

# District of Tumbler Ridge

## Land Sale Marketing Package

Lot U DL 3164 Plan 28445 EX PL 32638 EPP6291  
Town Centre Commercial

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## 1.0 INTRODUCTION

The District of Tumbler Ridge is located in the Peace Region of Northeast BC. The original development of Tumbler Ridge, including the town centre, residential neighbourhoods, industrial lands, coal mining operations, and necessary infrastructure occurred largely within a three-year period from 1981 to 1984. The town was developed as a master planned community to support the development of the local coal mining industry. Due to the planning that took place during its development, Tumbler Ridge has unique characteristics such as a compact townsite, an extensive trail network and significant greenspace that the community values.

In the early 2000s, after almost two decades of economic stability, the original coal mines closed operations and the community experienced a significant economic decline. Many people moved away, and homes in the community were sold off at extremely low prices. Since the early 2000s, however, the community has experienced gradual economic growth and development. The local economy has diversified to include industries such as wind power generation, oil and gas, and tourism. The most recent population count for Tumbler Ridge was 2,169 (BC Stats, 2018). **While the community's population decreased in 2014 due to the closing of the Wolverine coal mine, the mine re-opened under new ownership in January 2017 and currently employs approximately 325 people.**

Based on anecdotal information obtained from the local real estate community, the mining companies, and the general public, there is a demand for increased development of a variety of types. To meet the needs of its increased population and to facilitate future growth, the District of Tumbler Ridge is undertaking a process to sell its lands to precipitate residential, commercial and industrial development. The District of Tumbler Ridge owns a development property at the intersection of Southgate Street and Pioneer Loop that is suitable for town centre commercial development.

The District envisions retail or service commercial development on this parcel. The District has created this marketing package to provide information to a potential proponent to develop the site consistent with the **direction established in the District's Official Community Plan.**

## 2.0 OVERVIEW

### 2.1 Location and Context

The subject property is an individual parcel located in the Middle Bench of the community, close to the Town Centre. It is located next to a large parking lot and has frontage on Southgate Street and Pioneer Loop. Figures 1 and 2 illustrate the location of the subject property.

Figure 1: Location of Subject Property

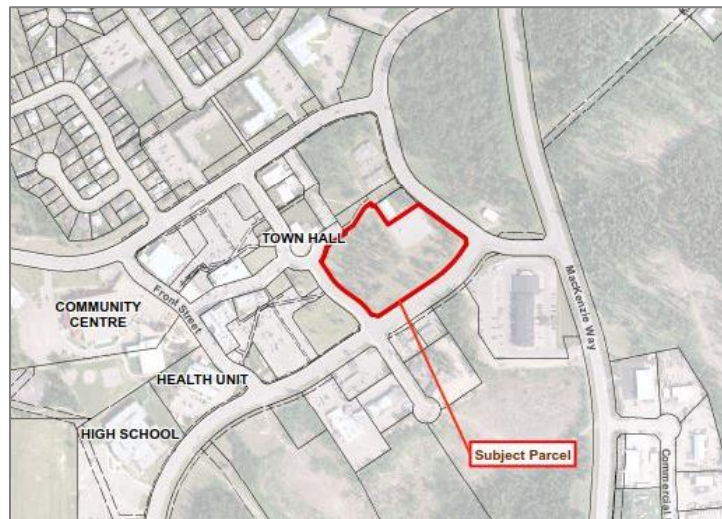
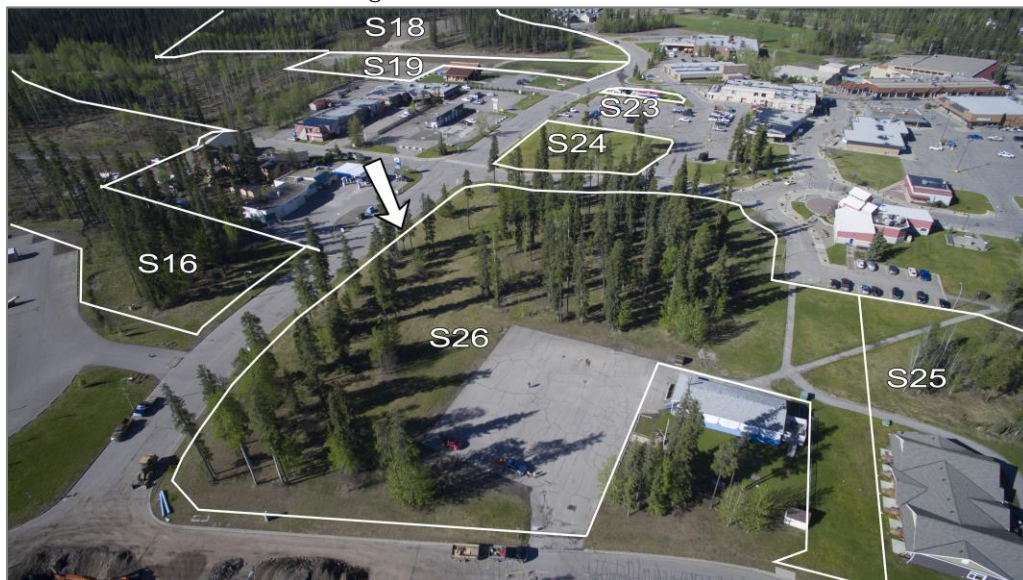


Figure 2: View from above





## 2.2 Site Description

The subject property has been vacant for the entire history of Tumbler Ridge and is approximately 1.7 hectares in size. There are right-of-ways along the south and north sides of the parcel and there are several stands of mature coniferous trees growing on site. Part of the site is currently being used as parking for the Royal Canadian Legion Branch 286, and there is a small outdoor gym located next to Town Hall. There are several paths in the northwest corner of the property that connect the Legion to adjacent parcels. It is anticipated that discussions would be required with the District of Tumbler Ridge if these existing features require relocation and/or realigned in order to facilitate development of the property. The topography is reasonably flat and there are utility services to the lot line. The District is not aware of any geotechnical or environmental issues on the site. Further property details are provided in Table 1. An orthographic image of the site depicting land use and servicing can be found in Appendix A.

Table 1: Property Details

Current Details	
Legal Description	Lot U DL 3164 Plan 28445 EX PL 32638 EPP6291
PID	005986001
Civic Address	N/A
Ownership	District of Tumbler Ridge
Official Community Plan Land Use Designation	TC – Town Centre Commercial
Zoning	C1 – Town Centre Commercial
Applicable Development Permit Area(s)	Town Centre
Approximate Area	1.729 ha (4.272 acres)
Appraised Value (2018)	\$ 423,900



### 3.0 Servicing Considerations

The engineering considerations presented in Table 2 are based upon a preliminary review of the site conditions and limited servicing information collected from the District of Tumbler Ridge. Specific development impacts and potentially related upgrades to offsite services, utilities and roads will need to be determined upon a development application to the District. Potential developers will be responsible for all costs related to the provision of services to the property.

Table 2: Servicing Considerations

Considerations	
Road Network	The property has direct access to Southgate Street and Pioneer Loop. There is a right-of-way on the south side of the property along Southgate Street and another right-of-way along the north side of the site from Iles Way to Pioneer Loop.
Sanitary System	250 mm main through right-of-way along north side of parcel. 300mm main in road along west and south sides of parcel. The system is expected to have sufficient capacity to accommodate the new development.
Water System	Water mains in Southgate Street, Iles Way, and Pioneer Loop. The existing system is expected to be able to handle the new development.
Storm Drainage	Major storm mains in Southgate Street and Iles Way.
Other Utilities	Nearby properties on the south side of Southgate Street are fully serviced with underground utilities including hydro, natural gas, and telephone lines. The exact location of, and potential connection points to, those utilities will have to be determined prior to development.



#### 4.0 PLANNING CONSIDERATIONS

In 2012, the District adopted a new Official Community Plan and Zoning Bylaw which set out the framework for development in Tumbler Ridge. All new developments are required to comply with the policies and regulations found within these documents and any other pertinent documents as required by the District. **It is anticipated that the District's Official Community Plan and Zoning Bylaw will be updated in 2021, at which point it will be necessary to refer to the updated bylaws prior to any activity or development on this property.**

##### 4.1 Official Community Plan Bylaw No. 584, 2012

**The District's Official Community Plan is a broad definition of the community's goals and priorities for the future.** The strategic directions identified within the Official Community Plan are used to guide Council decisions on matters pertaining to growth, development, and general change within the municipality. Some key policies regarding the development of town centre commercial property in Tumbler Ridge include:

- .1 Encouraging the development of mixed use buildings with commercial use on the ground floor and residential above the commercial use, in the Town Centre.
- .2 Encouraging a mix of commercial, residential, office and institutional uses in the Town Centre.
- .3 Requiring the ground floor of buildings to be dedicated to retail and service commercial.
- .4 Developing a coordinated parking plan to identify future parking needs as the development in the Town Centre intensifies, including a review of existing parking supply, and an understanding of the future requirements to meet the needs of new development.

Appendix B **provides the District's policies as they relate to commercial development within Tumbler Ridge, however, additional policies and guidelines may be contained within other sections of the District's Official Community Plan.** Therefore, prospective applicants and/or developers are encouraged to review the comprehensive Official Community Plan and to contact District staff should any questions arise.



#### 4.2 Zoning Bylaw No. 585, 2012

The subject property falls within the C1 – Town Centre Commercial zone. Table 3 summarizes key regulations of the C1 zone.

Table 3: Zoning Regulations – C1 Zone

Regulation	C1 Zone
Portion of Property	
Permitted Uses	<ul style="list-style-type: none"><li>• Administrative Office</li><li>• Club or lodge</li><li>• Coffee shop; café</li><li>• Fitness Centre</li><li>• Hotel</li><li>• Post Office</li><li>• Professional Services Office</li><li>• Restaurant</li><li>• Retail store</li><li>• Shopping Centre</li><li>• Accessory Building</li></ul>
Minimum Parcel Size	275 m <sup>2</sup>
Minimum Frontage	13.0 m
Maximum Density for Podium Dwelling	40 dwelling units per hectare of parcel area
Maximum Parcel Coverage	95%

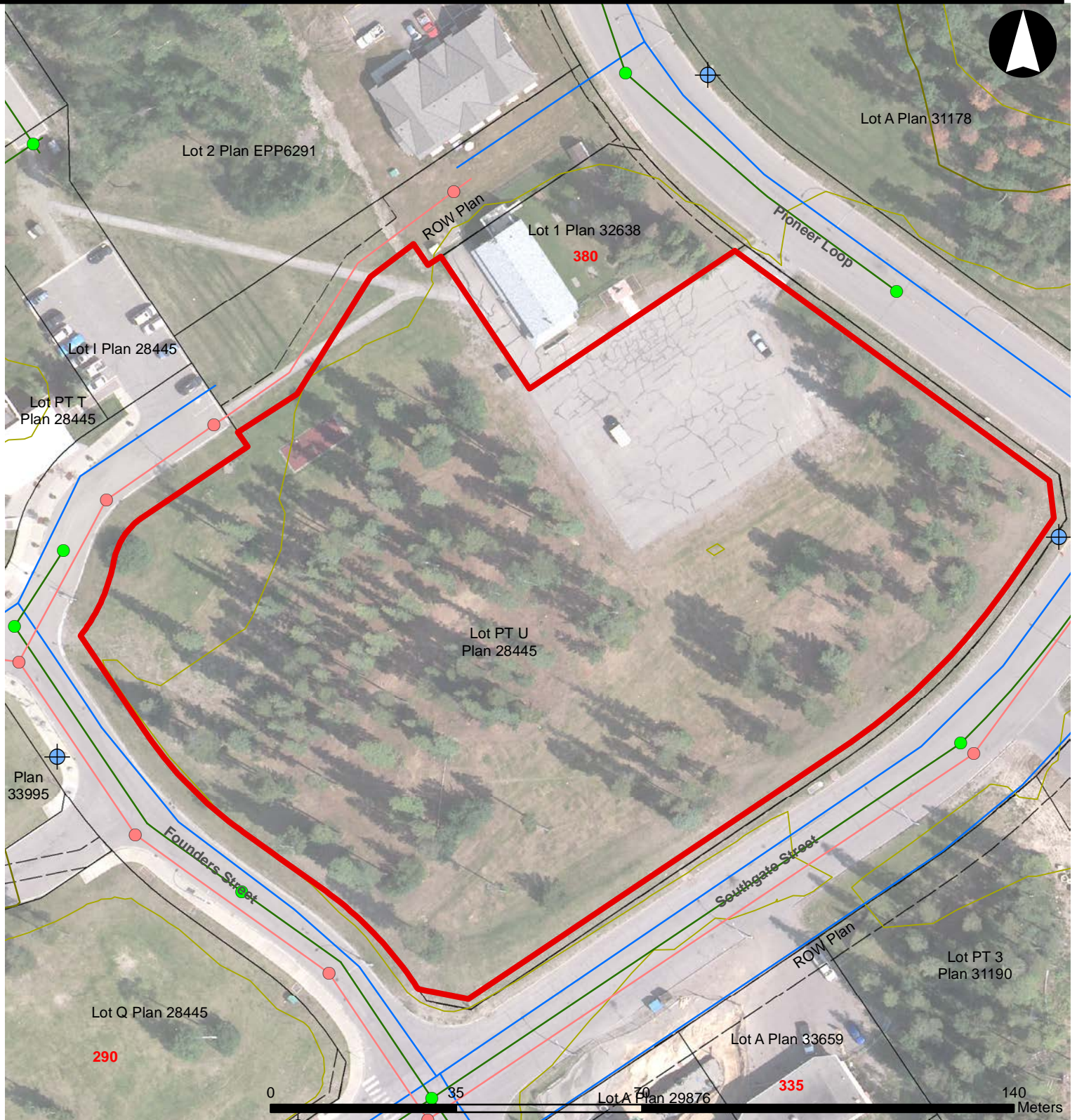
Appendix C provides the particulars of the C1 zone, however additional regulations are contained within **other sections of the District's Zoning Bylaw**. Therefore, **prospective** applicants and/or developers are encouraged to review the comprehensive Zoning Bylaw and contact District staff for more information.



# APPENDIX A

## *Land Use and Servicing*

# L U DL 3164 PEACE RIVER PL PGP28445 EX PL 32638 & PL EPP6291

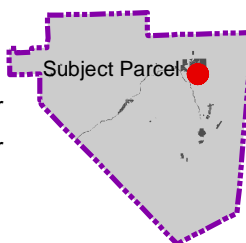


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## Legend

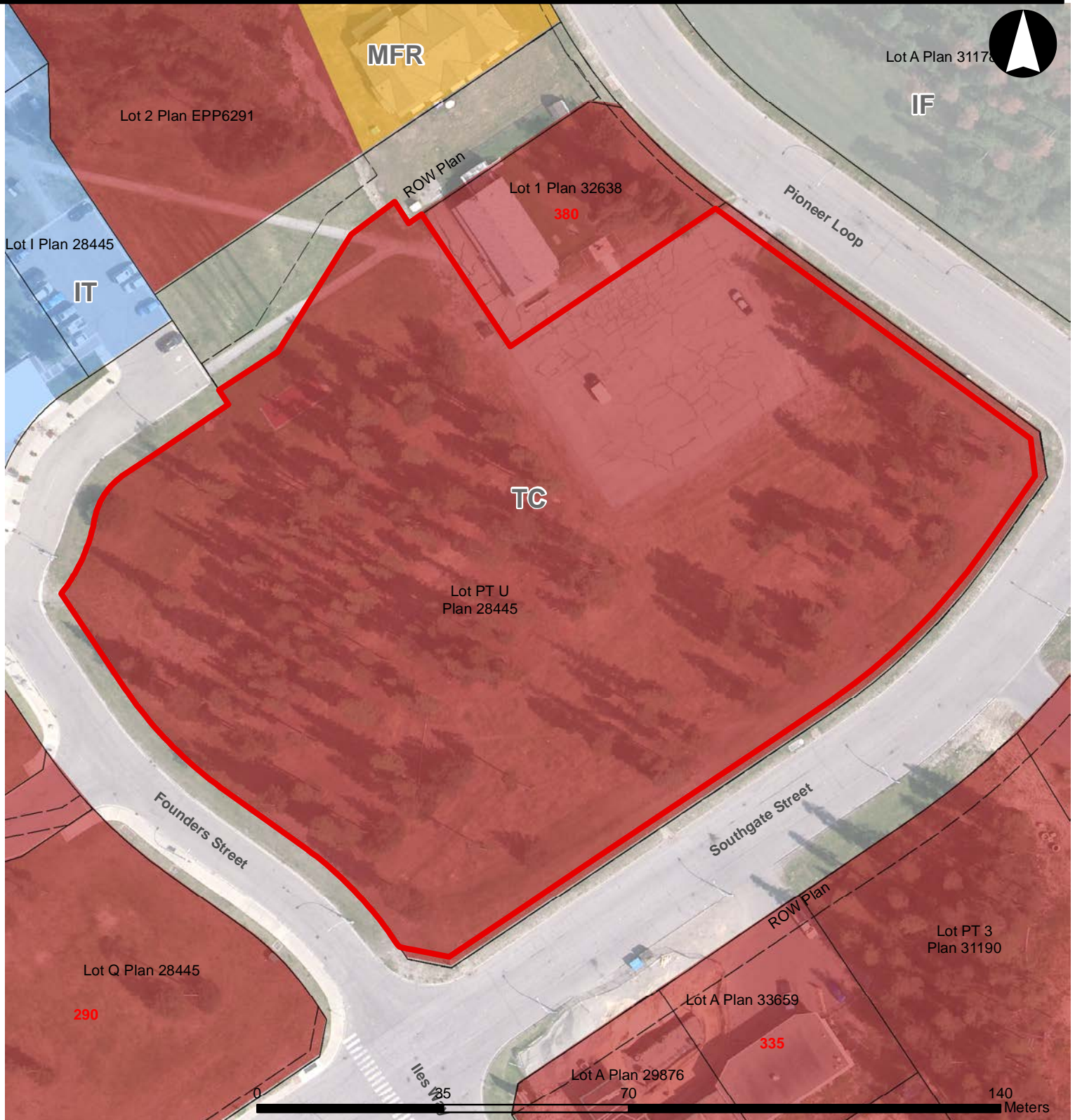
- Sanitary Manhole
- Sanitary Main
- Storm Manhole
- Storm Main
- ⊕ Fire Hydrant
- Water Main
- 1m Contour
- 5m Contour
- Easements
- Parcels



## Servicing Information Area: 1.729ha

ID #	S26
PID	005986001
Date:	11/7/2019
Scale:	1:1,000

# L U DL 3164 PEACE RIVER PL PGP28445 EX PL 32638 & PL EPP6291



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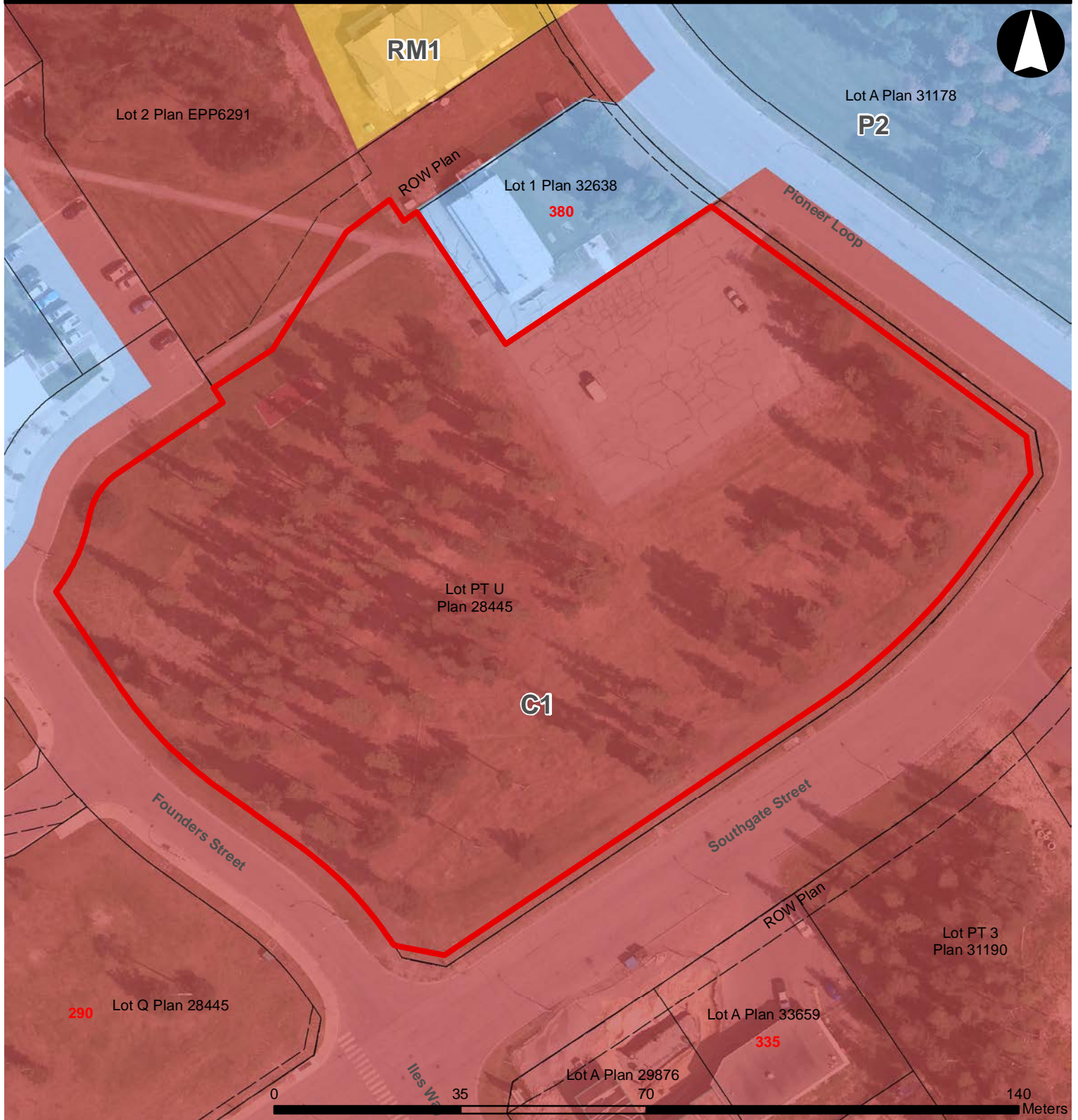
## Current Land Use

GR - General Residential	HI - Heavy Industrial
RR - Rural Residential	GC - General Commercial
MFR - Multi-Family Residential	TC - Town Centre Commercial
MHC - Manufactured Home Community	IT - Institutional
FR - Future General Residential	PR - Parks and Recreation
OS - Open Space and Rural Resource	IF - Infrastructure
	SG - Sand and Gravel

## Official Community Plan Land Use Designation

ID #	S26
PID	005986001
Date:	11/7/2019
Scale:	1:1,000

# L U DL 3164 PEACE RIVER PL PGP28445 EX PL 32638 & PL EPP6291



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## Zoning

Residential Single Family	Industrial
Residential Single Family (Small Lot)	General Commercial
Rural Residential (Small Lot)	Highway Commercial
Rural Residential (Large Lot)	Town Centre Commercial
Residential Multi-Family Low Density	Institutional, Schools and Public Use
Residential Multi-Family High Density	Parks, Recreation and Cemeteries
Manufactured Home Park	Future Development
Rural Resource	

## Zoning

ID #	S26
PID	005986001
Date:	11/7/2019
Scale:	1:1,000



# APPENDIX B

*Official Community Plan Town Centre Commercial Land Use Policies*



## 6.0 COMMERCIAL AND INDUSTRIAL

### 6.1 Background

Ensuring adequate commercial and industrial land is important for community economic development and diversification. While Tumbler Ridge still has significant land available for heavy industrial development, there are shortages of developed land available for general commercial development, which would include light industrial and automobile-oriented commercial development, as well as for modern and flexible office space in the Town Centre. Ensuring that there is land made available for these uses will help the community to fully maximize the opportunities that the expansion in coal mining and other industries presents.

### 6.2 Objective

It is the objective of Council to:

- .1 Ensure land is available for the purposes of economic development.
- .2 Encourage a mix of office space, retail, and commercial services, along with intensive residential and appropriate public facilities in the Town Centre to maintain and enhance the core of the community.
- .3 Recognize the Town Centre as the cultural and commercial heart of the community.

### Policies

### 6.3 Town Centre

It is the policy of Council to:

- .1 Direct town centre uses into the areas identified Town Centre on Schedule C.
- .2 Encourage higher density residential development in and adjacent to the Town Centre.
- .3 Encourage the development of mixed use buildings with commercial use on the ground floor and residential above the commercial use, in the Town Centre.
- .4 Encourage a mix of commercial, residential, office and institutional uses in the Town Centre.
- .5 Require that the ground floor of buildings be dedicated to retail and service commercial.
- .6 Develop a coordinated parking plan to identify future parking needs as development in the Town Centre intensifies, including a review of existing parking supply, and an understanding of the future requirements to meet the needs of new development.



- .7 Develop a Town Centre Revitalization Plan that incorporates the physical and economic development of the Town Centre.
- .8 Encourage pedestrian-oriented development and maintain the walkability and accessibility of the Town Centre.
- .9 Continue to direct commercial lodging, restaurants and similar uses to the Town Centre.
- .10 Review the potential of developing the surplus land at the water treatment plant.

#### 6.4 General Commercial

It is the policy of Council to:

- .1 Direct general commercial uses into the areas identified as General Commercial on Schedule C and D.
- .2 Direct light industrial, highway commercial, and automobile-oriented commercial uses to the General Commercial areas.
- .3 Ensure that general commercial uses are adequately screened from residential areas and the Town Centre.
- .4 Encourage existing congregational uses located in general commercial areas to relocate to areas designated for General Residential or Civic uses.
- .5 Ensure that highway commercial oriented developments are unique in design and use and present a positive visual appearance to motorists entering Tumbler Ridge.
- .6 Ensure that General Commercial uses do not negatively impact the natural environment, including the District's aquifer.
- .7 Utilize the District's land sale policies, where applicable, for any new development proposals.
- .8 Begin Crown land applications to acquire lands for commercial and industrial use.
- .9 Recognize the value of home based occupations as a means of promoting entrepreneurship in Tumbler Ridge and as an affordable entry point into starting new businesses while at the same time promoting the use of commercial facilities for business in Tumbler Ridge.



# APPENDIX C

## *Zoning Bylaw Sections – C1 Zone*



## 14.0 TOWN CENTRE COMMERCIAL – C1

### Permitted Uses

14.1 The following uses and no others are permitted in the C1 zone:

- .1 Administrative Office;
- .2 Animal grooming;
- .3 Brewing on premises establishment;
- .4 Club or lodge;
- .5 Coffee shop, café;
- .6 Cold beer and wine store;
- .7 Daycare;
- .8 Health services;
- .9 Financial institution;
- .10 Fitness centre;
- .11 Laundromat;
- .12 Hotel;
- .13 Motel;
- .14 Non-motorized sports equipment rental, sales and repair;
- .15 Parking lot;
- .16 Personal service establishment;
- .17 Post office;
- .18 Podium dwelling;
- .19 Printing and media services;
- .20 Professional Services Office;
- .21 Public assembly and entertainment;
- .22 Public use;
- .23 Restaurant;
- .24 Retail store;
- .25 Shopping center; and



.26 Accessory building.

Regulations

- 14.2 On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section and section 14.3. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	275 m <sup>2</sup>
.2 Minimum frontage for new subdivisions	13.0 m
.3 Maximum height for principal building	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Rear parcel line	1.0 m
.2 Exterior side parcel line	2.0 m
.5 Maximum parcel coverage	95%
.6 Maximum floor area of all accessory buildings	90.0 m <sup>2</sup>
.7 Maximum density for podium dwelling	40 dwelling units per hectare of parcel area

Conditions of Use

- 14.3 An Administrative Office may not be located on the ground floor of a building in the C1 Zone. This clause only applies to new construction that occurs after the passage of this Bylaw.