualified Environmental Professional (QEP) | An applied scientist or technologist who is registered and in good standing with an appropriate B.C. professional organization constituted under an Act. The QEP must be acting under that association's code of ethics, and subject to the organization's disciplinary action. |
| Short-Term Rental (STR) | A dwelling unit or multiple dwelling units that are rented for less than 90 consecutive days at a time. |
| Site Plan | A drawing or set of drawings that can include: Existing site development features (e.g. buildings, structures, parking areas, pathways), Existing natural areas, drainage patterns, waterbodies, wetlands, and other natural features Proposed new buildings, structures, roads, pathways, parking and loading areas and other improvements; Proposed impacts to natural areas, drainage patterns, waterbodies, wetlands. |
| Smart Growth | A range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse by applying 10 basic principles to guide smart growth strategies. |
| Supportive Housing | Housing with on-site supports for adults, seniors and people with disabilities at risk of, or experiencing, being unhoused. |
| Temporary Use Permit (TUP) | Under sec. 492 of the Local Government Act, Temporary Use Permits (TUPs) may be considered by the District to allow specific land uses to occur, for a limited time, that would not otherwise be permitted. |
| Transitional Housing | Long-term housing (three months to three years typically) for individuals who require additional social, and health supports and may be at-risk of being unhoused. |

| | |
|---------------------------------|--|
| Truth and Reconciliation | <p>The process of establishing and maintaining a mutually respectful relationship between Indigenous and non-Indigenous peoples and in Canada that includes acknowledging what happened in the residential school system. Truth and reconciliation include addressing 94 “calls to action” to further reconciliation between Canadians and Indigenous peoples stemming from the Truth and Reconciliation Commission of Canada, which documented the truth of Survivors, their families, communities and anyone personally affected by the residential school experience.</p> |
| Universal Design | <p>Design standards meant to create buildings and environments that are inherently accessible to people of all ages and physical abilities.</p> |
| Wayfinding | <p>A system that assists travelers in orienting, navigating, and moving about an environment using visual cues or other measures, including signage.</p> |

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OFFICIAL COMMUNITY PLAN



DISTRICT OF BARRIERE
MINUTES OF A REGULAR COUNCIL MEETING

Held on Monday, March 9, 2026 at 5:30pm in the Council Chambers at Municipal Hall
4936 Barriere Town Road, Barriere, B.C.

*“We acknowledge and respect the indigenous peoples of Simpcw First Nation
within whose traditional lands we are meeting today.”*

Present: Acting Mayor Donna Kibble
 Mayor Rob Kerslake - *Absent* Councillor Judy Armstrong – *Via Zoom*
 Councillor Louise Lodge Councillor Colin McInnis
 Councillor Brody Mosdell Councillor Scott Kershaw

Staff: Daniel Drexler, Chief Administrative Officer
 Kathy Abel, Chief Finance Officer
 Chris Matthews, Public Works Manager
 Jamie Mosdell, Deputy Corporate Officer
 Alexis Hovenkamp, Fire Chief

Acting Mayor Kibble called the meeting to order at 5:30pm

1. ADOPTION OF AGENDA

Moved by Councillor Lodge
Seconded by Councillor McInnis
That Council approve the March 9, 2026, Regular Council Meeting Agenda.

CARRIED

2. ADOPTION OF MINUTES

Moved by Councillor Lodge
Seconded by Councillor Mosdell
That Council adopt the minutes of the February 23, 2026, Regular Council Meeting.

CARRIED

Councillor Armstrong entered the meeting at 5:31pm

3. PETITIONS, DELEGATIONS AND SPECIAL PRESENTATIONS

a. TRUE Consulting re: Flood Mitigation Plan – D. Underwood, Engineer

TRUE Consulting provided a Flood Mitigation Plan update outlining floodplain mapping updates, key risk findings, and potential mitigation measures for the District.

As a next step, the plan will be forwarded to Simpcw for input as required under the grant guidelines.

b. Barriere Firefighters Association – S. Abel, President

The Barriere Firefighters Association (BFFA) provided a PowerPoint presentation outlining the organization's mandate and roles throughout the community and proposed entering into a 4-year financial agreement dedicated to training purposes. Under the agreement, BFFA will be providing \$5,000 each year to the District to support training expenses. Council thanked BFFA for their generosity.

Moved by Councillor Lodge

Seconded by Councillor Mosdell

THAT Council direct Staff to enter a 4-year financial contribution agreement with the Barriere Firefighters Association dedicated to training purposes.

CARRIED

4. **BYLAWS and POLICIES**

- a) DRAFT Development Approvals Bylaw No. 269 – adoption – T. Buchanan, Corporate Officer
**w/attachments*

It was noted that while the Bylaw may still appear somewhat subjective, the revised information provides greater clarity. Mr. Melenka of TRUE Consulting explained that the Bylaw follows a cost-based approach which determines when a security deposit is required, removing subjectivity from the process. It was noted that applicants who may be required to provide a security deposit would receive this information in advance, prior to the deposit being applied.

Moved by Councillor Lodge

Seconded by Councillor Mosdell

THAT Council adopt Development Approvals Bylaw No. 269

CARRIED

- b) DRAFT 2026-2030 Financial Plan – adoption – D. Drexler, CAO
**w/attachments*

A brief overview was provided and Council had no further comments.

Moved by Councillor Lodge

Seconded by Councillor Mosdell

THAT Council adopt 2026-2030 Financial Plan Bylaw No. 274

CARRIED

- c) DRAFT Fees & Charges Bylaw No. 73, Amendment Bylaw No. 275 – adoption – T. Buchanan, Corporate Officer
w/attachments

No additional information was required by Council.

**Moved by Councillor Mosdell
Seconded by Councillor Lodge**

THAT Council adopt Fees & Charges Bylaw No. 73, Amendment Bylaw No. 275

CARRIED

- d) DRAFT Amendment of Policy No. 44 – Public Engagement to a Communications Policy – J. Mosdell, Deputy Corporate Officer

Staff provided a brief overview. Council required no further information.

**Moved by Councillor McInnis
Seconded by Councillor Lodge**

THAT Council amend Public Engagement Policy No. 44 as presented.

CARRIED

5. STAFF REPORTS

- a) Vacant Parcel – 4976 Barriere Town Road – A. Hovenkamp, Fire Chief

The Fire Chief provided an overview of the report to utilize the property. It was noted that some community members have already come forward offering donations and volunteer assistance. The vacant parcel was identified as a good showcase site, as the 2026 Barriere Blooms program will be re-branded with a FireSmart focus.

Next steps regarding the properties backing onto the vacant lot were discussed. Ms. Hovenkamp confirmed that those property owners will be notified upon Council approval.

Staff will bring back options regarding the potential use of the parcel.

**Moved by Councillor Lodge
Seconded by McInnis**

THAT Council directs staff to undertake wildfire mitigation (FireSmart treatment) to the vacant, undeveloped parcel at 4976 on Barriere Town Road; AND THAT Staff bring back low-cost options to utilize the property as a “FireSmart Showcase”.

CARRIED

- b) Department Updates – Department Heads
**submitted for information*

Council was provided an overview of the written report.

The CFO added that delinquent tax letters have been sent out earlier this year to provide affected residents with additional time to bring their accounts up to date.

6. CORRESPONDENCE

- For Information
- For Action

I. Forestry is a Solution in BC – Request for resolution of support as follows:

Moved by Councillor Lodge

Seconded by Councillor Mosdell

THAT the “Forestry is a Solution” campaign is received for information and direct Staff to contact the Barriere and Area Chamber of Commerce to undertake the outreach to the community for the campaign.

CARRIED

7. COUNCIL REPORTS

- Councillor Lodge provided a verbal report on the following:
 - Attended the AGM Chamber meeting – Resigned as a member with the intent to be a Council Liaison under the incoming policy.
 - Attended the MOU Meeting and provided a summary of the minutes.
 - Attended the Transmountain Meeting.
 - Attended the First Responders Dinner.
 - Attended the Recreation Committee Meeting and discussed updates to Barriere Blooms combining with FireSmart.
 - Discussed an email Council received from MLA Stamer regarding a recent vote at the legislative.
- Councillor McInnis provided a verbal report on the following:
 - Inspected JDV’s truck with the Public Works Manager.
- Councillor Mosdell provided a verbal report on the following:
 - Attended the MOU Meeting.
 - Attended the Recreation Committee Meeting
 - Attended a course through Gilbert Smith.
- Councillor Armstrong provided a verbal report on the following:
 - Attended the First Responders Dinner.

8. MAYORS REPORT

Acting Mayor Kibble provided a verbal report on the following:

- Attended the Transmountain Meeting.
- Attended the First Responders Dinner
- The Heritage Society will be hosting an Open House Tea and Talk at the end of the month.

9. PUBLIC INQUIRIES

- a. Wim Houben – Annual Mad Hatter Tea Party is scheduled for this Saturday, March 14th, 2026.

10. NOTICE OF MOTION – *none presented.*

11. CONVENE INTO CLOSED SESSION

Moved by Councillor Lodge

Seconded by Councillor Mosdell

Pursuant to Sections 90(1)(e)(I) of the Community Charter, that the public interest requires that persons other than Council Members and required staff be excluded from the meeting and that Council continues the meeting in closed session to discuss confidential matters

at 7:08pm

CARRIED

12. RECONVENE OPEN MEETING – *at 8:47pm*

13. NEXT MEETINGS- March 30, 2026 @ 5:30pm

14. ADJOURNMENT

Moved by Councillor Kershaw that the meeting adjourn at 8:48pm

CARRIED

Acting Mayor Donna Kibble

J.Mosdell, Deputy Corporate Officer

District of Barriere
REPORT TO COUNCIL
Request for Decision

| | |
|---|--------------------------|
| Date: March 30, 2026 | File: 530.20/Rpts |
| To: Council | From: Corporate |
| Re: Adoption of Policy No. 58CN – Council Liaison | |
| Recommendation: THAT Council adopt Policy No. 58CN – Council Liaison | |

Purpose

To present Policy No. 58CN – Council Liaison Policy for Council’s consideration and adoption to formalize the role of Council Liaisons in supporting effective communication and strengthening relationships between the District and community organizations.

Background

Council Liaison roles are currently being used under the District capacity only, such as for the Recreation Committee and the Memorandum of Understanding (MOU) with Simpcw First Nation. In other instances, members of Council have participated in community organizations or boards as a Director of the board instead of as a liaison.

Council has previously expressed the importance of maintaining strong communication and enhancing relationships with community partners. However, participation on external boards has required Council members to step away from discussions to avoid potential conflicts of interest.

Establishing a Council Liaison Policy provides an opportunity to formalize Council’s intent, clarify roles, and create a consistent approach that supports communication while reducing the potential for conflict.

Summary

Policy No. 58CN establishes a formal framework for Council liaison appointments and defines the roles, responsibilities and expectations associated with the positions. Main highlights of the policy included are:

- Outlines the process of appointing Council Liaisons and establishes that appointments may be reviewed and updated as needed. The Mayor will propose recommendations for appointments to include for Council resolution.
- Defines Council Liaisons as a communication link between the District and community organizations while outlining their responsibilities including facilitating communication, attending meetings where available, and supporting organizations in understanding Council processes and expectations.

- Clarifies that Council Liaisons represent Council's direction and are expected to reflect Council-approved positions in their communications.
- Identifies limitations of the role, including that Council Liaisons do not make commitments on behalf of the District and do not participate in any voting.
- Outlines expectations of community organizations, including providing meeting information, advance notice, and respecting availability of Council members.
- Identifies exclusions, including legislatively constituted boards and formal committees where Council members are expected to participate in decision-making processes.
- Includes a schedule of Council Liaison appointments, which may be updated by Staff following Council resolution.

In addition to the highlights outlined above, Council currently maintains liaison roles for select initiatives including the Recreation Committee and the MOU. Over the past several months, Council has also discussed additional community organizations which could be utilized for liaison roles. A draft list of potential organizations has been included in Schedule A of the policy for Council's consideration. Council may choose to assign liaisons to the organizations, as they see fit.

Benefits or Impact

General

Provides clarity and consistency for Council Liaison roles, strengthens relationships with community organizations, and supports effective communication between Council and the community.

Finances

N/A

Strategic Impact

Priority #4: General Governance and Community Engagement

Goal 3. – Enhanced Engagement with the Community and our Partners

Results We Want to See – b. Support our local community partners and enable them to provide a benefit to the community on behalf of the District

Risk Assessment

Compliance:

The policy aligns with Council's governance role and supports clear and consistent communication practices.

Risk Impact:

Low

Internal Control Process:

Appointments and changes to appointments remain subject to Council resolution, ensuring oversight and accountability.

Next Steps / Communication

- Upon Council approval, Policy No. 58CN – Council Liaison Policy will be added to the Council Policy Manual. Council may proceed with assigning Council Liaisons to community organizations, as they see fit.
-

Attachments

- DRAFT Policy No.58CN – Council Liaison

Recommendation

THAT Council adopt Policy No. 58CN – Council Liaison

Alternative Options

1. Council could choose not to approve the proposed policy
2. Council could choose to direct Staff to make further revisions and bring back the policy back for reconsideration.
3. Council could choose to approve the proposed policy and assign Council Liaisons to organizations they see fit as separate motions.

Prepared by:

J.Mosdell, Deputy Corporate Officer

Reviewed by:

D. Drexler, Chief Administrative Officer



DISTRICT OF BARRIERE COUNCIL POLICY MANUAL

Approval Date:
Amended Date: N/A

NO: 58CN DRAFT
SECTION: Finance
SUBJECT: COUNCIL LIAISON POLICY

Purpose

The purpose of this policy is to define the role of the Council Liaison when it is not otherwise defined by regulation.

Intent

This policy will provide community organizations requesting or requiring a Council Liaison appointee with clarity regarding the expectations of a Council Liaison and the expectations of the organization. This policy is also intended to provide for a listing of all appointments of Council.

Definitions

Council Liaison: Refers to a position assigned to a Council member where the primary objective is to maintain good communications and to enhance the relationship between a community organization and the District of Barriere.

Staff: Means the Chief Administrative Officer (CAO) or designate.

Policy Statements

1. Appointments

- a. The Mayor will propose recommendations for appointments to various community organizations where the relationship between the District and the community organization is deemed important to achieving the District's mandate and goals.
- b. The Mayor will consult with each member of Council and may consider factors including availability, personal interest, expertise or education, continuation of the work, conflicts of interest, or broadening a Councillor's knowledge base when determining the appointment recommendations.

- c. Initial appointments will occur at the inaugural meeting of Council following each general election or as soon as practicable and may be amended from time to time. Appointments should be reviewed annually thereafter.
- d. Any appointments or changes in appointments require a Council resolution to take effect.
- e. Staff will inform the respective organization in writing following an appointment.
- f. Appointment Summary is as follows:

| | | |
|-------------|--------|---|
| Mayor | —————▶ | Recommend appointments and consult with Council |
| Council | —————▶ | Approve Council Liaison appointments |
| CAO / Staff | —————▶ | Notify organizations and maintain appointment records |
- g. There is no maximum term length for appointments; however, it may not be advisable to change in the middle of an important initiative to ensure continuity of work.
- h. Community organizations should contact the Mayor to discuss or request a Council Liaison which can be facilitated through staff if necessary.

2. Accountabilities

- a. Council Liaisons act as a communication link between Council and community organizations. While organizations and staff may provide input regarding liaison relationships, Council retains sole authority to approve appointments.
- b. Council Liaison positions are accountable to the community organizations to which they are appointed in the following ways:
 - i. To facilitate communication between the community organization and Council where there are matters of common interest and to help the organization navigate its dealings with Council.
 - ii. To help the organization understand the expectations of Council concerning the functioning of the organization.
 - iii. To attend meetings of the community organization when the Council Liaison is available and time permits. If the Council Liaison is unable to attend a meeting, the Council Liaison may arrange for an alternate Council Liaison to attend if an alternate has been appointed.

- c. The Council Liaison acts as a representative of Council and not in an individual capacity. Any communication on behalf of Council must reflect Council-approved positions and direction.
- d. The Council Liaison will not make commitments on behalf of the District which are not already covered by policy, resolution, or other previously approved standard of service. The Council Liaison may take requests or inquiries back to Council or District staff for follow-up.
- e. To avoid placing the District in a position of conflict, Council Liaisons will not participate in any voting when participating at a meeting of the organization. The Liaison should not participate in any portion relating to legal matters or personnel.
- f. The Council Liaison shall not participate in any part of a meeting of the organization that deals with negotiations with the District to avoid putting the Council Liaison and/or the District in a position of conflict.
- g. Community organizations are accountable to the appointed Council Liaison in the following ways:
 - i. To provide the appointed Council Liaison with the terms of reference for the organization.
 - ii. To provide the appointed Council Liaison with sufficient notice of upcoming meetings and a copy of meeting agendas. A minimum of two weeks' notice is recommended, and preference would be for an annual schedule of regular meeting dates, times, and places.
 - iii. To provide the Council Liaison with advance notice if they will be expected to address a particular topic of interest to the group at an upcoming meeting to allow the Council Liaison adequate time to investigate and research the information as needed.
 - iv. To respect the busy schedules of Council members who have multiple commitments and therefore allow for the Council Liaison to attend meetings when available.

3. Exclusions

- a. This policy is not applicable to Council appointed positions to legislatively constituted boards involving organizations made up of several municipalities collaborating on the delivery of services.
- b. This policy is not applicable to Council appointed positions to established committees and commissions where Council members are expected to participate in discussions, debates, and votes.

4. Table of Council Appointments

- a. Council appointments are outlined in Schedule A of this Policy. Although Council roles with regional boards and commissions are excluded from the Policy, this table will list the most current Council appointments to those boards for convenience.
- b. Staff is authorized to update Schedule A as required to add, remove, or modify the list of community organizations with a Council Liaison and the corresponding name(s) of the member(s) of Council appointed to the organization once a resolution confirming such an appointment has been passed by Council.

District of Barriere Council Policy No. 58CN

Schedule A – Council Appointments

Last Modified: March 30, 2026, by J.Mosdell

Council Liaison Appointments covered by Policy No. 58CN:

| Organization / Group | Council Liaison |
|--|------------------------|
| Barriere & Area Chamber of Commerce | |
| Barriere & Area Men's Shed Society | |
| Barriere & District Food Bank Society | |
| Barriere & District Heritage Society | |
| Barriere RCMP (Community Consultative Group) | |
| School District No. 73 | |

Council Liaison Appointments not covered by Policy No. 58CN:

| Organization / Group | Council Liaison |
|--|--|
| Barriere Recreation Committee | Councillor Lodge - Chair, Councillor Kibble & Councillor Mosdell |
| Hospital Board | Primary: Mayor Kerlake Alternate: Councillor Kershaw |
| Memorandum of Understanding (MOU) | Councillor Lodge & Councillor Mosdell |
| Thompson-Nicola Regional District (TNRD) | Primary: Mayor Kerlake Alternate: Councillor Kershaw |

District of Barriere

REPORT TO COUNCIL

Request for Decision

| | |
|--|-------------------------|
| Date: March 30, 2026 | File: |
| To: Council | From: Fire Chief |
| Re: Green Space – 4976 Barriere Town Road | |
| Recommendation: THAT Council directs Staff to create a natural FireSmart Showcase at 4976 Barriere Town Road as outlined in the report. | |

Purpose

For Council to consider creating a natural FireSmart Showcase at 4976 Barriere Town Road.

Background

At the March 9, 2026, Council meeting, Council directed Staff to undertake FireSmart treatment for the green space at 4976 Barriere Town Road. Equally Council asked Staff to bring back a report at a future meeting to utilize the space as a “FireSmart Showcase”. The following is the resolutions from that meeting:

THAT Council directs staff to undertake wildfire mitigation (FireSmart treatment) to the green space at 4976 on Barriere Town Road; AND THAT Staff bring back low-cost options to utilize the property as a “FireSmart Showcase”.

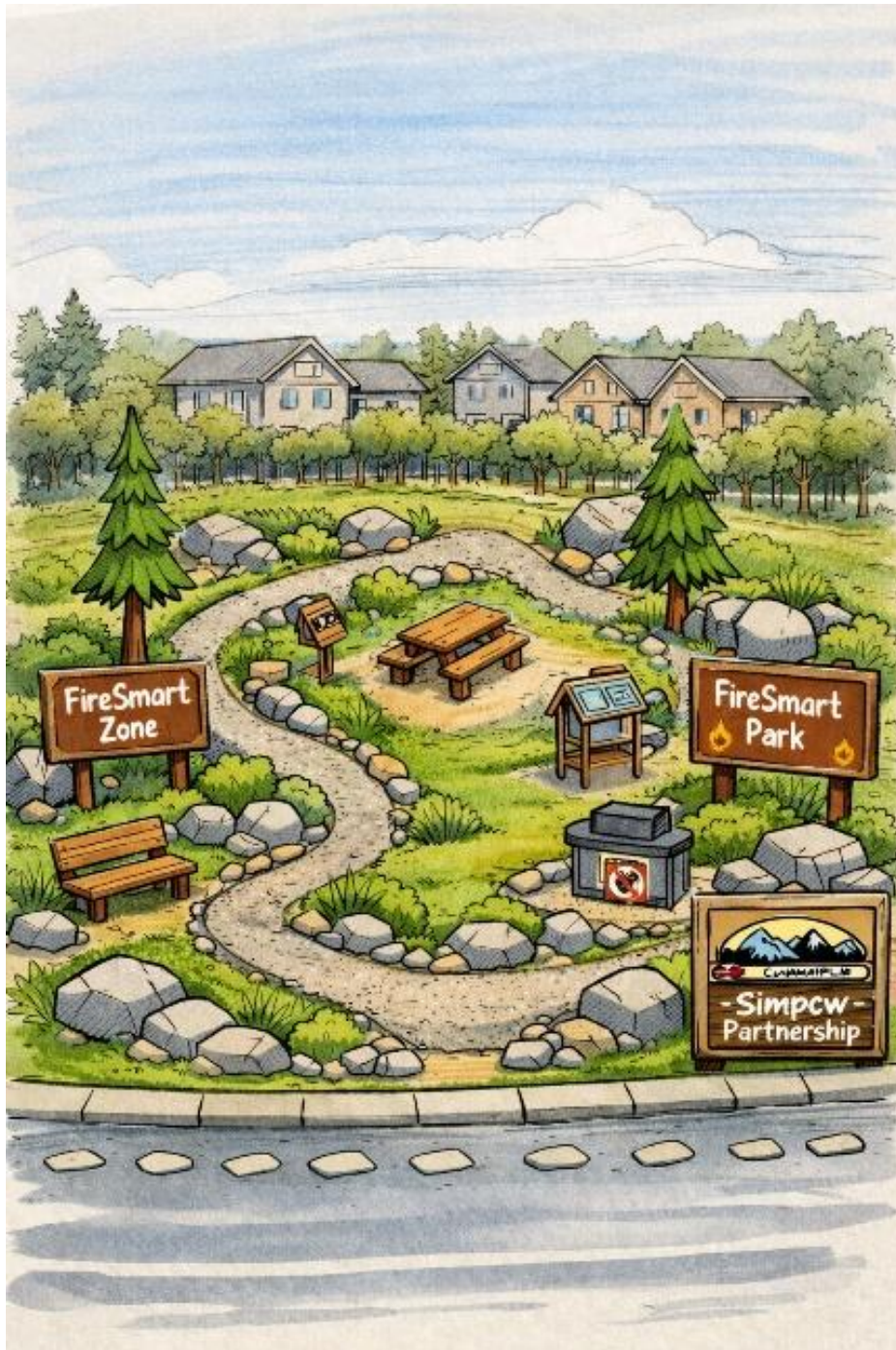
Staff have reviewed the property in more detail to consider this opportunity, which would allow for the FireSmart Program to showcase to residents how beauty can be maintained while using FireSmart Principles.

Natural Landscape Park

As outlined in the last report, there has been limited interest within the community regarding implementing FireSmart principles for properties as the common assumption seems to be that by FireSmarting a property the beauty will be lost. As such, this highly visible, District-owned property may provide a great opportunity to showcase the FireSmart principles to the community. The following items have been considered which could be highlighted in a FireSmart Showcase:

- Educational FireSmart signage
- Partnerships with local mills, contractors, or community groups
- Small walking trail development
- Park benches or picnic tables
- Low-maintenance xeriscape design
- Community education sessions
- Exploration of gathering space options (picnic tables – if they can be donated etc.)
- Introduce FireSmart/xeriscape vegetation for long-term resilience

Below is a sketch that incorporates some of these elements that could be implemented for the parcel:



The intent would be to have an educational space that is self-sustainable and will require little or no District money outside of the FireSmart funding stream, while equally providing partnership opportunities with other community partners. The FireSmart Coordinator has reached out to local businesses to ask for partnership, including the Trail Society, Men Shed, Gilbert Smith and Woodco to participate in this potential community project. Additionally, local residents (whose properties back into the space) have been approached, and no concerns were brought forward.

At this time, there are no parks or showcases like this one that could be found through research, meaning Barriere could pave the way to something innovative in FireSmart education.

Financial Impact:

\$0 to the District of Barriere for the next two years. Labour costs are covered under the Community Resiliency Investment (CRI) funding stream. A local horticulturist has volunteered to assist in ensuring ecological sustainability.

Future costs (if FireSmart Funding were to dissipate) would include a monthly walk through to clean the space as needed. The intention of the “showcase” is to allow for xero-scaping, meaning low maintenance. The area will be landscaped in a way that fire resistant plants and vegetation is used, which should not majorly contribute to fire spread if no future staff time can be allocated for maintenance of the space.

Future stewardship agreements with community groups like the Trails Society may also provide low-cost benefits to maintain this space.

Summary

Council is asked to consider the implementation of a FireSmart Showcase by Staff, which would result in the FireSmart program to enhance the space with FireSmart educational activities for the community.

Benefits or Impact

General

Wildfire mitigation of District-owned property. Exploring other FireSmart educational activities.

Finances

No costs to the District at this point as funding is provided through the FireSmart program for any mitigation activities. If FireSmart funding were cease to exist, a monthly walk through of the park to manage any litter (which should be the case right now) would need to occur by park staff.

Strategic Impact

Potential Partnership with Simpcw and other community groups, such as, but not limited to, Trails Society, Men Shed, etc.

Risk Assessment

Compliance: FireSmart Funding agreement, Community Wildfire Resiliency Plan (CWRP)

Risk Impact: Low to medium. Wildfire mitigation risks will be reduced regardless, however, a new “park” will be created which may require future other maintenance costs, most of which can be minimized with the support of other community groups, but as the owner of the property, the District will ultimately be responsible for the space.

Internal Control Process: Staff are following standard processes.

Next Steps / Communication

- If approved, Staff will begin work on the project and engage with other community groups.
- Opportunities will be used to highlight the FireSmart Showcase as a innovative approach to education with our funding partners.

Attachments

N/A

Recommendation

THAT Council directs Staff to create a natural FireSmart Showcase at 4976 Barriere Town Road as outlined in the report.

Alternative Options

1. Council could determine not to proceed with the Showcase. Staff would still continue to apply FireSmart mitigation to the property but no additional educational opportunity will be created.

Prepared by:

Fire Chief, A. Hovenkamp

District of Barriere

REPORT TO COUNCIL

Request for Decision

| | |
|---|---|
| Date: March 30, 2026 | File: |
| To: Council | From: Chief Administrative Officer |
| Re: Fire Hall – Bay 5 – Terms and Conditions for Lease | |
| Recommendation: THAT Council directs staff to draft a lease agreement for the use of Bay 5 in the Fire Hall by the Barriere and Area First Responders with the following terms & conditions: <ul style="list-style-type: none">- Length of Term: _____- Renewal Option: _____- Termination Clause: _____- Access Control: _____- Lease Charges, Repairs and Maintenance Costs, and Utility Costs: _____ | |

Purpose

For Council to consider terms and conditions for a lease agreement for Bay 5 in the Fire Hall currently used on a verbal arrangement basis by the Barriere and Area First Responders Society (BAFRS).

Background

The District currently has a unique verbal arrangement with BAFRS for the use of Bay 5 (the most northerly bay) of the District-owned and operated Fire Hall. As BAFRS confirmed at the Council meeting on February 23, 2026, no written agreement currently exists and rather it simply was an arrangement for the past 12-14 years between the two organizations. At times, although incorrectly, this arrangement has been referred to as a “lease agreement” or “verbal lease agreement.”

As it is common in local government with most public service arrangements such as this, it was a “no cost” arrangement to allow the new public service to grow and become successfully established over the past almost 15 years.

To protect both organizations, Council has asked Staff to begin codifying this verbal arrangement into a formal lease agreement that establishes some clear parameters for both organizations that jointly use the space.

Fire Hall Operating Costs

The overall Fire Hall space is roughly 450m², and the Bay 5 space is roughly 35m². Additionally, washroom facilities, laundry facilities, and lunch/training facilities are shared by the Fire Department with BAFRS. The shared facilities total roughly 45m².

The District has so far been responsible for all insurance costs, utilities costs, HVAC repairs, laundry systems, other in-house maintenance, and all capital costs (roof, etc.) for the facility with BAFRS not providing a financial contribution to the facility. No full replacement cost for the Fire Hall is known at this time; however, a new hall is projected to cost around \$8-10Million.

Based on the square meter space and the annual costs of the facility, this overall in-kind contribution by the District to the community for hosting BAFRS is estimated at \$10,000 per year.

Rehabilitation Agreement

Over the years, BAFRS and the Fire Department had entered into Fire Rehabilitation Services agreements with the last one expiring in 2023. A new agreement was drafted; however, email correspondence from 2024 indicates that the updated agreement was never signed. Further, the current Fire Chief has also pointed out that the agreement should not be signed without first obtaining Council approval as this would be a multi-year agreement committing the District to some minimal expenses.

In summary, the Rehabilitation Agreement in the past provided for the following services:

- Monitoring firefighters' vital signs (pulse, blood pressure, oxygen saturation, etc.).
- Rest and recovery areas for cooling down, rehydration, and energy replenishment.
- Distribution of hydration fluids and light snacks/meals (if approved by the Department).
- On-site medical services, including first aid and triage

To clarify, these services can be provided internally by the Fire Department; however, thus far it was beneficial to have another entity provide those services to alleviate the pressures on the Fire Department volunteers during a fire response. In recent years, the Fire Department has been able to attract and train many qualified volunteers, and as such, this Rehabilitation Agreement may not be as critical in the future.

In summary, in the past, these Rehabilitation Agreements may have been seen by past Councils/District Senior Leadership and BAFRS as an equal exchange of value for the “costs” of utilizing the Fire Hall bay instead of paying rent/lease and utility costs.

Lease Agreement Terms and Conditions

At this stage, Staff requires some direction from Council to finalize a draft agreement, in particular around a few common terms and conditions found in lease agreements which are outlined below.

Length of Term and Renewal:

The current arrangement seems to have no clear start and end date; however, Councils cannot commit the community and future Councils for terms over 5 years. As such, the length of term needs to be defined. As the District has applied for a grant to fund the construction of a new hall which could be substantially complete within 3 years, Staff would recommend a 3-year term, with 2x1 year renewals, for a total of 5 years. Renewals will provide flexibility if the hall is not completed in time.

If the new hall is however complete, it is anticipated that the Public Works team will occupy the old hall, but at this time we can't determine if the District will need to use Bay 5 or not and even if the two groups could share the space at all based on their vastly different fields.

Further, the Fire Department needs to acquire another fire engine by 2030, and such engine must be stored inside; as such, Bay 5 may be needed for District Fire Department use to move key, expensive (largely paid for by District taxpayers) fire equipment indoors, especially if the grant for a new hall is not approved and the current hall must continue to be utilized by the District.

In summary, given the above, it is advisable that the District does not commit to a lease for Bay 5 for more than 3 years (with 2x 1 year renewal options at the discretion of Council).

Termination Clause

As there is no current agreement, no termination clause exists, which essentially provides no protection to BAFRS as the District could require BAFRS to vacate the premises at once. It is common for key community organizations to have a termination notice period of 6 to 12 months which would provide sufficient time for the lessee to find other accommodation. For example, the lease for the Community Hall includes a 12-month termination clause for the Lions Club.

It would be recommended that Council include a 12-month termination clause for Bay 5 as the District should be able to reasonably predict when the District requires the bay, and as such is able to provide an extended notice period.

Access Controls

Generally, Access Controls terms and conditions are not included in a standard lease agreement as the lease is usually for an entire property. However, as this is a shared facility that hosts District vehicles and equipment worth approximately \$4Million, it is advisable to have strict regulations regarding access, in particular after hours when District employees and volunteer firefighters are not at the hall. This will ensure that the taxpayer investments located at the hall are protected.

Terms and conditions within the lease agreement may require individual agreements with members of BAFRS for key fobs, alarm codes, criminal record checks, etc. but also with the understanding that video security systems may be used to monitor access, in particular after hours.

Given the taxpayer funds invested that are located at the Fire Hall, it is recommended to include these strict regulations regarding access within the lease.

Lease Charges, Repairs and Maintenance Costs, and Utility Costs

Generally, there are two types of lease agreements for community organizations. One type is a \$1 per year lease, but all operating, utility, and capital repair/replacement costs are on the lessee, while the other type is a fixed amount that equals the costs incurred by the landlord, including any potential capital replacement costs, utility costs, etc.

This is possibly the most challenging part of a lease agreement for a Council to determine. On the one hand there is a need to recover costs for owning a facility, and on the other hand there are non-monetary public service benefits to the community that are available thanks to a lessee.

In the District's case there are other valuable benefits provided to the District by hosting BAFRS within the hall, in particular the Rehabilitation support provided to the Fire Department during fire events, and opportunities for joint training between the two emergency teams. BAFRS also provides medical services to a large geographical area including Barriere.

That being said, the District currently takes on all the costs to maintain the facility and pay for the utilities, which may not be necessarily seen as “fair and equal” by Council and the community, in particular when taxpayer funds are involved.

As highlighted above, the rough in-kind costs to the community by providing the space to BAFRS are estimated to be \$10,000 per year. BAFRS has indicated that they do not have funding in this years budget to help pay for any operating costs in 2026; however, verbally acknowledged that they could potentially include a cost in their budgets in future years.

Council should determine if a full, partial, or no cost recovery model should be included in the lease agreement. Full cost recovery would equal roughly \$833 per month, a 50% partial cost recovery would equal roughly \$416 per month, while the no cost recovery, public service lease model would follow the current verbal arrangement that has been in place for the past 12-14 years. Council could also determine to use a different percentage or a phased implementation over several years.

Summary

Overall, as Staff is working on the draft lease agreement, Council should determine what some of the key terms and conditions of the lease should be. This will aid in finalizing the lease and to begin negotiations with BAFRS, knowing what the expectations of Council are.

Benefits or Impact

General

Structured lease agreements provide terms and conditions for both parties in relation to the lease.

Finances

At this point, no additional costs; however, the Districts costs for the facility are not shared by all user groups.

Strategic Impact

Priority #4: General Governance and Community Engagement

Goal 3. – Enhanced Engagement with the Community and our Partners

b. Support our local community partners and enable them to provide a benefit to the community on behalf of the District

Risk Assessment

Compliance: Draft Lease Agreement, expired Rehabilitation Agreement

Risk Impact: Low to Medium – by establishing a structured lease agreement for utilizing a District facility, there is a potential that BAFRS may not be supportive of certain lease conditions, which may create a reputational risk to the District.

Internal Control Process: Staff are following standard processes to determine key terms and conditions for a lease agreement.

Next Steps / Communication

- Once terms and conditions are determined by Council, Staff will finalize the lease agreement and begin negotiations with BAFRS for the Bay 5 space to codify the current verbal arrangement.
 - Staff will provide updates to Council throughout, and at a minimum a final agreed upon lease agreement will be presented to Council for consideration.
-

Attachments

N/A

Recommendation

THAT Council directs staff to draft a lease agreement for the use of Bay 5 in the Fire Hall by the Barriere and Area First Responders with the following terms & conditions:

- **Length of Term:** _____
- **Renewal Option:** _____
- **Termination Clause:** _____
- **Access Control:** _____
- **Lease Charges, Repairs and Maintenance Costs, and Utility Costs:** _____

Alternative Options

1. Council could determine not to pursue a lease. This is not recommended as any District facility should have a lease or a licence of occupation or similar document to protect the District and the taxpayer invested funds. This ensures equality and fairness across all user groups occupying District facilities throughout the community.
2. Council could elect to include other terms and conditions in the draft lease agreement.

Prepared by:








Chief Administrative Officer, Daniel Drexler
















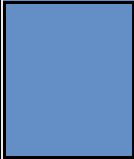




















District of Barriere Projects













March 23, 2026

In Progress

| | Program Type | | Capacity Requirements | | | | | Project Delivery | |
|--|--------------|------------------|-----------------------|-------------|------------|-------------|----------------|------------------|--------------------------------------|
| | Initiated by | Capital Program? | Estimated costs | Staff hours | Staff days | 2026 Budget | Future Budgets | Sponsor | Percent complete |
| Priority #1: Implement an Organizational Asset Management Program | | | | | | | | | |
| Goal 1. – Assess Current Practices and State of Our Assets | | | | | | | | | |
|  a.Complete review of Current Practices and make recommendations on how to address any gaps by the end of 2027. | Council | | | 80 | 10.7 | | | CAO | <div style="width: 25%;"></div> 25 % |
|  b.Provide a review of our Assets and long-term annual investment needs for Council and Public Information by the end of 2027. | Council | | | 40 | 5.3 | | | CAO | <div style="width: 0%;"></div> 0 % |
| Goal 2. Develop Asset Management Policies | | | | | | | | | |
|  a.Asset Management Investment Plan (AMIP) | Council | | \$ 50,000 | 80 | 10.7 | \$ - | yes | CAO | <div style="width: 15%;"></div> 15 % |
|  b.Asset Management Financial Investment Policy | Council | | | 120 | 16.0 | | yes | CAO | <div style="width: 10%;"></div> 10 % |
| Goal 3. – Communication of Asset Management Program to Public | | | | | | | | | |
|  a.Information is readily available to the public through various channels. | Council | | | 60 | 8.0 | | | CO | <div style="width: 10%;"></div> 10 % |
|  b.At least one Open House on Asset Management has been held before the end of 2026. | Council | | | 100 | 13.3 | | | CAO | <div style="width: 5%;"></div> 5 % |
|  c.Reasonable efforts have been made to educate the public on the purpose of Asset Management. | Council | | | 20 | 2.7 | | | CAO | <div style="width: 5%;"></div> 5 % |

| Priority #2: Fiscally Responsible Operations | | | | | | | | | | | |
|--|--|---------|--|--|-----|------|--|--|---------|---|-------|
| Goal 1. – Develop a District Facilities Roadmap | | | | | | | | | | | |
|  | a.Present a short-term facilities strategy for Council consideration that aligns with the needs of the organization and are financially achievable in 2025/26. | Council | | | 160 | 21.3 | | | PW |  | 50 % |
|  | b.Begin implementation of approved short-term components. | Council | | | | 0.0 | | | PW |  | 10 % |
|  | c.Include long term facilities needs in Asset Management plans. | Council | | | 40 | 5.3 | | | PW |  | 40 % |
| Goal 2. – Develop a Strategy to mitigate cost increases and downloading pressures. | | | | | | | | | | | |
|  | a.Finalize a new Fire Services Agreement that works towards a more equitable and fair revenue component for the District. | Council | | | | 0.0 | | | CAO |  | 100 % |
|  | b.Present options to Council on how the tax burden could be re-allocated over time to provide a more equitable solution to all taxation classes. | Council | | | 200 | 26.7 | | | CAO/CFO |  | 30 % |
|  | c.Leonie Lake Dam – Present business case to reduce costs and liabilities to the District, while equally looking at revenue generation opportunities. | Council | | | 100 | 13.3 | | | PW |  | 75 % |
|  | d.Enhance the available opening hours for the Bandshell Washrooms | Council | | | 25 | 3.3 | | | PW |  | 50 % |
|  | e.Complete the utility billing conversion and solid waste collection review and present options to Council early in 2026 regarding next steps to communicate any potential billing changes to customers. | Council | | | 100 | 13.3 | | | CAO |  | 60 % |
|  | f.Subject to 2026 budget approval, ensure that the all-year roads department is fully operational by October 2026 for winter operations. | Council | | | 200 | 26.7 | | | PW |  | 10 % |
|  | g.Business cases to align current and future operational needs to increase efficiencies and capacity is presented for Council consideration. | Council | | | 160 | 21.3 | | | CAO |  | 80 % |
| Goal 3. – Financial Confidence and Oversight are Rebuilt | | | | | | | | | | | |
|  | a.Financial Policies are presented for Council consideration. | Council | | | 160 | 21.3 | | | CAO |  | 60 % |
|  | b.The 2026 audit is on time. | Council | | | 400 | 53.3 | | | CFO |  | 10 % |
|  | c.Financial software options are considered once the Thompson Nicola Regional District (TNRD) has made a decision on their products and potential sharing of resources. | Council | | | | 0.0 | | | CAO | | 0 % |

| | Priority #3: Create Opportunities for Community Growth | | | | | | | | | |
|---|---|---------|-----|--------------|-----|------|--------------|--------|---|-------|
| | Goal 1. – Complete Wastewater Treatment Plant (WWTP) Project and SCADA System | | | | | | | | | |
| ✓ | a.The new WWTP is operational by end of Q1 2027. | Council | yes | \$ 5,000,000 | 400 | 53.3 | \$ 4,600,000 | PW |  | 20 % |
| | | | | | | | | | | |
| | Goal 2. – Support Developments to Increase our Tax Base | | | | | | | | | |
| ✓ | a.Development is enabled as much as possible for the 3 large parcels north of the Highway Bridge along the Highway 5 Corridor. Ideally both, water and wastewater, are available. | Council | | | 240 | 32.0 | | CAO/PW |  | 15 % |
| ✓ | a.If REDIP grant is not receive, provide Council with options to fund the project (or part of the project) without any grant support | Council | | | 80 | 10.7 | | CAO/PW |  | 60 % |
| ✓ | b.Council is presented with options for land swaps or right of way agreements with property owners if the project proceeds | Council | | | 120 | 16.0 | | PW/CO |  | 5 % |
| ✓ | b.Active Transportation and Utility Right of Way corridors are established where feasible. | Council | | | 120 | 16.0 | | PW/CO |  | 15 % |
| ✓ | c.Continuously review grant opportunities that would allow infrastructure expansion to underutilized areas, to allow for growth or to reduce operating costs. | Council | | | | 0.0 | | PW/CO |  | 25 % |
| ✓ | d.Present a high-level report to Council for possible options in relation to BC Hydro power redundance and potential revenue generation from the Leonie Lake Dam. | Council | | | | 0.0 | | CAO |  | 100 % |
| | | | | | | | | | | |
| | Goal 3. – Complete critical Utility Bylaw and Utility Master Plan revisions | | | | | | | | | |
| ✓ | a.Present a Wastewater Bylaw for Council consideration in Q1 2026. | Staff | | | 240 | 32.0 | | PW/CO |  | 100 % |
| ✓ | b.Present a Water Bylaw update for Council consideration in 2025. | Council | | | 120 | 16.0 | | CAO/CO |  | 100 % |
| ✓ | c.Wastewater Master plan update is started by end of 2027, funding dependent. | Council | | | 400 | 53.3 | | CAO/PW |  | 10 % |
| ✓ | d.Water Master Plan update is started by end of 2027, funding dependent. | Council | | | 400 | 53.3 | | CAO/PW |  | 10 % |

| | Priority #4: General Governance and Community Engagement | | | | | | | | | |
|--|---|----------|--|--|-----|------|--|--------|---|------|
| | Goal 1. – Increase Partnership with Simpcw First Nation | | | | | | | | | |
| ✓ | a.Present an application for the Crown Land Tenure to both Councils for consideration. | Council | | | 120 | 16.0 | | CAO/CO |  | 35 % |
| ✓ | b.If opportunities arise, present them to Council for consideration. | Council | | | | 0.0 | | CAO/CO |  | 20 % |
| | Goal 2. – Bylaws and legislated reports are complete | | | | | | | | | |
| ✓ | a.The OCP is updated and presented to Council for consideration by end of 2025. | Province | | | 240 | 32.0 | | CAO/CO |  | 60 % |
|  | b.After the OCP is adopted and if changes to the Zoning Bylaw are required, the draft update Bylaw is presented to Council for consideration by end of 2027. | Province | | | 400 | 53.3 | | CO | | 0 % |
| ✓ | c.Development Approvals Bylaw is updated and presented to Council for consideration by end of 2026. | Staff | | | 240 | 32.0 | | CO |  | 50 % |
|  | d.Development Cost Charges Bylaw is updated and presented to Council for consideration by end of 2026. | Staff | | | 400 | 53.3 | | CO | | 0 % |
|  | e.If appropriate, present an Amenity Cost Charges (ACC) Bylaw for Council consideration in 2027. | Council | | | 200 | 26.7 | | CO | | 0 % |
| ✓ | f.Parks Bylaw is updated and presented to Council for consideration by end of 2025. | Council | | | 80 | 10.7 | | CAO/CO |  | 33 % |
| ✓ | g.Fire Bylaw is updated and presented to Council for consideration by end of April 2026, to include options for Council consideration on permitting cooking campfires in summer months. | Staff | | | 80 | 10.7 | | CAO/FC |  | 33 % |
|  | h.Accessibility requirements are met. | Province | | | 200 | 26.7 | | CO |  | 10 % |
| ✓ | i.Host a housing workshop for Council by the end of Q2 2026. | Council | | | 80 | 10.7 | | CO |  | 10 |

| | Goal 3. – Enhanced Engagement with the Community and our Partners | | | | | | | | |
|---|---|---------|--|-----|------|--|--|--------|-------|
| ✓ | a. Communications regarding District projects are enhanced on the platforms that our citizens are wanting to be engaged on. a. Present a report to Council for consideration in Q1 of 2026 to potentially: i. Establish a Social Media presence, for example on Facebook. ii. Provide regular “Did You Know?” updates through eNews and Social Media. 1. To include Animal Control messaging iii. Other engagement opportunities such as pamphlets and open houses | Council | | 0 | 0.0 | | | CO | 100 % |
| ✓ | b. Support our local community partners and enable them to provide a benefit to the community on behalf of the District | Council | | 120 | 16.0 | | | CAO/CO | 50 % |
| ✓ | c. Establish a mechanism to solicit input from the Youth in our community. | Council | | 120 | 16.0 | | | CO | 10 % |
| | d. If funding from REDIP is secured, negotiate a contract with the Chamber to provide the services, and present the agreement for Council consideration. | Chamber | | 80 | 10.7 | | | CO | 0 % |
| ✓ | e. In partnership with the Chamber, present a wayfinding strategy for Council consideration by the summer of 2026. | Council | | 40 | 5.3 | | | CO | 60 % |
| ✓ | f. As part of the budget, present options to strategically narrow Barriere Town Road by the Ridge facility at the intersections and crosswalk for traffic calming purposes. | Public | | 60 | 8.0 | | | PW | 50 % |
| ✓ | g. Complete the Memorial Wall in the cemetery in 2026, subject to funding from external parties. | Public | | 80 | 10.7 | | | PW | 30 % |

| | | | | | | | | | | |
|---|--|---------|--|--|-----|------|--|--|----|------|
| | | | | | | | | | | |
| Goal 4. - Raise the District's Profile | | | | | | | | | | |
| ✓ | a.Create a Policy that includes external opportunities for community support, including Scholarships for Grads, Volunteer of the Year, Freedom of the Municipality, etc. | Council | | | 120 | 16.0 | | | CO | 5 % |
| ✓ | b.Create a Policy that addresses consistent staff appreciation approaches, including Long Service Awards, Retirements, Hiring, Bereavement, Christmas Thank You, Corporate Wear/Swag, etc. | Council | | | 120 | 16.0 | | | CO | 5 % |
| ✓ | c.Host a workshop by the summer of 2026 with key community partners like non-for profits and main employers to further understand their service and needs. | Council | | | 80 | 10.7 | | | CO | 10 % |
| | | | | | | | | | | % |
| | | | | | | | | | | |

| | | | | |
|----------------------------|--|--------------|--------|-----|
| Capacity Required: | | \$ 5,050,000 | 7025 | 937 |
| Capacity Available: | | | 1267.5 | 169 |
| Capacity Deficit | | | 5758 | 768 |