



THE CORPORATION OF THE VILLAGE OF BURNS LAKE

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1101, 2025

A Bylaw to Amend Village of Burns Lake Official Community Plan Bylaw No. 970, 2017

The Council of the Village of Burns Lake, in an open meeting assembled, hereby enacts as follows:

This Bylaw may be cited for all purposes as the "*Corporation of the Village of Burns Lake Official Community Plan Amendment Bylaw No. 1101, 2025*".

That the "Corporation of the Village of Burns Lake Official Community Plan Bylaw No. 970, 2017" be amended as follows:

1. That Section 6.1 of Schedule A of "Village of Burns Lake Official Community Plan Bylaw No. 970, 2017" be deleted and replaced with the following:

"6.1 Housing

The Village of Burns Lake is committed to supporting the development of new housing and the redevelopment or renovation of existing housing within the Village to accommodate the spectrum of housing needs as identified in the most recent Housing Needs Report. This includes affordable, rental, special needs, seniors' and family housing as well as housing for individuals experiencing or at risk of homelessness. Where possible, higher-density housing will be encouraged in close proximity to active transportation infrastructure.

Section 473(1) of the *Local Government Act* states that an official community plan (OCP) must include statements and map designations for the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years. And further, Section 473.1 of the *Local Government Act* states that a local government must consider the most recent housing needs report and the housing information on which the report is based when developing an OCP or amending an OCP in relation to housing statements and map designations, or when amending OCP housing policies.

6.1.1 Current Housing Stock

The current housing conditions are comprised of a variety and range of housing types. The following is Statistics Canada data regarding the number and type of dwellings within Burns Lake:

Figure 6.1.1a Housing Type 2021

Housing Type	Number of Units	% of total
Single-detached house	465	67.5
Semi-detached or Duplex	45	6.5
Moveable Dwelling	35	5
Row House / Apartment	145	21
Total	690*	100

**Structural type of dwelling by tenure: Canada, provinces and territories, census divisions and census subdivisions. Note that the 2021 Census profile for the Village of Burns Lake counts 765 Total Private Dwellings, and 689 Private dwellings occupied by usual residents.*

The total number of private households does not include private dwellings on Reserves located within Burns Lake corporate limits. Census data for 2021 does not identify the number of dwellings on the Ts'il Kaz Koh Burns Lake 18 Reserve. However, there are 25 addresses issued within the Reserve. The 2021 Census states that the Lake Babine Nation Woyenne Reserve contains 135 dwellings. With the dwellings on the Reserves, the total number of dwelling units is approximately 850.

During the 1990s, the number of residential building permits issued for the Village ranged from 6 to 18 dwellings per year. Between 2000 and 2019, on average, there was one new dwelling unit per year. This trend changed between 2020 and 2025, with building permits issued for 29 new dwelling units, which is almost six units per year.

6.1.2 Residential Land Inventory

A Residential Land Inventory for low-density residential parcels was included in the 2024 Interim Housing Needs Report. This study was based on the parcel inventory conducted for the OCP in 2016.

- Vacant parcels that could be easily developed for residential purposes.
- Underdeveloped parcels where the existing dwelling is clearly past its economic life and could be available for redevelopment.
- Vacant parcels that cannot be developed. The most common restriction on development is topographical challenges.
- Double parcels where one house is developed over two or more parcels and it is not easy for one of the parcels to be sold for development.
- Parcels with subdivision potential where a new building parcel could be created without any notable extension of services or building of roads.

	Vacant	Under-Developed	Vacant / Unusable	Double Lot	Lots with Subdivision Potential
2016 Total	66	8	10	25	21
2024 Total	28	n/a	12	29	7*

*The change in value from 2016 is likely due to differing methodology rather than lots being subdivided

6.1.3 Future Housing Needs

In the fall of 2024, the Village adopted an Interim Housing Needs Report (IHNR) in compliance with local government housing initiative legislation. This IHNR identified the 5-year and 20-year housing need using the standard methodology provided by the province and assisted by the Housing Assessment Resource Tool (HART)."

Housing Need Identified in the 2024 INHR

Housing Statistical Category	5 Year Need	20 Year Need
A) Extreme Core Housing Needs	5.31	21.24
B) Persons Experiencing Homelessness	2.59	10*
C) Suppressed Household Formation	12.33	49.31
D) Anticipated Growth	44.22	47.77
E) Rental Vacancy Rate Adjustment	1.17	4.68
F) Demand Buffer	12.37	49.85
Total Units needed	78	178
Built Units since data acquired (2021 Census)	15	15
Additional Expectation of Persons Experiencing Homelessness	2.59	5.18
Total New Units	66	173*

*Persons experiencing homelessness 20-year number based on data from local experts not HART

6.1.4 Meeting the Demand for Housing

The Present and Proposed Land Use Map 7 shows the areas where future housing can be located to meet future housing needs.

As of 2025, the Village has designated the following lands for residential development:

Designation	Land Area	Number of Vacant Parcels	Land Area of Vacant Parcels	Theoretical Number of new units permitted by zoning
Residential High Density (RH)	11.8 ha	11	1.82 ha	109
Residential Medium Density (RM)	16.2 ha	5	3.03 ha	90
Residential Low Density (RL)	66.12 ha	28	12.86 ha	56
Residential Mobile Home (RP)	14.89 ha	0*	N/A	N/A

Rural Residential (RR)	77.63 ha	4	27.05	8
Village Heights Development Area (VHD)	35.1 ha	2	35.1 ha	Current zoning: 4 Zoning amendment at 3 rd reading: 359
TOTAL	221.74 ha	50	79.86 ha	267 With zoning amendment at 3 rd reading: 626

**One parcel is designated RP, which contains approximately 57 units and has room for expansion*

As shown in the table above, the Village of Burns Lake currently has enough vacant land designated and zoned for residential use to meet the 20-year housing need identified in the INHR. The theoretical number of new units that can be developed under the current land use designation and zoning is 267 units, with an additional 359 units once the zoning amendment for the Village Heights property is adopted. With the 20-year housing need of 173 units, the land currently available for residential development significantly exceeds the housing need.

OCP housing policies that address each class of housing need:

Housing Need	Supporting Housing Policies
Affordable Housing	Policy 1. 5. 8.
Rental Housing	Policy 1. 5. 11.
Special Needs Housing	Policy 5.
Seniors' Housing	Policy 5.
Family Housing	Policy 11.
Housing for Homelessness	Policy 12.
Housing close to alternative transportation infrastructure	Policy 9.

Affordable housing and rental housing is addressed through multiple housing policies. These policies relate to the consideration of rental housing stock during strata conversions, the encouragement of affordable and family-oriented housing, the use of housing agreements, and the encouragement of manufactured homes to locate within the existing manufactured home park.

Special needs and seniors' housing is addressed through the policy that encourages special needs and seniors' housing and the use of housing agreements to maintain these units.

Housing for individuals experiencing homelessness and individuals at risk of homelessness is addressed through the policy that encourages this type of housing in locations that will not have an adverse impact on nearby residents.

Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation is addressed through the policy that encourages new housing to locate near infrastructure that supports alternative transportation.

Objectives

The Village of Burns Lake housing objectives are to:

1. facilitate the provision of a wide range of housing options that meet the needs of all residents of the Village of Burns Lake;
2. accommodate housing in a manner that protects the character of existing residential areas and residents' quality of life, and minimizes the negative impacts on the natural environment;
3. provide housing in areas that are serviced with municipal infrastructure and where required, extend services in a cost-effective manner; and
4. facilitate the development of Village Heights for residential development.

Policies

The Village will:

1. review and consider strata conversion applications, taking into account rental housing stock and the condition of buildings;
2. make efficient use of existing parcels of land and the existing housing stock, and encourage infill of vacant or underutilized parcels, thereby optimizing the benefits that can be derived from existing servicing and infrastructure;
3. direct low-density development (single-detached, semi-detached and duplex dwellings) to those areas designated Low Density Residential on the Present and Proposed Land Use Map;
4. encourage increased housing densities and uses such as apartment, fourplex, and rowhouse in areas designated Medium and High Density Residential as identified on the Present and Proposed Land Use Map;
5. encourage affordable, seniors and special needs housing and, if applicable, use housing agreements pursuant to the *Local Government Act* to ensure these units are maintained where a developer agrees to provide such units into a development;
6. direct development away from environmentally sensitive areas as defined in this plan;
7. require new residential developments to provide and pay for infrastructure and servicing improvements and the extension of services to facilitate the development, with the exception of municipally initiated projects;

8. encourage manufactured homes as a type of affordable housing that is appropriately directed to the existing Manufactured Home Park;
 9. encourage new housing, especially higher-density housing, to locate in close proximity to transportation infrastructure that supports alternative forms of transportation such as walking and bicycling;
 10. complete the boundary expansion studies and residential development strategy discussed in Section 4 of this plan;
 11. encourage the development of family-oriented housing, including the renovation or redevelopment of existing residential buildings, in all housing forms; and
 12. encourage the provision of homes for individuals experiencing homelessness and individuals at risk of homelessness, including temporary housing, in locations that will not have an adverse impact on nearby residents.”
2. That Section 12.2 of Schedule A of "Village of Burns Lake Official Community Plan Bylaw No. 970, 2017" be amended by deleting the Rural Residential, Residential – Low Density, Residential Manufactured Home Park, Residential – Medium Density, and Residential – High Density designations and replacing them with the following:

Rural Residential

Rural residential means large parcels of land generally used for rural residential, agriculture, home industry uses, and other uses that fit with the character of the area. Rural residential areas are located outside of the Agricultural Land Reserve.

Residential – Low Density

The Residential - Low Density designation generally includes single detached dwellings, semi-detached dwellings and duplex housing zones and those complementary secondary uses such as daycares, preschools, and small parks, which are integral parts of a low-density residential neighborhood. This designation does not include manufactured home parks or subdivisions.

Residential – Manufactured Home Park

The Residential - Manufactured Home Park designation includes manufactured homes subdivisions, parks or developments and those complementary secondary uses such as daycares, preschools and small parks, which are integral parts of the development.

Residential – Medium Density

The Residential - Medium Density designation generally includes townhouses, duplexes, triplexes, fourplexes and those complementary secondary uses such as daycares, preschools, and small parks, which are integral parts of a medium density area.

Residential – High Density

The Residential - High Density designation generally includes apartments, townhouses, and those complementary secondary uses such as daycares, preschools, amenity and park areas which are integral parts of a high-density area.”

Full Force and Effect:

This Bylaw has full force and effect from the date of adoption until amended, repealed, or replaced.

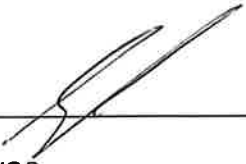
READ A FIRST TIME THIS 13TH DAY OF JANUARY 2026

READ A FIRST TIME THIS 13TH DAY OF JANUARY 2026

PUBLIC HEARING HELD THIS 27TH DAY OF JANUARY 2026

READ A THIRD TIME THIS 27TH DAY OF JANUARY 2026

ADOPTED THIS 10TH DAY OF FEBRUARY 2026



MAYOR

CORPORATE OFFICER

Certified to be a true copy of "The Corporation of the Village of Burns Lake Official Community Plan Amendment Bylaw No. 1101, 2025".