

DISTRICT OF TAYLOR

Official Community Plan

Bylaw No. 880, 2025



The District of Taylor recognizes with respect, this traditional territory of Treaty 8. We honour the deep connection to the land and water, where everyone's rights are respected, and opportunities are available for all to thrive.

District of Taylor
Official Community Plan Bylaw No. 880, 2025

WHEREAS the Council of the District of Taylor wishes to repeal “Official Community Plan Bylaw No. 782, 2014” and amendments thereto, and wishes to adopt a new Official Community Plan pursuant to Section 473 of the *Local Government Act*;

AND WHEREAS, Council has met the consultation requirements pursuant to Section 475 and 476 of the *Local Government Act*;

AND WHEREAS, Council has met the adoption procedure requirements pursuant to Section 477 of the *Local Government Act*;

AND WHEREAS, Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act* and notice of such hearing was given as required by “Public Notice Bylaw No. 863, 2023,” as amended and replaced;

NOW THEREFORE, the Council of the District of Taylor in open meeting assembled, ENACTS as follows:

1. This bylaw may be cited as "Official Community Plan Bylaw No. 880, 2025".
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the District of Taylor:
 - a. Schedule A – Official Community Plan Text
 - b. Schedule B – Land Use Designations Map
 - c. Schedule C – Natural Assets Map
 - d. Schedule D – Infrastructure Map
 - e. Schedule E – Transportation Map
3. If any section, subsection, sentence, clause, phrase or map of this bylaw is for any reason held to be invalid by the action of any court of competent jurisdiction, the invalid portion shall be severed and the decision shall not affect the validity of the remaining portions of the bylaw.
4. Bylaw No. 782, 2014, cited as “District of Taylor Official Community Plan Bylaw No. 782, 2014” and amendments thereto are hereby repealed.

Read a first time the _____ day of _____, 2025.

Read a second time the _____ day of _____, 2025.

Advertised this _____ day of _____, 2025.

Public Hearing held on the _____ day of _____, 2025.

Read a third time the _____ day of _____, 2025.

Adopted the _____ day of _____, 2025.

Mayor Brent Taillefer

Chief Administrative Officer Ryan Galay

SCHEDULE A

Official Community Plan Text



CONTENTS

1.0 Introduction.....	1
1.1 What is an Official Community Plan?.....	1
1.2 What is the Purpose of an Official Community Plan?.....	3
1.3 Why Update Taylor’s Official Community Plan?	3
1.4 What’s New in this Official Community Plan?	4
1.5 How to Use this Official Community Plan	6
2.0 Community Engagement Process	7
2.1 Involving the Community	8
2.2 Our Vision for Taylor in 2040	11
3.0 Community Context	12
3.1 History	12
3.2 Regional Context	13
3.3 Climate	14
3.4 Labour Force	14
3.5 Population	15
3.6 Growth Projections	16
3.7 20-Year Housing Capacity (Housing Needs Assessment)	17
3.8 Housing Characteristics and Future Needs	19
4.0 Community Development	22
4.1 Local Government and Community Partnerships.....	23
4.2 Indigenous Peoples	24
4.3 Growth Management.....	25

4.4 Housing	27
4.5 Creating an Age-Friendly and Accessible Taylor	31
4.6 Economic Development	32
4.7 Municipal Infrastructure, Facilities and Services	35
4.8 Transportation and Mobility	38
4.9 Environmental Sustainability and Climate Change Adaptation	40
4.10 Social Health and Wellbeing	43
4.11 Arts, Culture and Heritage	47
4.12 Parks and Recreation.....	48
4.13 Agriculture and Local Food Systems	50
4.14 Natural Assets	52
5.0 Land Use Plan	53
5.1 Agriculture.....	56
5.2 Residential.....	58
5.3 Commercial	60
5.4 Industrial	62
5.5 Rural Resources.....	64
5.6 Civic and Institutional.....	64
5.7 Parks and Recreation.....	65
6.0 Implementation	67
SCHEDULE B – Land Use Designations Map	
SCHEDULE C – Natural Assets Map	
SCHEDULE D – Infrastructure Map	
SCHEDULE E – Transportation Map	



1.0 Introduction

1.1 WHAT IS AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan is a policy document used by local governments to guide decisions on land use management and planning within the area covered by the plan. It identifies the community's goals and aspirations through the development of associated objectives and policy statements. An Official Community Plan must be prepared and adopted within the statutory provisions set forth in the *Local Government Act*. The following is the required content of an Official Community Plan defined the *Local Government Act*:

- Approximate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
- Approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- Approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Approximate location and phasing of any major road, sewer, and water systems;
- Approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;



- Include policies for rental housing, special needs housing and affordable housing;
- Targets for the reduction of greenhouse gas emissions, and actions and policies of the local government to achieve those targets; and
- Provides guidance on any case-specific matters authorized by the Minister.

In addition to the required content by legislation, the *Local Government Act* identifies the following optional components that may be included within an Official Community Plan:

- Policies relating to social needs, social well-being and social development;
- A regional context statement;
- Policies respecting the enhancement and maintenance of farming on land in a farming area or in an area designated for agricultural use in the plan; and
- Policing relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

An Official Community Plan is a long-term visionary document that guides decision-making and sets a course for the future. An Official Community Plan should be re-examined and updated every 5-10 years, depending on community circumstances, to ensure that it continues to reflect the long-term planning needs and objectives of the community. Reviewing the Official Community Plan regularly also ensures that the Official Community Plan remains consistent with other bylaws, procedures and government implementation tools. An Official Community Plan should inform decision making on a wide range of municipal planning and development functions.

Before an Official Community Plan can come into effect, it must be adopted by Council as an official bylaw. Once adopted, any decisions made by Council on land use, the subdivision of land, development and other related matters must be consistent with the objectives and policies included in the Official Community Plan.

1.2 WHAT IS THE PURPOSE OF AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan is designed to provide a degree of certainty to Council, municipal staff, local businesses, developers and residents regarding the future form and character of a community. It provides direction and guidance for Council on decision-making and policy development, helping to ensure that they are consistent with the objectives and policies contained within the Official Community Plan. An Official Community Plan can also assist a municipality in acquiring funding from senior levels of government to provide for a variety of initiatives, projects and infrastructure within a community. Funding applications often seek to ensure that relevant initiatives, projects and infrastructure are planned and articulated in an Official Community Plan.

While this Official Community Plan reflects the best ideas at the time of its writing, the adoption of the Official Community plan does not commit the District of Taylor to undertake any projects suggested in the Official Community Plan. However, it does commit the District of Taylor to ensure that all actions taken once the Official Community Plan is adopted are consistent with the direction set forth within it.

1.3 WHY UPDATE TAYLOR'S OFFICIAL COMMUNITY PLAN?

Taylor's current Official Community Plan was last updated in 2014, and since that time, there has been significant changes in Taylor, including:

- Servicing of the Jarvis Crescent subdivision and playground installation;
- Long-Term Water Strategy development;
- Pine Avenue Sanitary Sewer replacement;
- New Public Works Shop;
- Core Services Review;
- Asset Management Program;
- Pickleball court installation;
- Lone Wolf Golf Course improvements;
- Community Park upgrades; and
- Completion of Housing Needs Assessment (2021) and Interim Housing Needs Assessment (2024).

1.4 WHAT'S NEW IN THIS OFFICIAL COMMUNITY PLAN?

This Official Community Plan has been developed to build upon the many initiatives taken in the previous plan. It also strives to address the challenges that Taylor has faced for many years and sets the community up for future success. Finally, the Official Community Plan serves as a visionary document that takes the dreams and aspirations of the community, District of Taylor staff and Council, and provides guidance for fiscally responsible and sustainable decision-making for a liveable community.

This Official Community Plan contains the following key elements:

- Preserving the small-town community feel that attracts residents to the community;
- Supporting and increasing economic development initiatives and activities that see an increase in the retail and service offerings within Taylor;
- Advocating for, and increasing the level of, safety within the community particularly with respect to crossing Highway 97N (Alaska Highway), transportation infrastructure such as crosswalks and lighting, and greater mobility options;
- Seeking opportunities for increased partnerships with other government partners, Indigenous communities, and social agencies to improve the quality of life in the community for all;
- Creating a healthy, vibrant, inclusive, and age-friendly community where all residents have opportunities to gather and connect, and feel safe;
- Striving to address the affordable housing challenges that are present in every community; and
- Increasing the focus on environmental sustainability, climate change adaptation and resilience, and incorporating initiatives that work towards this.





The following sets out the six main sections of this Official Community Plan and identifies which are new, and which are carried over and refreshed from the previous plan:

SECTION 1.0 INTRODUCTION

This part of the Official Community Plan introduces the planning process.

SECTION 2.0 COMMUNITY ENGAGEMENT PROCESS

This section is both a carry-over from the previous Official Community Plan and contains several new elements. It also provides a summary of the engagement process. In addition, this section presents a vision for Taylor moving forward.

SECTION 3.0 COMMUNITY CONTEXT

This section is mostly carried over and much of it is statistical and updated to reflect the most current available data. The subsection on regional context is new in this Official Community Plan.

SECTION 4.0 COMMUNITY DEVELOPMENT

This section contains refreshed sections from the previous Official Community Plan. It also incorporates new subsections that focus on local government and Indigenous partnerships, accessible and age-friendly communities, climate change adaptation and resilience.

SECTION 5.0 LAND USE PLAN

This section contains much content from the previous Official Community Plan and guides land use planning within Taylor.

SECTION 6.0 IMPLEMENTATION

This final section outlines the actions required to implement this Official Community Plan.



1.5 HOW TO USE THIS OFFICIAL COMMUNITY PLAN

This Official Community Plan sets out Taylor’s path to 2040. It is a community planning document that will guide strategic decision-making pertaining to all aspects of growth and development in the District of Taylor. It is intended to be a reference document for all members of the Taylor community to clearly understand how Taylor seeks to evolve over time. This Official Community Plan reflects the best ideas at the time of writing.

This Official Community Plan has a few key components: the Vision, Objectives, Policies, and Schedules.

VISION

The Official Community Plan vision sets the framework for the entire community. All policy direction outlined in the plan stems from the vision. The vision was created based on feedback collected from the community as part of the Official Community Plan’s engagement process. It will guide growth and development in the community to 2040.

OBJECTIVES

The objectives are outcomes and specific goals that Taylor aspires to achieve, that connect back to the vision.

POLICIES

The policies are statements that implement the vision, guiding principles and objectives. They provide a course of action for achieving the overarching direction that the vision outlines.

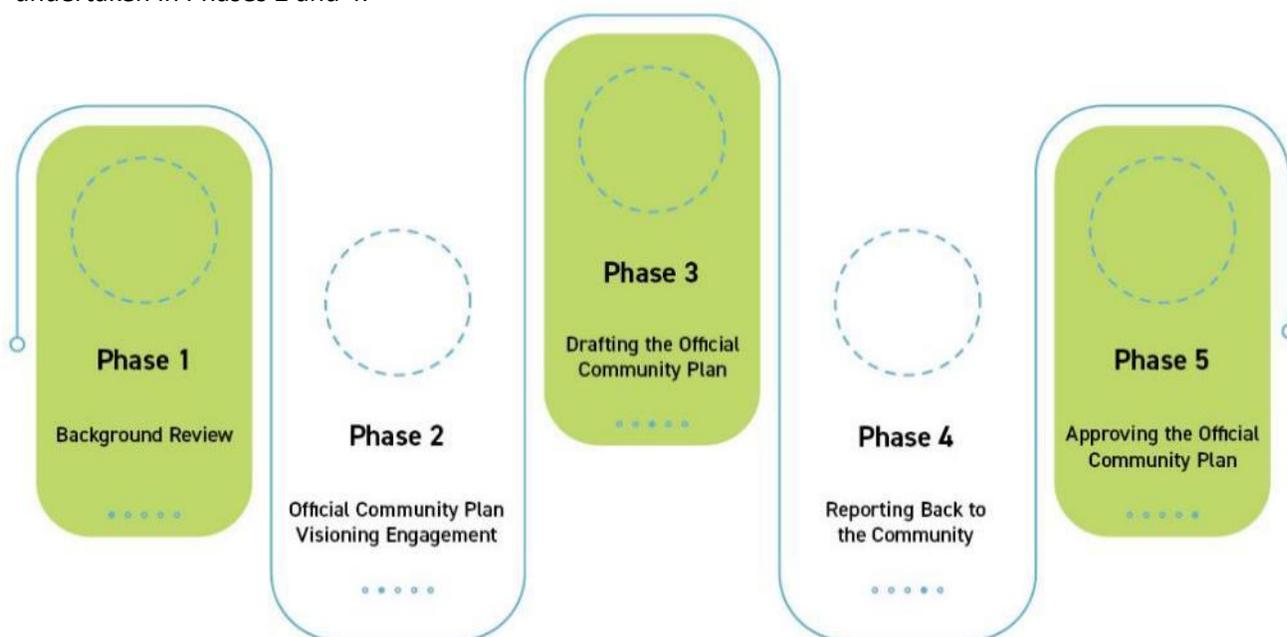
SCHEDULES

A series of figures are included in the Official Community Plan that align with the policy direction and provide spatial context on one or more sections of the plan. These schedules may be used as a visual reference for the reader.

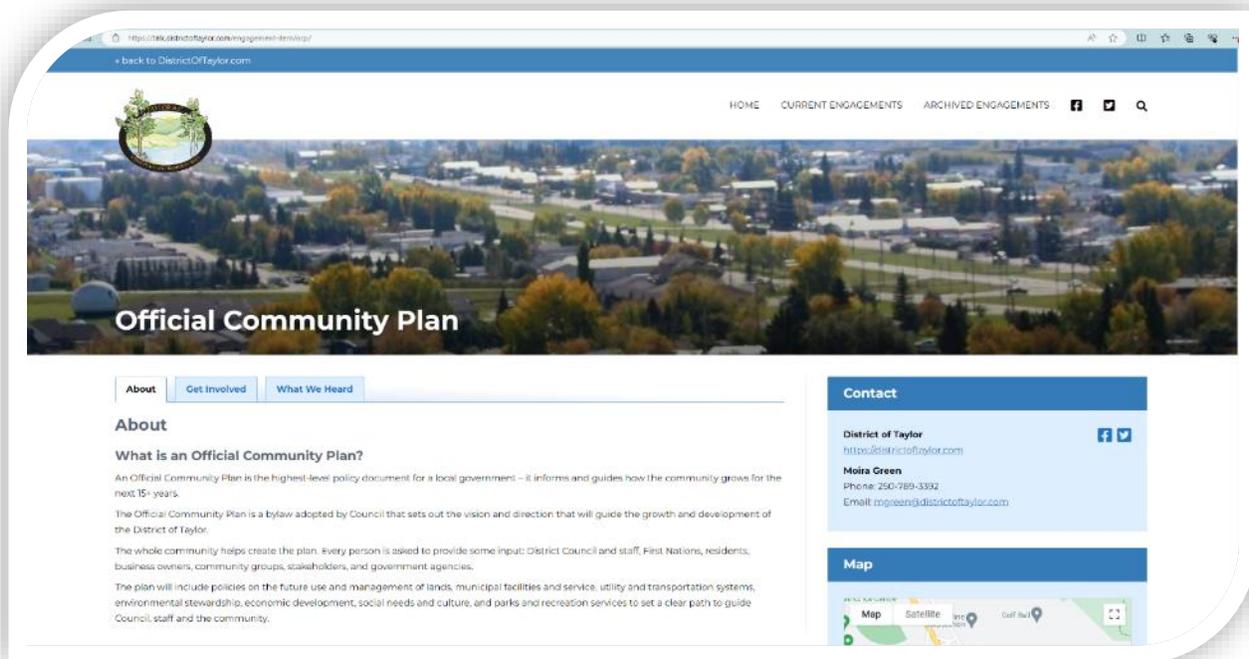
2.0 Community Engagement Process

Prior to the adoption of this Official Community Plan, the District last updated its Official Community Plan in 2013 and 2014, with the previous bylaw being adopted in late 2014. Many things have changed in Taylor since then, and therefore, engaging with the community to understand how they view Taylor today, what is important to them, and what they envision for the future was a top priority in updating this Official Community Plan. It is vital that this Official Community Plan reflects the aspirations of Taylor residents.

As part of this Official Community Plan update, two rounds of comprehensive engagement were undertaken in Phases 2 and 4.



Throughout the Official Community Plan update process, Taylor used a website as a central resource: www.talk.districtoftaylor.com/engagement-item/OCP/. This website enabled community members to find information on the Official Community Plan update process, upcoming opportunities for participation, educational materials on the project, and a community survey.



2.1 INVOLVING THE COMMUNITY

Comprehensive community involvement was a key component of the development of the Official Community Plan and occurred over two key phases (Phases 2 – Visioning and Engagement and Phase 4 – Reporting Back to the Community).

2.1.1 Phase 2 - Visioning Engagement

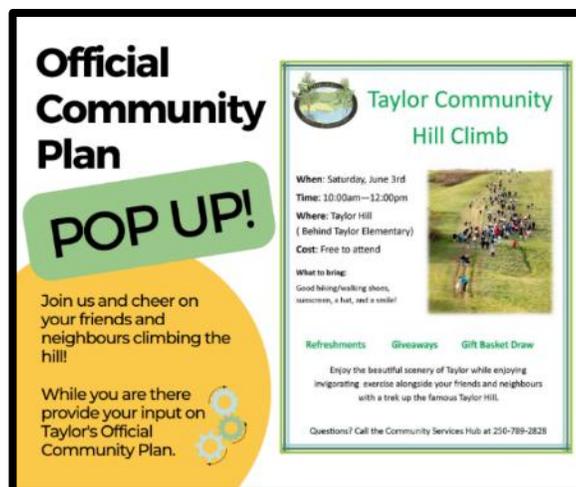
This phase focused on understanding the community’s vision for Taylor and included drafting a 20-year vision and guiding principles for Taylor based on the overall themes heard from the community. Many engagement opportunities were available to all community members to answer the following questions:

1. What do you like best about Taylor?
2. When picturing Taylor in 2040, what is one word or phrase that comes to mind?
3. What does quality of life mean to you?
4. What is one thing you would change about Taylor in the next 20 years?



In-person public and stakeholder engagement was conducted to gather input from the community on these questions and the Official Community Plan. A series of five pop-up engagement events were held and attended by a total of 84 community members at the following locations throughout Taylor:

- Community Open House (May 31st)
- Taylor Hill Climb (June 3rd)
- Lone Wolf Golf Course (June 6th)
- Grey Matters/Seniors (June 21st)
- Show N' Shine (June 30th)



In addition to the in-person engagement, an online engagement survey was prepared and hosted on the project website from May 31st to July 4th. It was designed to enable community members and stakeholders who were unable to attend an in-person engagement event to provide input and provide an additional opportunity for survey feedback. The online survey received a total of 71 responses.

The key priorities or themes that were identified by the community during this phase of engagement focused on:

- Preserving the small, quiet community feel.
- Desiring additional amenities, including a grocery store, small local shops and restaurants, and a medical clinic.
- Seeking improved transportation infrastructure such as an additional pedestrian crossing across Highway 97N (Alaska Highway), and additional streetlights and crosswalks in the community.
- Expanding recreational infrastructure in the community, such as a spray park, outdoor pool, more walking trails, and a dog park.
- Increasing the level of safety in the community, particularly with respect to traffic speeds on the highway and a greater police presence.
- Opportunities for increased social connections through additional community events spaces for gatherings.
- The survey also identified a community need for greater focus on:
 - Social well-being and culture,
 - Parks and recreation opportunities,
 - Economic development,
 - Emergency preparedness, and
 - Agriculture and local food systems.



2.1.2 Phase 4 - Draft Official Community Plan Engagement

An infographic was prepared that was made accessible to the community through a variety of platforms. This infographic highlighted the key areas that were changed within the Official Community Plan.

2.1.3 Summary of Stakeholders Involved

Throughout the engagement process for this Official Community Plan, many stakeholders were engaged in a variety of ways. Stakeholders engaged throughout this process included representatives from:

- District of Taylor residents;
- District of Taylor Council and staff;
- Provincial agencies and jurisdictions;
- Businesses and related organizations;
- Seniors organizations;
- Indigenous people; and
- Local interest groups.

As part of the requirements of the *Local Government Act*, the District of Taylor also consulted with a variety of government agencies and jurisdictions, including:

- Agricultural Land Commission;
- British Columbia Energy Regulator;
- British Columbia Hydro and Power Authority;
- Canadian National Rail;
- City of Fort St. John;
- Ministry of Agriculture and Food;
- Ministry of Energy, Mines and Low Carbon Innovation;
- Ministry of Environment and Climate Change Strategy;
- Ministry of Forests;
- Ministry of Housing;
- Ministry of Indigenous Relations and Reconciliation;
- Ministry of Municipal Affairs;
- Ministry of Transportation and Transit;
- Northern Health;
- Peace River Regional District;
- School District No. 60; and
- Treaty 8 Nations.

2.2 OUR VISION FOR TAYLOR IN 2040

A vision describes an ideal picture and guides goal setting, objectives and policies, and actions by providing context for understanding what is important to a community. A vision prioritizes issues, determines actionable steps and identifies indicators to measure progress. A vision also allows residents to look into the future, think creatively and ask themselves how they want their community to be in the years to come.

Through the feedback provided as part of the public engagement process undertaken throughout the Official Community Plan update process, the following vision for Taylor was developed:

An aerial photograph of Taylor, British Columbia, showing a mix of residential areas, industrial sites, and agricultural fields. A large river flows through the landscape, with a dam or bridge structure visible. The surrounding terrain is hilly and forested.

“

Taylor is a thriving, friendly and welcoming multi-generational community that celebrates its small-town spirit, unique history and heritage, while enhancing its strong community bonds and quality of life.

By being able to provide a high level of amenities and activities, Taylor promotes economic growth, recreational participation and community involvement.

Taylor strives to be a highly desirable place to live, work and play, and aspires to become more socially, environmentally, culturally and economically diverse.

”



3.0

Community Context

3.1 HISTORY

Originally named Taylor Flats, the District of Taylor has been a part of the Peace Region for over 90 years. In 1912, Donald Herbert Taylor (Herbie Taylor), Charlotte Taylor, and their family were the first to settle on Taylor Flats.

For years, Herbie Taylor and Bob Barker argued over the name for Taylor Flats. When Herbie Taylor left for his traplines, Bob Barker would put up a sign reading “Barker Flats”, and when Bob Barker left, Herbie would put up his sign “Taylor Flats.” Finally, in 1923, a post office was opened at the Taylor’s farm and was officially named Taylor. For several years, Herbie Taylor operated the Government Ferry across the Peace River and held this post until 1935. The first road over the now Taylor Hill was made by Herbie Taylor, to haul hay down for his cattle.

Taylor was incorporated in 1958 as a Village and as the District of Taylor in 1989.

3.2 REGIONAL CONTEXT

The District of Taylor is a member community of the Peace River Regional District (PRRD), the largest regional district in British Columbia, located in the northeast of the province. Many residents choose to live in Taylor and commute to work in the surrounding areas, such as Fort St. John. The lower taxes, recreation opportunities and small-town feel were identified through the community engagement process on why people chose to live in Taylor compared to other areas. Taylor serves as an industrial economic hub for the region, employing a large percent of Taylor’s labour force. Taylor is located south of Fort St. John on Highway 97N (Alaska Highway) and surrounded by Electoral Areas C, D and E of the PRRD.



3.3 CLIMATE

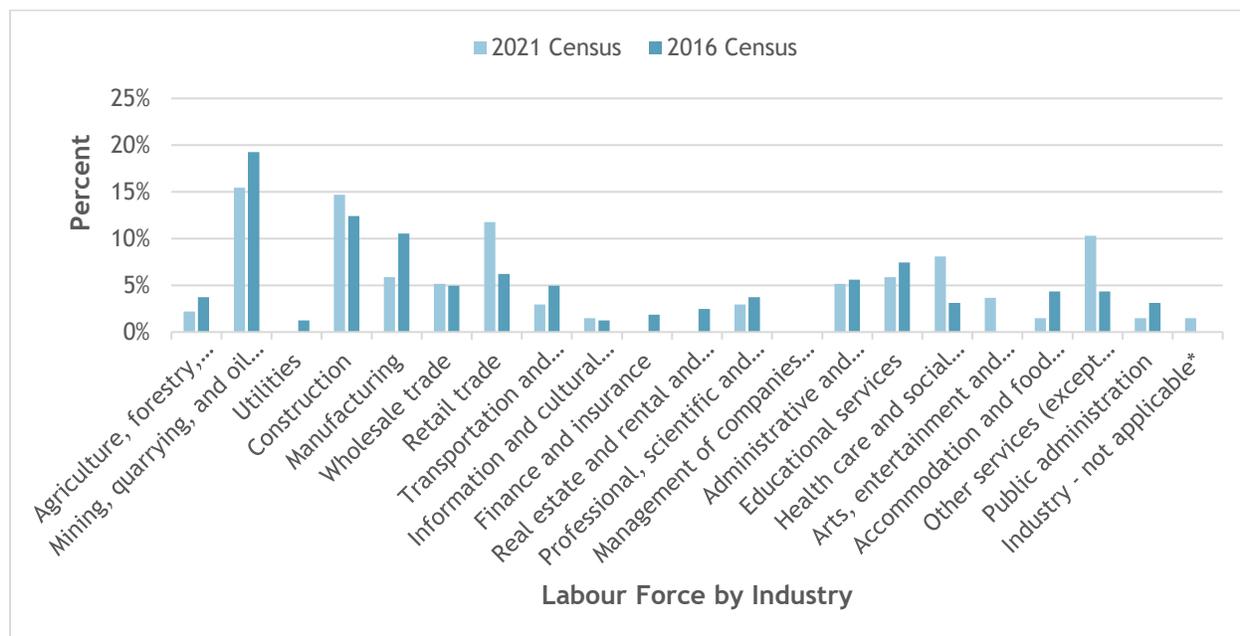
Located along the Peace River, Taylor has a northern, semiarid climate with short summers and cold winters. Taylor is situated on a microclimate, created by the Peace Valley hills and the Peace River. It produces more frost-free days than most of the Peace River region. The average high temperature in Taylor is 29°C and the average lowest temperature is -36°C. The average annual snowfall is 185 mm, and the average annual precipitation is 465 mm. Like the rest of the region, Taylor has long daylight hours in the summer, and short daylight hours in the winter.

3.4 LABOUR FORCE

The Official Community Plan has considered Taylor’s Housing Needs Assessment, which was updated in 2024 with data from the 2021 Census (Statistics Canada) as well as BC Assessment data. The 2011 Census data has not been used in this plan. In 2011, Statistics Canada used the National Household Survey (NHS); this survey used a completely different question set when compared to previous Census surveys and those from 2016 onwards. The difference in the questions results in the 2011 Census data not being statistically valid for use and comparative purposes.

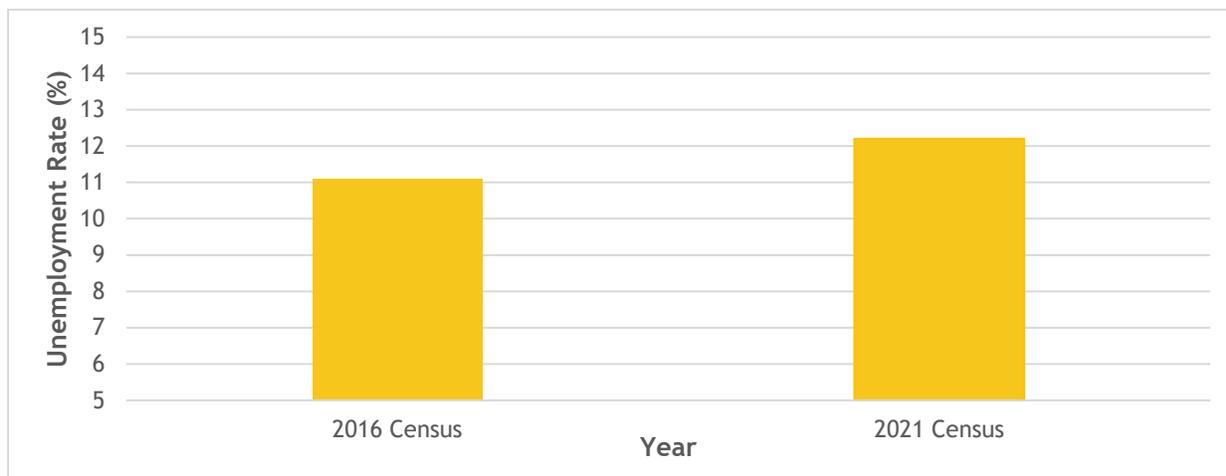
According to Statistics Canada, the sectors employing most of Taylor’s residents are natural resource extraction, construction, retail, social assistance and health care services, and other services.

Figure 1: Labour Force of Taylor



In the 2016 Census, 11.1% was unemployed, rising to 12.2% in the 2021 Census. Given the timing of the Census this could reflect the Covid-19 pandemic, as well as the cyclical natural resource economy present in the community.

Figure 2: Unemployment Rate of Taylor



3.5 POPULATION

The 2021 Census indicates that the average age of Taylor residents is 36.3 years, as compared to the provincial average age of 43.1 years. Table 1 below illustrates that 11.4% of Taylor’s total population is aged 65 and older, as compared to the provincial average of 22.7 %. The table also illustrates that 22.4% of Taylor’s population is between the ages of 0 to 14 years, as compared with the 14.3% provincial average.

Table 1: 2021 Census – Age Characteristics

Age Group	Number of Residents	% of Population
0 - 14	295	22.3%
15 - 24	135	10.2%
25-44	425	32.2%
45- 64	315	23.9%
65+	150	11.4%

3.6 GROWTH PROJECTIONS

A population projection is a forecast of future population growth. The District of Taylor has witnessed a fluctuation in its population growth over the past 10+ years. As shown in Table 2 from BC Stats, Taylor’s population grew each year from 2011 through 2019. From 2020 to 2022, Taylor saw a slight decline in annual population growth.

Table 2: Changing Population of Taylor

Year	Taylor Population	Year-to-Year % Change
2011	1422	-
2012	1461	2.7%
2013	1491	2.1%
2014	1515	1.6%
2015	1523	0.7%
2016	1542	1.0%
2017	1545	0.2%
2018	1553	0.5%
2019	1558	0.3%
2020	1557	-0.1%
2021	1556	-0.1%
2022	1553	-0.2%

Growth projections conducted by BC Stats indicate that the District of Taylor experienced an average rate of growth of 0.8% from 2011-2022. That time frame correlates to industrial growth in the community and more broadly, in the region. Growth slowed between 2016-2022, where Taylor experienced an average growth rate of 0.27%.

From the population trends that Taylor has seen, three growth rates have been established:

- **Scenario 1 – Low Growth:** a low growth rate of 0.25%
- **Scenario 2 – Medium Growth:** a medium growth rate of 0.75%
- **Scenario 3 – High Growth:** a high growth rate of 1.25%

While actual growth is difficult to predict and will fluctuate largely in response to economic conditions, immigration patterns, birth rate and quality of life indicators, Table 3 provide a snapshot of potential population impacts under these three growth scenarios.

Table 3: Taylor – Population Growth Projections

Year	Low Growth (0.25%)	Medium Growth (0.75%)	High Growth (1.25%)
2023	1,557	1,565	1,572
2025	1,565	1,588	1,600
2030	1,584	1,649	1,682
2035	1,604	1,711	1,767
2040	1,624	1,777	1,858

Based on the data presented above, Taylor could see population growth by 2040 increasing to approximately 1,624 (low growth) up to 1,858 (high growth).

3.7 20-YEAR HOUSING CAPACITY (HOUSING NEEDS ASSESSMENT)

As of 2023, with the implementation of Bill 44, *Housing Statutes (Residential Development) Amendment Act*, provincial legislation mandates that all municipalities address the core housing needs to include a 5-year and 20-year capacity within their communities within their Interim Housing Needs Assessments. The District of Taylor completed their Interim Housing Needs Assessment in November 2024, and it was sent to Council in December 2024. The data from the Interim Housing Needs Assessment 5-year and 20-year core housing needs capacity assessment is shown below.

As described by the Taylor Interim Housing Needs Assessment for 2024, core housing needs refers to households which have an unsuitable number of bedrooms for people living inside or is in an inadequate state of repair. Statistics Canada refers to core housing needs as households that are spending 30% or more of its before-tax income on shelter costs. In Taylor, it is reported that there are no homeowners or renters in a core housing need in 2021, however this could be due to data being suppressed and made unavailable. In 2016, 20% (20 households) of renters and 3% (15 households) of homeowners were experiencing core housing need.

The projected number of units from the District’s Housing Needs Assessment should be treated as minimums and guidelines. The District of Taylor is not required to build the housing units, but they must ensure that the Official Community Plan and Zoning Bylaw accommodate the required housing needed and do not pose barriers to developing housing.

These units are distributed throughout six components that were developed by the Province’s methodology for the Interim Housing Needs Assessments:

- A. Extreme Core Housing Need
- B. Persons Experiencing Homelessness
- C. Suppressed Household Growth
- D. Anticipated Growth
- E. Rental Vacancy Rate Adjusted
- F. Additional Local Demand

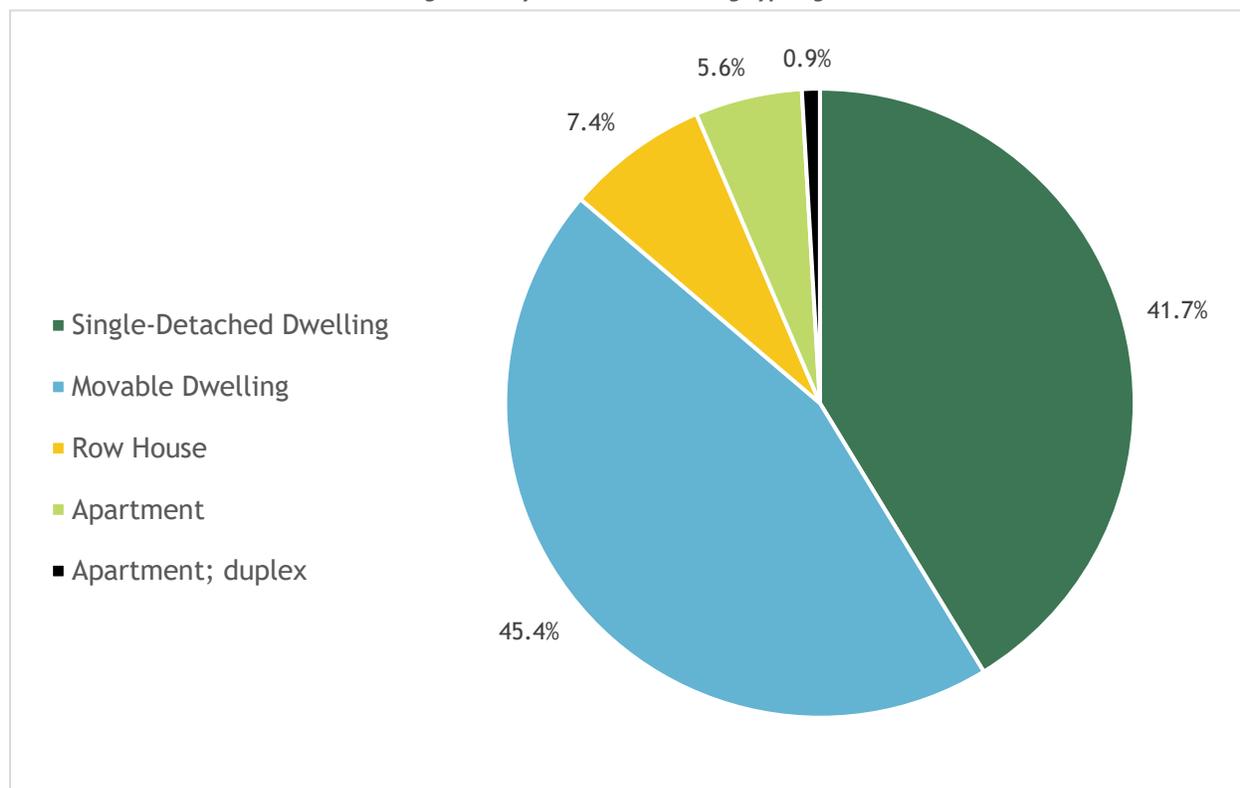
Each of the components above are planned to be addressed over the 20-year period of dwelling units being built within the community. Using the Housing Assessment Resource Tool, the units spread across the components should be distributed as such:

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1	6
B. Persons Experiencing Homelessness	4	7
C. Suppressed Household Formation	20	80
D. Anticipated Growth	17	65
E. Rental Vacancy Rate Adjustment	1	2
F. Additional Local Demand	28	113
Total New Units	71	273

3.8 HOUSING CHARACTERISTICS AND FUTURE NEEDS

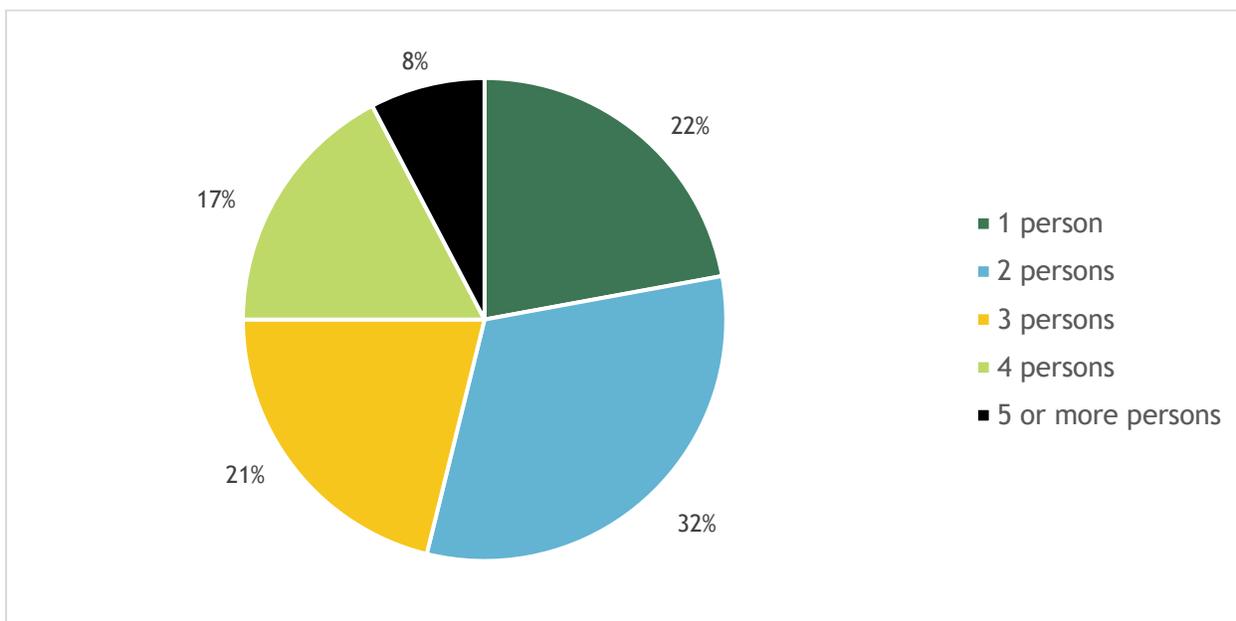
The 2021 Census data indicates that the average number of persons residing in Taylor households is 2.4 and that there are a total of 540 households. Figure 3 illustrates that almost half (45%) of the housing typology found in Taylor is a movable dwelling (mobile homes) and a further 41.7% are single-detached dwellings.

Figure 3: Taylor’s Current Housing Typologies



When analysing private households by household size, Census 2021 data illustrate that 2 person households account for the largest proportion of households, at 32% (195 households), as shown in Figure 4 below. This is followed closely by 1 person households, which equates to 21% of the total households found in Taylor. Households with more than 2 persons comprise the remaining 78% (375 households), of which 38% are split between 3 and 4 person households (between 60 and 90 households) with the remaining 8% (35 households) containing 5 or more persons.

Figure 4: Private Households by Household Size



Based on the current average household size in Taylor and housing types from the 2021 Census, Taylor would require between 25-146 housing units to meet a 20-year demand based on the population projections as shown in Table 3. The table below identifies the number of new housing units needed in the community. Taylor can diversify the housing types as needs in the community evolve.

Table 4: Number of New Housing Needed for Future Populations

Year (Population Projection)	Total Units	Single-Detached	Moveable Dwelling	Apartment	Row House	Duplex
2040 (Low 0.25%)	25	10	11	1	2	0
2040 (Medium 0.75%)	78	32	35	4	6	1
2040 (High 1.25%)	146	60	66	8	11	1

In addition to the housing demand projections above, two scenarios were developed which accommodate future population growth based on a more diverse composition of dwelling types to accommodate different housing needs. It was identified through community engagement and the 2021 District of Taylor Housing Needs Assessment – and reaffirmed in the 2024 Housing Needs Assessment – that the community sought:

- More senior housing options;
- Increased diversity in rental opportunities; and
- Desire to see Jarvis Crescent developed.

While moveable dwellings have been a key component of the communities housing stock in the past, Taylor would like to see less reliance on moveable dwellings and a shift to a wider variety of housing types and densities in the future. The two scenarios provided below accommodate a wider range of housing types to try and meet the Taylor’s desires and the District of Taylor Housing Needs Assessment policy recommendations:

- **Scenario 1:** 50% Single-Detached, 10% Movable Dwelling, 10% Apartment, 15% Row House and 15% Apartment or Flat in Duplex
- **Scenario 2:** 65% Single-Detached, 5% Movable Dwelling, 5% Apartment, 15% Row House and 10% Apartment or Flat in Duplex

These two scenarios have been applied to the low, medium and high growth rates of 0.25%, 0.75% and 1.25% respectively that were noted above, to determine the anticipated numbers of dwelling units by housing type required in Taylor to the year 2040. The results are presented in Table 5 below.

Table 5: Anticipated Housing Requirements to the Year 2040 by Scenario

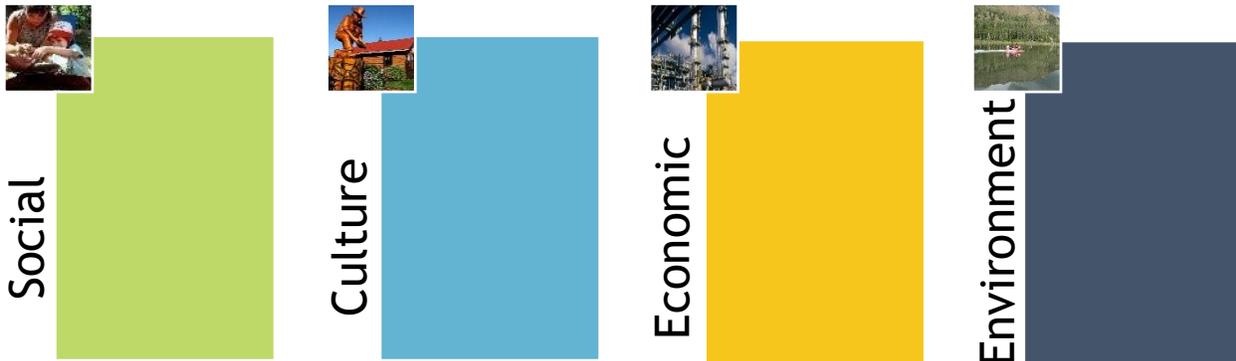
Year (Population Projection)	Housing Scenario	Single-Detached	Movable Dwelling	Apartment	Row House	Duplex
2040 (Low 0.25%)	1	12	2	2	4	4
	2	16	1	1	4	2
2040 (Medium 0.75%)	1	39	8	8	12	12
	2	51	4	4	12	8
2040 (High 1.25%)	1	73	15	15	22	22
	2	95	7	7	22	15

4.0

Community Development

As Taylor moves forward to 2040, there is a focus is to have a balanced integration and alignment of the following four pillars that affect the collective sustainability of a community.

While it is helpful to organize sustainability in terms of these four pillars of social, cultural, economic and environmental, it is the integration between them that will drive sustainable community development, highlight opportunities for innovation and reduce duplication of efforts. The key components of the four sustainability pillars are expanded and outlined below.



Social Equity

The social pillar considers health and safety, personal well-being, housing opportunities, education, sports and recreation services.

Cultural Vitality

The cultural pillar considers history, arts, heritage, special events and volunteerism.

Economic Health

The economic pillar considers industry, tourism, agriculture, economic development and employment / jobs.

Environmental Responsibility

The environmental pillar considers air, water, smart growth, wildlife, and protecting ecological systems.



4.1 LOCAL GOVERNMENT AND COMMUNITY PARTNERSHIPS

The formation of strong partnerships with neighbouring local governments in northeastern BC is vital for the long-term resiliency and sustainability of a community. Moving towards its vision for 2040, Taylor will strive to maintain and build new partnerships with its neighbouring communities.

OBJECTIVES

1. Form strong relationships and work collaboratively with the surrounding local governments for the mutual benefit of our residents.
2. Focus on highlighting partnerships with local community groups and entrepreneurs.
3. Empower and enable community groups and citizens to take on community development and program initiatives.

POLICIES

1. Continue to collaborate with neighbouring local governments on initiatives such as the Northeastern BC Collaborative Accessibility Plan and its implementation.
2. Facilitate the development of private-public partnerships to leverage diverse ways of funding projects, programs, and developments.
3. Consider creating more citizen working groups to enhance citizen participation and foster a greater sense of ownership in community projects and programs.

4.2 INDIGENOUS PEOPLES

On Treaty 8 lands within the traditional territory of the Dane-zaa, Taylor is home to both Indigenous and Métis populations. Taylor is committed to having a respectful, growing, and mutually beneficial relationship with our First Nations and Métis neighbours.

OBJECTIVES

1. Acknowledge and respect Indigenous communities and their role in our community's development and history.
2. Celebrate local Indigenous culture and history in the community.
3. Support awareness and recognition of Indigenous communities and the importance of recognizing their treaty rights.
4. Develop strong and mutually beneficial relationships with our Indigenous communities.

POLICIES

1. Share and honour Taylor's land acknowledgement.
2. Be proactive in initiating conversations with Treaty 8 First Nations to build and further relationships with our Indigenous neighbours and community members.
3. Actively promote the involvement of First Nations community members in public celebrations within the community.
4. Consider establishing a policy to guide how Taylor will seek early and ongoing input and collaboration with Treaty 8 First Nations on land use initiatives within the community.
5. Consider developing a framework and process for establishing Memorandums of Understanding with local First Nations.
6. Respond to the Truth and Reconciliation Commission's Calls to Action that reference municipal governments.
7. Consider Indigenous and historical names for new institutional facilities and civic infrastructure.

4.3 GROWTH MANAGEMENT

Growth and development are limited in Taylor due to steep slopes and lands in the Agricultural Land Reserve. As a result, only a small percentage of Taylor's land base is potentially developable. Growth in Taylor can be used as an opportunity to enhance core services (i.e. community core and recreational facilities) and adding to an already existing network of amenities such as trails, sidewalks, useable park space and green-space, available for residents and businesses.

The following identifies key areas where growth opportunities exist within Taylor, but almost all have constraints on them. The key growth areas are shown on Schedule B, with the corresponding numbers.

1. **Jarvis Crescent Subdivision:** This piece of land, on the west side of Highway 97N (Alaska Highway) is serviced and subdivided and is ready to accommodate new homes in the community. In addition, Taylor recently constructed a playground in this subdivision.
2. **Southwest of Lone Wolf Golf Course:** This area of land has seen some development but can accommodate more. In this area, residents would have easy access to trail networks around the golf course and pickleball courts. With its central location, this area could be ideally suited for multiple-unit development.
3. **Cherry Lane Estates:** This area is subdivided into 12 rural parcels designed for single-detached dwellings. The significant constraint in this area is that there is no access to community water and sewer services, and provision of these services will be the property owner's responsibility.
4. **Development reserve north of the Lone Wolf Golf Course:** This area is a highly desirable area for future residential development, it is located within the Agricultural Land Reserve. This area of land has been identified as a proposed area for development within Taylor since 2003, however development has not been permitted to occur here yet due to its location within the Agricultural Land Reserve.

During the engagement process for this Official Community Plan, Taylor residents indicated that the community must protect and foster the characteristics that make Taylor unique. The objectives and policies developed identify this, and that Council is committed to maintaining and fostering this uniqueness.

OBJECTIVES

1. Preserve the small town feel and character of our community while still encouraging growth.
2. Make efficient use of the limited land base found in Taylor.
3. Encourage infill development on vacant parcels in existing built areas and the redevelopment of brownfield lands in Taylor as a priority.
4. Direct growth around existing amenities and services to minimize municipal infrastructure costs for servicing growth and development.
5. Accommodate growth and development in a compact, cost-efficient, and land-efficient manner that minimizes the need for extending municipal infrastructure and services.
6. Ensure safe and appropriate development in proximity of steep hillsides.
7. Support thoughtful land use planning and minimize the use of energy and material resources.
8. Provide diverse housing options through infill, redevelopment, new development, and interconnectivity.
9. Ensure that there is sufficient land and resources for future growth, employment, and leisure needs.

POLICIES

1. Support the growth of a full range of mixed uses, including residential, commercial, and institutional uses in Taylor.
2. Promote development that creates a reduced ecological footprint by connecting the community through infill, density, and trails.
3. Encourage and promote infill development of residential areas, such as Jarvis Crescent, before expanding into greenfield areas without services.
4. Promote sensitive infill of existing residential parcels over new residential development on raw land with higher value housing stock.
5. Work toward enhancing physical linkages throughout the community through a network of trail corridors and through transportation alternatives and facilities.
6. Ensure developments and redevelopments provide amenities, trails and/or parkland that is complimentary to existing recreational infrastructure.
7. Areas subject to natural hazards or containing environmentally sensitive habitat will not be used to accommodate industrial, commercial, residential, or institutional growth.
8. Promote quality construction and high-energy efficiency and durability.

4.4 HOUSING

Housing is an integral part of a socially sustainable community, and the World Health Organization calls it a key social determinant of health. A range of housing types that can accommodate people of different ages, life stages, incomes and abilities is one of the fundamental elements of a healthy and inclusive community.

Local governments are responsible for ensuring a suitable supply of housing, in a range of types and locations, to meet community needs now and into the future. Communities accomplish this goal through the land use planning process by ensuring a supply of suitable land, the regulatory process, and through servicing and other activities. The ability of a community to accommodate the widest range of housing types within its boundaries goes a long way to giving existing and potential residents a choice in where they wish to live.

A larger population base will make it more feasible to provide a broader range of commercial and public services. This in turn will help to make Taylor more viable and sustainable for the long-term. Housing affordability makes Taylor a very desirable community to live in and is an affordable option to neighbouring Fort St. John. Well planned out community growth will also provide greater utilization of existing and future amenities while defining the community further as an independent entity.

What Is Affordable Housing?

The Canadian Mortgage and Housing Corporation (CMHC) considers housing to be affordable if a person or family is spending 30% or less of their monthly income on housing costs (this includes utilities, property taxes, etc). Typically, households who spend less than 30% of their gross incomes on housing have “affordable housing”. Households that do not have a choice and must spend 30% or more of their gross incomes for suitable, adequate housing are considered to be in “core housing need”.

A healthy community provides and plans for housing both in the present and future. Taylor recognizes that residential growth should facilitate the needs of the local workforce and residents. Housing objectives and policies create strong direction for increasing housing choice and planning for an inclusive community with diverse lifestyles and housing needs.

What is Adaptable Housing?

The new 2024 BC Building Code has been updated to make sure that new buildings are more accessible for all people. Adaptable housing is a part of the Official Community Plan update, increasing policy support for additional accessible housing options. Adaptable housing allows people to stay in their homes through injury, sickness or aging, provides accessible housing options for those living with disabilities, and minimizes retrofitting costs. Adaptable housing features typically include wider doorways, reinforcement of bathroom walls to allow for future installation of grab bars, switches and other controls at accessible heights, and manoeuvring space in hallways, bedrooms, living space and bathrooms.

Taylor Housing Needs Assessment

In 2019, the Province of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. The District of Taylor completed their initial Housing Needs Assessment in 2021.

In late 2023, the government again introduced legislative changes to the *Local Government Act* through Bill 44, requiring local governments to implement a variety of initiatives to expedite the approval process related to housing and facilitate increased densities to get more homes to people of all demographics and life stages. Each local government was required to complete an Interim Housing Needs Reports by January 1, 2025, a fulsome Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. In addition, Official Community Plans and Zoning Bylaws must be reviewed and updated by December 31, 2025. The guidance and policies from the 2021 and 2024 Housing Needs Assessments and recent government direction have been incorporated into the policies in this Official Community Plan.



OBJECTIVES

1. Ensure a diversity of housing stock is provided so that residents can remain in the community as their lifestyles and income levels change.
2. Continue to provide an affordable housing alternative to neighbouring Fort St. John.
3. Ensure pedestrian-friendly residential development that reflects the unique small-town character of Taylor.
4. Ensure new buildings and developments are of high quality, well-designed, and with attractive streetscapes, landscaping, and other amenities.
5. Encourage affordable housing as part of any new developments and protect affordable housing in the existing housing supply.
6. Explore the feasibility of building to a higher Step Code level and/or passive house standard.

POLICIES

General

1. Encourage and promote the development of Jarvis Crescent.
2. Provide a space for the development of larger-lot residential development and home-based businesses in the community.
3. Continue supporting the development of secondary suites or accessory dwelling units as an affordable housing option on parcels with single-detached residential units.
4. Partner with major industries, developers, and other agencies to facilitate the development of new permanent housing to encourage new workers, particularly families, to settle in Taylor on a permanent basis.
5. Encourage and support the retrofitting of existing housing stock.
6. All residential units are encouraged to be within walking distance to four of the following essential services:
 - a. Post office
 - b. Library
 - c. School
 - d. Park/open space/trail
 - e. Future grocery store
 - f. Future transit stop
7. Support the creation of an Adaptable Housing Policy.
8. Promote the development of a diverse housing stock capable of meeting the needs of the various age groups, abilities, lifestyles, family types and income groups.
9. Ensure the District's Housing Needs Assessment is regularly updated to enable the District to remain apprised of the housing needs and trends in the community.
10. To maintain and strengthen community sense and livable space that offers a mixture and affordability of housing options/types for all demographics and life stages.

Affordable Housing and Accessible Housing

1. Encourage the development of a range of affordable housing for people with special needs at locations near community services / amenities.
2. Ensure that all multi-unit and affordable housing units proposed contain a diversified mix of sizes (varied floor space for family, single, disabled persons, etc.).
3. Seek partnerships with BC Housing, CMHC, Indigenous communities, industry, and the private sector to create affordable housing / special needs housing developments.
4. Encourage the development of supportive housing and care for elders and persons requiring moderate supportive housing.
5. Seek out grant funding opportunities to increase affordable housing options in the community.
6. Identify potential sites for affordable rental and / or senior housing.
7. Collaborate with institutional partners (e.g. churches and non-profits) to assess opportunities for redevelopment for affordable and accessible housing.
8. Educate the public about the need for a range of housing types and tenures to accommodate households with differing needs and resources.
9. Create, adopt, and regularly update an affordable housing strategy that proactively examines the tools and mechanisms to facilitate affordable housing.
10. Consider developing a policy that requires a percentage of affordable units in larger multi-unit developments.
11. Encourage a percentage of all new residential developments to be built to accommodate accessibility needs.
12. Promote the development of accessible and adaptable units that are specifically designed for those with physical constraints and mobility limitations.

Aging in Place

1. Encourage both market and non-market, age-friendly housing options for seniors to allow residents to age in place within Taylor.
2. Ensure accessibility and universal design features are an important aspect of housing that facilitates aging in place.
3. Initiate discussions with the provincial government and social agencies regarding the development of new affordable seniors housing to accommodate current and future community needs.

4.5 CREATING AN AGE-FRIENDLY AND ACCESSIBLE TAYLOR

Taylor received funding in 2023 from the BC Healthy Communities Age-Friendly Community Grant to undertake an Age-Friendly Community Analysis. From that analysis and the Northeastern BC Collaborative Accessibility Plan that was developed in 2023, the following objectives and policies were developed for Taylor.

OBJECTIVES

1. Improve accessibility in public spaces, transportation systems, and housing, ensuring that residents can navigate their community safely and independently in all seasons.
2. Encourage the development and implementation of programs and activities that foster social connections and meaningful participation for seniors.
3. Consider strategies to support seniors in remaining in their homes and in Taylor as they age, including access to affordable housing options, home modifications, and community-based health support services.
4. Improve communication channels and resources to ensure easy community access to information utilizing plain language, diverse formats, and accessible platforms to reach a broad audience.

POLICIES

1. Advocate to relevant agencies and stakeholders for increased health and social services for all community members.
2. Partner and collaborate with the province, local governments, and agencies to improve transportation options within and outside Taylor.
3. Explore developing public facing communication materials with larger fonts and accessible color schemes.
4. Seek opportunities to reduce barriers to those with mobility challenges through the design of transportation infrastructure, such as sidewalk curves, intersections, and parking lots.
5. Explore developing a broader range of age-appropriate recreation and leisure services.
6. Explore tax exemptions for non-profit and private sector affordable housing and share with those groups.
7. Enhance senior participation in the development and implementation of programs, policies, and plans that address the needs of seniors in the community.
8. Support the creation of a senior's committee that includes a variety of stakeholders to advise Taylor how to best promote and enhance age-friendly and universal design and provide input on other topics of interest to seniors and accessibility.
9. Ensure public notices are included on various news boards in community facilities that seniors frequent (e.g. Community Hall, churches).

10. Create a “Senior’s Portal” that is a central information source for all seniors related news and announcements and includes a directory of senior-related services.
11. Engage seniors in winter maintenance planning (e.g. identifying icy and slippery areas for extra maintenance).
12. Consider hosting an annual event to celebrate National Seniors Day (October 1).
13. Encourage diversified housing options within the Jarvis Crescent Subdivision.

4.6 ECONOMIC DEVELOPMENT

Economic opportunities in Taylor are primarily focused on the energy sector (natural gas extraction), but also include forestry, aggregate extraction and agriculture. While some commercial amenities exist, such as a gas station, restaurant, pub, and golf club, much of the community’s shopping occurs in Fort St. John.

Having more services available within Taylor would localize spending and diversify the commercial base, benefitting the community from a greater level of local commercial activity. Taylor is actively promoting opportunities for commercial services, including a grocery store, but there also needs to be an increased level of entrepreneurship in the community.

While Taylor’s growth has previously been largely dependent on the resource industry, looking forward Taylor seeks to be a desirable residential community with a range of commercial services that is complimented and supported by industrial development.

OBJECTIVES

1. Position Taylor as a highly desirable residential community.
2. Encourage economic development and the creation of local employment opportunities.
3. Diversify the local economy to provide residents with additional retail and commercial services to reduce the reliance on other municipalities for amenities.
4. Explore and encourage economic diversification options for increased commercial and tourism related services within the community and surrounding areas.
5. Encourage and support the retention and growth of existing businesses in Taylor.
6. Encourage entrepreneurship in the community to support commercial growth that meets the needs of both residents and visitors.
7. Enhance tourism as an economic driver in the community.
8. Accommodate new economic development while maintaining the existing community character and charm of Taylor.
9. Encourage the retention of industry and resource-based businesses in the community.
10. Work with other jurisdictions and agencies to strengthen the regional economy.
11. Ensure access to affordable, fresh, and healthy food for the community.
12. Collaborate with partners to develop a secure and sustainable local food system for Taylor.

POLICIES

General

1. Recognize that addressing social issues such as new housing and improved access to healthcare are fundamental to continued economic development within the District.
2. Work to attract increased commercial activity and create a commercial hub in Taylor.
3. Promote the diversification of the local economy to ensure Taylor remains a resilient community over the long-term.
4. Actively promote opportunities to attract businesses and new residents to the community.
5. Support local businesses and purchase products that are made or grown in the region.
6. Support a balanced local economy by encouraging opportunities to provide a mix of retail, service, and industrial uses.
7. Encourage sustainable production and consumption of goods by supporting businesses that contribute to a circular economy in Taylor.
8. Support development of vacant lots in the downtown area.
9. Initiate a Taylor-led program to encourage and support seasonal initiatives to animate vacant lots in the downtown area.
10. Consider developing an investment-ready profile directed towards attracting Indigenous investment, including business development and land acquisition, in Taylor.
11. Work to ensure there is an adequate and appropriate supply of investment-ready employment lands in Taylor.
12. Continue to collaborate with other communities and organizations such as Fort St. John and Dawson Creek, local First Nations, Northern Development Initiative Trust, South Peace Mackenzie Trust, Community Futures Peace-Liard, and others to promote regional economic development.
13. Explore hiring an economic development officer.
14. Review home based business regulations in the Zoning Bylaw to support self-employment and allow entrepreneurs to operate their businesses while compatibly co-existing with their residential neighbours.
15. Work to expand and diversify Taylor's economy to offer high-paying and quality jobs.
16. Support housing initiatives that facilitate worker relocation and retention.



Industry Coordination

1. Work with local resource industries to develop an understanding of what their commercial and service needs are.
2. Encourage large employers in the community to construct and provide employee housing.
3. Create information packages that are provided to prospective entrepreneurs to help them develop a business case for new commercial opportunities within Taylor.
4. Work with Northern Lights College, School District No. 60, and local industries to develop training programs to ensure that residents are adequately prepared to take advantage of jobs in the trades and service industries.
5. Participate in regional economic development initiatives.

Tourism

1. Explore the development of a Tourism Strategy to enhance and promote Taylor's tourism industry.
2. Continue marketing and promoting Taylor to increase visitation to the community.
3. Develop iconic/signature tourism assets to support the regional tourism sector.
4. Build relationships with regional Visitor Centres, Northeastern British Columbia Tourism Association, Destination British Columbia, other tourism organizations and stakeholders of larger, neighbouring communities and regions to promote the Peace region.
5. Seek opportunities to extend the season of Taylor's tourism amenities.

Agriculture and Local Food Production

1. Encourage the expansion of the agriculture industry by protecting high quality agricultural land and collaborating with local farmers to better understand how they can promote the development of the agricultural economy.
2. Support the development of local food production within Taylor and encourage and support the development of a farmer's market.
3. Explore economic development opportunities in agriculture and food-related industries to locate in Taylor.
4. Support the continued development of local food opportunities by developing community gardens, encouraging backyard gardens, and working with local restaurants to source food locally where possible.
5. Develop an educational program to promote awareness around food production and health.
6. Explore with the community the opportunity for a food rescue operation that sees unwanted/unused food go to those who need it.

4.7 MUNICIPAL INFRASTRUCTURE, FACILITIES AND SERVICES

Municipal infrastructure such as potable water, sanitary sewer, roads, sidewalks, streetlights and solid waste are essential elements of a community's physical fabric, supporting public health, environmental sustainability and economic growth. To be sustainable over the long-term, these infrastructure systems must be efficient and durable, while creating minimal impacts on the environment. Municipal facilities and services also greatly enhance the quality of life for residents. Any enhancement and/or expansion to infrastructure, facilities or services should consider all users and cost recovery mechanisms.

OBJECTIVES

1. Continue to acknowledge and plan for the replacement of infrastructure assets while ensuring that future infrastructure needs are planned and paid for by those who need it.
2. Continue to provide well-maintained community infrastructure and facilities to meet the needs of current and future generations.
3. Continue providing high level and quality infrastructure, facilities, and services.
4. Consider the impacts of climate change on long-term infrastructure planning and regulation, by developing both adaptation strategies and carbon neutral plans.
5. Ensure that all users have access to an adequate supply of high quality, safe, sustainable, and reliable water, sanitary sewer, storm drainage, transportation, and solid waste management services in an efficient and economically feasible manner.
6. Continue to educate the community on emergency and protective services within Taylor.
7. Ensure an adequate level of street lighting is provided in all urban areas to maintain public safety and convenience.
8. Encourage new subdivision developments to provide energy efficient lighting systems.



POLICIES

General

1. Encourage the use of sustainable servicing practices, green infrastructure, and energy and resource recovery.
2. Encourage development central to existing infrastructure systems.
3. Support and implement public education and consultation opportunities to gain support of changes to land use planning and site design practices to ensure positive infrastructure impacts.
4. Continue to develop, update and implement Taylor's Asset Management Program to ensure resources are allocated and aging infrastructure is replaced in an efficient and logical manner.
5. Require all new developments to be connected to the community water and sanitary sewer systems where available and permit the construction of extensions only when required to meet demand and financed by the developer.
6. Encourage the retrofitting of water consuming appliances by providing incentives for reducing water, thereby reducing sanitary sewage treatment requirements.
7. Consider energy consumption and greenhouse gas emissions in municipal maintenance and operations and in the purchase of municipal equipment, vehicles, and tools.
8. Coordinate the development of new infrastructure to the heavy industrial area when required.
9. Ensure that any expansion to municipal infrastructure takes into consideration life-cycle costs and that these costs are incorporated in any cost recovery system.
10. Ensure new municipal infrastructure such as sidewalks, road crossings and municipal buildings, are designed with accessibility in mind.

Water

1. Update Taylor's water conservation plan.
2. Develop a public education program to inform the community on where their water comes from, water conservation, and source water protection.
3. Monitor potable water quality through water sampling with Northern Health.
4. Work with the PRRD, neighboring municipalities, senior governments, industry, and local stakeholders to reduce contamination entering local watercourses and aquatic environments.
5. Maintain non-potable water irrigation system to the golf course to minimize impacts on potable water system and source water aquifer.
6. Review opportunities to develop non-potable water systems with alternative water sources.

Sanitary Sewer

1. Reduce waste volume through water conservation.
2. Continue to educate the public on what acceptable solids and liquids can enter the sanitary sewer collection system and culminate in treatment at the wastewater treatment plant.
3. Permit construction of mainline extensions only when required to meet the demonstrated demand and financed by the developer servicing the new development.
4. Prevent surface water/ground water infiltration into the sanitary sewer collection system which would culminate at the wastewater treatment plant.
5. Upgrade lift stations as required to maintain or improve service levels and reduce overflows to the environment.

Storm Water

1. Maintain and improve the ditch drainage systems within the District to service existing and future developments.
2. Continue to manage stormwater through the ditch drainage systems with the District.
3. Review stormwater management and discharge infrastructure to minimize impacts to the natural environment.

Solid Waste

1. Actively support and collaborate with the PRRD in implementing the recently updated Regional Solid Waste Management Plan and initiatives to increase waste diversion practices.
2. Support and/or expand existing solid waste programs and services, including education and awareness-building.
3. Promote recycling, composting and other waste reduction strategies in the community.

Facilities and Services

1. Reduce water use, stormwater runoff and waste generation in municipal operations and look for opportunities to expand water reuse options.
2. Ensure the continued high-level provision of emergency and protective services, such as fire protection and bylaw enforcement.
3. Maintain and develop partnerships with neighbouring local governments, senior governments, Indigenous communities, public agencies, service providers and community organizations for the efficient and effective coordination of emergency preparedness efforts.
4. Complete best use studies of acquired and existing assets to ensure their efficient use.
5. Review the lifespan and efficiency of municipal facilities such as the fire hall and District hall and consider replacement or upgrade plans.

4.8 TRANSPORTATION AND MOBILITY

Sustainable transportation systems are those which, for example, aim to reduce emissions, fossil fuel consumption, and the consumption of agricultural land, park land and wildlife habitat. Most fundamentally, this means an emphasis on reducing the role of the private automobile as the prime mode of transportation and shifting travel toward other sustainable modes such as public transportation, ridesharing, cycling and walking.

Highway 97N (Alaska Highway) bisects the community and is the major service corridor for the region, linking Northern BC to the south. This controlled access highway manages motorized and non-motorized transportation modes, as well as both very large and very small-scale users, including heavy resource truck traffic, local traffic, cyclists and pedestrians. Many residents of Taylor must cross Highway 97N (Alaska Highway) to get to their destination, both inside and outside of the community. Thus, transportation considerations are a vital part of the overall planning process, and it is important that transportation and land use planning decisions are coordinated to minimize disruption, while promoting convenient and safe forms of transportation.

Taylor is also serviced by other transportation facilities. Rail and numerous utility and resource rights-of-way traverse through the municipality, while the North Peace Regional Airport is located approximately 8 km to the north, adjacent to the City of Fort St. John.

The way residents move around Taylor also has important consequences for the social well-being, environmental health, and economic prosperity of the community. Non-vehicular transportation provides basic mobility, affordable transport, access to motorized modes, physical fitness and enjoyment. Consideration must be given to building a safe non-vehicular network throughout Taylor. During the engagement process for the Official Community Plan, Taylor residents indicated that most residents shopped and travelled outside of Taylor for professional services, but residents played (i.e. golfed, fished, boat and camp) in Taylor. The Official Community Plan strives to safely and efficiently balance the transportation needs of the different modes of transportation within the community.

OBJECTIVES

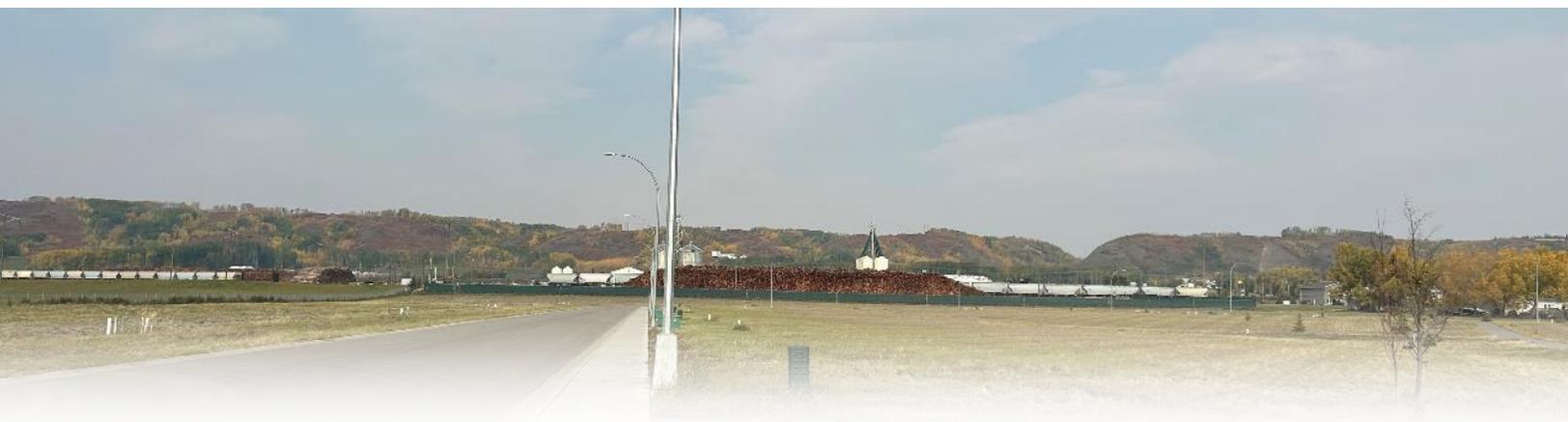
1. Support the facilitation of a safe and efficient road network plan serving the ongoing needs of Taylor, by partnering with the Ministry of Transportation and Transit to develop a Major Street and Highway Network Plan.
2. Establish safe and suitable pedestrian linkages between neighbourhoods located on either side of Highway 97N (Alaska Highway).
3. Ensure the Highway 97N (Alaska Highway) corridor that traverses through Taylor is attractive, welcoming, and safe for motorized and non-motorized users, through improved lighting, signalized pedestrian crossings and reduced speeds.



4. Improve the safety of non-motorized forms of travel within the community and on a regional scale.
5. Support the provision of safe and accessible multi-modal transportation routes.
6. Support the provision of public transportation options within the community and developing a community transportation system.
7. Explore options for a future by-pass route through Taylor.
8. Reduce greenhouse gas emissions related to transport of goods and services and personal transportation.

POLICIES

1. Collaborate with the province to strengthen public safety by exploring increasing accessible pedestrian and bicycle routes across Highway 97N (Alaska Highway).
2. Continue to engage with the Ministry of Transportation and Transit, Canadian National Railway, and local businesses to update and implement infrastructure solutions that address access management, regional mobility, and highway safety concerns.
3. Continue advocating to the provincial government for the improvement of the Taylor Bridge.
4. Continue to review access requirements for emergency vehicles in new developments or redevelopment projects.
5. Undertake a Transportation Planning exercise that encompasses both motorized and non-motorized traffic and develops a multi-modal transportation system for the community.
6. Explore becoming a “Golf Cart” community to provide another form of transportation within Taylor.
7. Develop an Active Transportation Strategy that satisfies both transportation and recreation demand by creating a multi-layered active transportation network of roadways and trails, and supporting programs and services that facilitate sustainable, safe, and healthy transportation.
8. Prioritize the construction and upgrading of sidewalks and links to non-motorized trails, when upgrading major roadways within the municipality.
9. Promote walkability and alternative forms of transportation within the community, by expanding pedestrian infrastructure, and including pedestrian access to and within the commercial areas.
10. Investigate sources of funding for transportation infrastructure projects.
11. Support the North Peace Regional Airport as a major transportation link for northeastern BC.



4.9 ENVIRONMENTAL SUSTAINABILITY AND CLIMATE CHANGE ADAPTATION

Environmental sustainability involves making decisions and taking action that are in the interest of protecting the natural world, with particular emphasis on preserving the capability of the environment to support life. Environmental sustainability is achieved through informed resource management, ensuring the long-term health of our ecosystems that support Taylor’s culture, values and economy.

Climate change is resulting in impacts on our communities on an ever-increasing scale, both in terms of frequency and intensity of weather-related events. These impacts include increased temperature fluctuations, greater instances of extreme weather events such as floods, droughts and fires, and changes in seasonal precipitation patterns. Climate change can have significant implications on a community, including property and infrastructure damage, degradation of natural ecosystems, changes to local agricultural production, and community health and well-being. Everyone has a responsibility to minimize the community’s contribution to climate change, and climate change mitigation and adaptation speaks to both proactively planning and reactively responding to the impacts of climate change that are being experienced on a more frequent basis.

OBJECTIVES

1. Preserve and enhance parks, open spaces, and natural areas for environmental, aesthetic, recreational and economic values.
2. Protect the Peace River for future generations and recognize the vital role it plays within the region and as a water source.
3. Encourage and facilitate growth in a manner that respects the surrounding natural environment.
4. Reduce the reliance on non-renewable energy.
5. Achieve a high-level of awareness, understanding and support of environmental sustainability, energy management practices, and climate mitigation and adaptation initiatives.
6. Pursue climate change mitigation and adaptation policies, plans, and measures to ensure long-term decisions are congruent to climate change trends and patterns.

POLICIES

Energy and Emissions

1. Support, and consider developing, a community energy plan including an energy literacy program to educate citizens on the importance of energy management for all aspects of the community's well-being.
2. Reduce total community emissions by 16% in 2025 when compared to 2007 levels and 40% by 2030 to align with provincial climate change targets.
3. Develop an energy efficiency building policy for new municipal buildings and the retrofitting of existing facilities.
4. Work with provincial and regulatory agencies and all users (residential, industrial, commercial, recreational, and agricultural) to encourage alternative energy, waste disposal and water conservation systems.
5. Explore, in partnership with the major industrial plants, the feasibility of using waste heat to develop a future district energy system.
6. Coordinate with neighbouring municipalities to train building inspectors and operational staff in alternative energy technologies.
7. Reduce corporate energy requirements associated with the provision of water and wastewater infrastructure, as well as municipal fleet and facilities.
8. Use LED technology and/or solar powered lights for future lighting requirements (street, signage, or crosswalks).
9. Monitor and reduce corporate energy consumption relative to population growth.
10. Review opportunities for renewable energy generation within the community including supporting residential deployment.

Conservation and Stewardship

1. Recognize and support the continued protection of our water supply and acknowledge that all users be accountable for use.
2. Seek out funding opportunities and partnerships to regenerate brownfield sites in the community.
3. Require native landscaping (trees, shrubs, and plants) in all new subdivisions, developments, and redevelopments at time of development application.
4. Develop natural solutions that support ecological responsibility using features such as native tree planting, landscaped boulevards, green spaces, and general landscaping.
5. Enhance environmentally based community initiatives such as community composting and community gardens for community enjoyment.

6. Ensure buffer zones are maintained and developed between park areas and adjacent agricultural, residential, commercial, and industrial land uses.
7. Protect natural areas within and between developed areas for both their environmental and aesthetic features.

Climate Change Adaption and Resilience

1. Collaborate with regional and senior governments, public agencies, community organizations, Indigenous communities, businesses, and individuals for the coordination of climate resilience planning, policies, and initiatives.
2. Consider future climate change impacts and adaptive responses in long-term planning and development decisions.
3. Utilize green spaces and natural vegetation to contribute to the reduction of greenhouse gases.
4. Develop a climate vulnerability and resiliency assessment to provide direction for climate change mitigation and adaptation planning.
5. Provide education and resources to the community to support climate change preparedness and response.
6. Seek grant funding opportunities to facilitate Taylor's ability to be prepared for emergencies resulting from climate change.
7. Identify potential municipal facilities for the establishment of cooling centres in the event of extreme heat and warming centres during extreme cold.



4.10 SOCIAL HEALTH AND WELLBEING

The social health and wellbeing of a community is key component to its long-term sustainability. The District of Taylor needs to ensure that an appropriate range of facilities and services are available within the community to provide key social services to support a vibrant community. As a socially sustainable community there must be the ability to maintain and build on its own resources and have the resiliency to prevent and/or address problems in the future. Investing in health and wellness is important to the environmental, economic, social prosperity and livelihood of our families and community. Access to health and social services, including health care, childcare, education and poverty supports, many of which are provided by other levels of government and social organizations, is vital. Education opportunities, the promotion of healthy lifestyles and social activities also need to be available to residents to ensure a high quality of life.

OBJECTIVES

1. Support and build upon community-based special events and recognize that these events play a large part in creating a sense of community.
2. Continue to build an inclusive, healthy community, where people feel connected and have the opportunities, supports and tools to thrive.
3. Support social and non-profit organizations that provide critical services to Taylor, such as housing and community living.
4. Utilize Taylor's recreation assets and expand on key events such as hockey, golf, baseball, and pickleball tournaments.
5. Provide opportunities for citizens to contribute positively to the community through volunteering.
6. Ensure that programming within the community remains affordable and accessible to all residents of all ages and abilities.
7. Recognize Taylor as a community that supports artistic and cultural endeavors.
8. Continue to foster the development of a community that is safe, diverse, and inclusive and where social interaction, physical activity, and sense of place are actively promoted and supported.
9. Promote spaces for healthcare services to be established for the community.

POLICIES

Community Safety and Emergency and Protective Services

1. Support integrated planning and coordination of a continuum of services and care that involve participation and cooperation of all agencies and interests within the community such as the Taylor Industrial Mutual Aid Group.
2. Encourage the involvement of residents in community-based safety and prevention programs related to fire, crime, traffic, emergency preparedness, and community design.
3. Continue to advocate for fire, police, ambulance, health, and emergency response services to keep pace with growth in the Taylor community.
4. Consider the ability of emergency and protective services to access new properties in a timely and efficient manner when planning new development.
5. Promote a healthy corresponding built environment (housing, roads, and pathways) to increase the opportunities for residents and visitors to make healthy lifestyle choices and partake in active living.
6. Collaborate with School District No. 60 to provide safe routes to school, including walking and cycling options.
7. Advocate for higher levels of service from the RCMP.



Childcare, Education and Learning

1. Accommodate childcare facilities on suitable parcels as standalone or accessory uses in response to community needs and in locations that are conveniently located nearby or adjacent to parks and playgrounds.
2. Review policies and bylaws to eliminate barriers to the provision of childcare services.
3. Work with local organizations such as the North Peace Child Care Resource and Referral to encourage the provision of affordable, high-quality childcare in Taylor and advocate for local childcare needs to the provincial and federal governments.
4. Encourage innovative solutions that address the need for affordable, high-quality childcare.
5. Support and encourage the continued broad use of Taylor Elementary School facilities.
6. Work with local industries to ensure that residents are informed of training and employment opportunities.
7. Foster mutually beneficial partnership opportunities with regional post-secondary education facilities such as Northern Lights College and University of Northern British Columbia.
8. Advocate and encourage services and facilities that meet the needs Taylor's youth population.
9. Consider alternative civic engagement opportunities such as a youth committee of Council, the use of social media, and non-traditional public engagement methods, to promote youth participation in important decision-making processes.

Community Involvement and Networks

1. Encourage effective public participation processes and service delivery.
2. Support School District No. 60 and the faith community in allowing citizens access to their facilities for community use.
3. Recognize and support the important contributions of volunteers and non-profit groups and agencies which bring significant value to the community.
4. Maintain and improve library services for residents.

Health and Wellness

1. Promote a healthy corresponding built environment (housing, roads, and trail networks) to increase the opportunities for residents and visitors to make healthy lifestyle choices.
2. Encourage the social and physical environments where residents live, learn, and play to be more supportive of active living.
3. Support partnerships with groups and organizations to ensure residents have access to active living opportunities and healthy food in the community.
4. Recognize community initiatives, service providers and individuals that make a difference to community wellness.
5. Provide physical and social environments that encourage safe and enjoyable activities for all residents.
6. Promote alternative transportation methods to encourage active living.
7. Liaise with Northern Health and social service providers to investigate opportunities to improve program coordination and to enable agencies to meet on a regular basis to continue co-operation and collaboration regarding community health and wellness.
8. Work with the provincial government and other agencies and stakeholders to ensure social service needs are met in the future and with new population growth.



4.11 ARTS, CULTURE AND HERITAGE

The diverse arts, culture and heritage elements of a community, both tangible and intangible, are avenues through which many socio-economic and environmental dimensions of a community are embodied. Such key elements in the community can also be used as anchors and focus points for policy and planning efforts to ensure arts, culture and heritage resources are integrated as a component of a community’s sustainability.



OBJECTIVES

1. Encourage a wide variety of opportunities for people to interact and support community diversity, arts, and culture.
2. Continue to promote Taylor’s unique cultural identity by honoring and supporting history, celebrating community diversity, and promoting existing traditions and celebrations and a dynamic arts and cultural community.
3. Promote and enhance arts and culturally based programming in the community.

POLICIES

1. Support the historical significance of the Highway 97N (Alaska Highway).
2. Recognize heritage, cultural and historical sites in cooperation with the appropriate committees, societies, organizations, and provincial agencies.
3. Support the enhancement, marketing, and promotion of the Taylor Heritage Walking Tour.
4. Work with and support regional partners such as the North Peace Historical Society, Peace Crossing Historical Society and the Fort St. John Community Arts Council on the development and expansion of arts, culture and heritage assets for Taylor and the surrounding region.
5. Investigate creating an art space in conjunction with a museum to allow for a space to showcase local artistic talent.
6. Continue to promote the culture and heritage of the region as an important tourism asset.
7. Continue to provide use of public open spaces for community events and ceremonies.
8. Support access to spaces that accommodate arts and cultural programs, activities, and events; and that preserve, celebrate, and share the community’s history and achievements.
9. Integrate arts and culture into community planning, recreation programming and economic development.
10. Encourage community programming for a variety of artistic disciplines.

4.12 PARKS AND RECREATION

Parks, open spaces and trails are important components of a complete community. They help to improve the liveability of developed areas, promote active lifestyles and personal health; highlight historic and cultural assets; provide linkages between community facilities and other destinations and provide places for people to gather. Many parks and open spaces also play an important role in providing animal and plant habitat and maintaining ecosystem services. All these factors assist in enhancing the quality of life for the residents of Taylor.

Recreation facilities provide amenities for residents and visitors that enhance community liveability and personal health. Despite its small size, Taylor features many recreational facilities and offers a range of summer and winter activities, primarily centred around recreation. Despite its small population base and its proximity to a much larger urban centre, Taylor has an ice arena, a curling rink, an indoor swimming pool, irrigated baseball diamonds, tennis/pickleball courts, motorcross track, stockcar raceway, campground, boat launch, community hall and golf course. These activities provide accessible, affordable, and inclusive recreation programs ranging from sports and fitness opportunities to special events that help foster the community's sense of identity and pride.

OBJECTIVES

1. Maintain, upgrade, and modify existing parks and recreation facilities to ensure diverse, high-quality elements that better serve a range of community needs, ages and abilities and protects the natural environment while extending the lifespan of existing assets.
2. Conduct an analysis of existing facilities to determine the extent of long-term maintenance required and create a repair/retrofit plan.
3. Encourage the provision of safe and inviting community parks, open spaces, pedestrian routes, and trails to ensure that all neighbourhoods are well served.
4. Ensure that parks, open spaces, and facilities contribute to the enhancement and restoration of ecological functions.
5. Ensure a diversity of facilities, services and programming that enables broad community access and participation in an active lifestyle.
6. Promote Taylor as four-season regional recreation destination.
7. Further develop Taylor as a sport tourism community and increase in the number of targeted sporting events hosted in Taylor.

POLICIES

1. Improve the connection of parks and open spaces to Taylor neighborhoods, the town centre, and other destinations through improvements to pedestrian and trail networks.
2. Review recreational programming and facilities as necessary to ensure they are meeting current and emerging needs.
3. Cultivate partnerships with community organizations, the private sector, other levels of government and public to enhance the long-term sustainability and viability of parks, open spaces, trails, and recreational facilities for people of all ages, incomes, abilities, backgrounds, and lifestyles.
4. Encourage the installation of adaptive recreational equipment in parks.
5. Promote winter activities in parks, trails and greenspaces for year-round use and active living.
6. Encourage property owners and developers to:
 - a. further support existing green spaces (e.g. trails and playgrounds);
 - b. increase green space; and
 - c. create linkages between green spaces within Taylor and to Peace Island Park and the Peace River.
7. Explore the possibility of linking trails or walking routes with the Heritage Walking Tour.
8. Form a working group to investigate opportunities to connect and enhance the trail network.
9. Recognize and enhance the ecosystem services provided by parks and open space, including design to enhance biodiversity, carbon sequestration, and air and water quality.
10. Continue and expand the use of Taylor parks and open spaces for festivals, celebrations, and other special events.
11. Support the provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood.
12. Enhance and improve existing outdoor amenities such as trails and camping.
13. Design more opportunities for walking, cycling and other forms of alternative transportation.



4.13 AGRICULTURE AND LOCAL FOOD SYSTEMS

Taylor is located in the Peace Region, British Columbia's largest agricultural region. Agriculture and the associated food industry play an important role in the areas directly surrounding Taylor and are an instrumental part of the history and development of the region. While much of the original farmland has been replaced with industrial facilities, highway, transmission lines, quarries, recreational facilities and residential areas, there is still a close relationship between farming and rural lifestyle in Taylor.

The Agricultural Land Reserve is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled. Lands contained within the Agricultural Land Reserve have agricultural potential and should be reserved for agricultural purposes wherever possible.

Historically the District of Taylor has acknowledged the importance of agriculture by supporting the farming community, recognizing the central role that it plays in the regional economy, history and identity of the area. Taylor and residents acknowledge the importance of maintaining a close relationship to its rural neighbours who often look at Taylor as their community centre.

OBJECTIVES

1. Support the general objectives of the Agricultural Land Commission, in preserving the agricultural land base for future food production and food security.
2. Recognize and support the positive and integral economic, social, and historical role that farming plays in the community.
3. Collaborate with neighbouring local governments, Indigenous communities, community organizations and the public to ensure that agriculture continues to play a key role in the community and region.

POLICIES

1. Recognize the importance of agriculture in the history and culture of Taylor and surrounding area.
2. Conduct an inventory of lands that may be suitable for urban agriculture.
3. Direct non-agricultural uses to appropriately designated areas and away from existing or potential agricultural areas.
4. Encourage partnerships with the local agricultural community, provincial governments, and private enterprises to promote the development of the agricultural sector.
5. Ensure buffers are in place between areas designated as agricultural, residential, and other uses.
6. Support the creation of local and regional food celebrations that bring our community and visitors together to enjoy and learn about local and regional food assets.
7. Support and encourage urban agriculture initiatives through approaches that include, but are not limited to:

- a. food production on public and private land including rooftop gardens, beehives, edible landscaping features, and backyard hens;
 - b. multiple-unit residential shared gardens;
 - c. universally accessible community gardens and collective food production, including those on both District-owned and private land; and
 - d. support the development of local food processing, storage, and distribution facilities.
8. Consider undertaking a local food system assessment.
 9. Explore actions to encourage local food entrepreneurs to grow, process, and sell food.
 10. Encourage the continuation of small-scale farms to encourage local agricultural production and create viable farming operations.
 11. Consider preparing a food security strategy that identifies the limitations and opportunities presented by Taylor's unique geography and climate.
 12. Continue working collaboratively with the PRRD's Invasive Plant Committee to protect farmland and the area's ecosystem through best management practices.
 13. Support initiatives advocating for food security at local, regional, and provincial levels.



4.14 NATURAL ASSETS

Taylor is located on the bench of the Peace River on the flats between the south and north Taylor hills. Within this valley area exist steep slopes, lands within the Agricultural Land Reserve, aggregate deposits, and wildlife. These lands may result in natural hazards such as landslides, flooding or wildfires.

OBJECTIVES

1. Minimize development in hazard areas to protect life and property.
2. Preserve local hillsides and protect them from unnecessary erosion related to human activity.

POLICIES

1. As areas become known and verified as natural assets or hazardous, direct development away from these areas or manage development in a manner that reduces risks to life or property.
2. Land use development will not be permitted within the following described natural asset or hazardous areas:
 - a. New development, including aggregate extraction, on lands having slopes more than twenty-five (25%) percent, unless stability, safe soil bearing conditions, proper drainage and the prevention of erosion of such lands can be demonstrated in a report prepared by a qualified, registered professional; and,
 - b. Where floodable lands are required for development, the construction and siting of buildings, structures and homes are to be flood proofed or located to those standards specified by the provincial government.
3. Using the FireSmart BC Homeowner's Manual as a guiding document, strive to foster wildfire awareness and resiliency through public education materials, programs, and events.
4. In consultation with the Ministry of Forests, the PRRD and the Provincial Emergency Program, prepare and maintain an emergency preparedness plan to maximize public safety and protection of property should a natural disaster threaten the community.



5.0 Land Use Plan

One of the primary functions of an Official Community Plan is to determine the future use and development of lands within the District of Taylor. The following policies are intended to guide decision-making on future development and redevelopment in Taylor in a manner that best reflects the interests of the entire community. All future use, development, and redevelopment of lands within Taylor must be consistent with the land use designations shown in Schedule B and described below. The following policies intend to give the District of Taylor a platform for future decision making and stability moving into the future for the benefit of the whole community.



The table below provides a high-level overview of the Land Use Designations contained within this Official Community Plan. These designations are shown on Schedule B and are described in more detail within this section.

Designation	Description
Rural Residential	Residential areas featuring single-detached homes and accessory dwelling units on existing, larger lots.
Urban Residential	Residential areas within the town site featuring smaller lots and a mixture of housing typologies.
Commercial	Areas designated for commercial are intended for a variety of commercial and service type uses, where residential uses are generally not permitted.
Industrial	Lands encompassing both light and heavy industrial, which definitions are identified in Zoning Bylaw.
Rural Resource	Lands which, by reason of their resource potential, predominantly large parcels, general arability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low-density rural uses.
Agriculture	Lands designated as agriculture are within the Agriculture Land Reserve, and are used for agricultural uses, or have permission from the Agriculture Land Commission for alternate uses.
Civic and Institutional	Uses that provide services to the community, including hospitals, community centre, places of religious worship, government buildings, schools, and cemeteries.
Parks & Recreation	Public parks and recreation facilities and uses.

GENERAL LAND USE OBJECTIVES

1. Continue using land, infrastructure, and other resources efficiently and in a manner that meet the current and future needs of the community.
2. Continue ensuring that any development applications undergo a consistent and efficient review process that aligns with the direction set out in this Official Community Plan.

GENERAL LAND USE POLICIES

1. To identify the location of land uses that support community development and the efficient use of land resources.
2. Encourage buffers between new residential development, and adjacent agricultural lands or PRRD lands, conform to the conditions specified in the Ministry of Agriculture's Guide to Edge Planning.
3. Focus on well-designed neighbourhoods to promote active lifestyles.



5.1 AGRICULTURE

The Agriculture designation is comprised of predominantly large tracts of lands located outside the municipal core area. Most lands designated as Agriculture are within the Agricultural Land Reserve.

OBJECTIVES

1. Protect agricultural heritage, culture and uses, particularly for lands within the Agricultural Land Reserve.
2. Collaborate with the Agricultural Land Commission to support shared goals.
3. Increase the quantity of local food production.
4. Continue to work with the provincial government and aggregate permit holders in effectively using and managing aggregate resources.

POLICIES

1. Direct agricultural uses to areas within the Agricultural Land Reserve.
2. Support agricultural activities in the Agricultural Land Reserve and the mandate of the Agricultural Land Commission.
3. Support Agricultural Land Reserve exclusions when it can be demonstrated that the proposal is in the best interest of the community and alternative sites involving non-Agricultural Land Reserve lands are not feasible.
4. Collaborate with the Agricultural Land Commission to ensure the development of lands within the Agricultural Land Reserve designated for future residential, commercial, and industrial uses occurs in an incremental and orderly manner.
5. Collaborate with farmers to encourage compatibility between agriculture and development through the application of the Guide to Edge Planning and other applicable resources prepared by the Agricultural Land Commission and provincial government.
6. Ensure intensive agricultural operations are suitably screened and set back from adjacent developments.
7. Continue to encourage and support local food production activities, including elements such as market gardens, farmers markets, community greenhouses and community gardens.
8. Consider the use of setbacks and buffering between non-agricultural development and the Agricultural Land Reserve boundary on non-Agricultural Land Reserve lands as per the Ministry of Agriculture's Guide to Edge Planning.
9. Recognize that soil removal within the Agricultural Land Reserve is subject to the *Agricultural Land Commission Act*.
10. The approximate location and extent of aggregate extraction sites are described below and illustrated on Schedule C:

Table 2: Aggregate Extraction Sites

Pit Name	Approximate Area
<p>Ostero Pit</p> <p>(PID No. 011-388-889) (SE ¼ Sec. 35, Twp. 82, Rge. 18, W6M, Except Plan 8162) (PID No. 014-601-079) (Part Sec. 26, Twp. 82, Rge. 18, W6M) (PID No. 014-601-089) (Part Sec. 25, Twp. 82, Rge. 18, W6M) (PID No. 016-354-150) (SW ¼ Sec. 35, Twp. 82, Rge. 18, W6M)</p>	<p>318 acres</p>
<p>City of Fort St. John Pit</p> <p>(PID No. 029-749-786) (Lot A, Sec. 36, Twp. 82, Rge. 18, W6M, PRRD Plan EPP58651)</p>	<p>25 acres</p>
<p>Terus Taylor Pit</p> <p>(PID No. 013-350-072) (Lot 7, Sec. 25, Twp. 82, Rge. 18, W6M, PRRD Plan 7891, Except Plan PGP38415)</p>	<p>97 acres</p>
<p>Surerus Pit</p> <p>(PID No. 012-921-271) (Lot A, Sec. 30, Twp. 82, Rge. 17, W6M, PRRD Plan 9623)</p>	<p>15 acres</p>

11. Work cooperatively with the provincial government to ensure the location of aggregate sites are compatible with adjacent land uses.
12. Consider permitting soil removal if it conforms to the District of Taylors’ Soil Removal Permit Bylaw and/or has Agricultural Land Commission permission if required.
13. Encourage that aggregate extraction operations utilize effective noise and dust control measures.
14. Work with the aggregate permit holders and the provincial government to ensure that aggregate sites are reclaimed once aggregate resources are depleted.

5.2 RESIDENTIAL

Taylor is a friendly, welcoming and liveable community, where opportunities for all people exist. Throughout the planning process, the residents of Taylor clearly describe housing as one of their most fundamental needs and envision a future where diverse housing choices are available for people of different ages, incomes, abilities and life stages. Various densities and servicing requirements for two main types of residential development are provided for in this plan to accommodate the community's needs.

OBJECTIVES

1. Provide opportunities for a wide range of housing forms at various densities and numerous forms of tenure, and to accommodate all income levels, age groups and household types.
2. Ensure that future residential development is compatible with adjacent uses, is of high quality and is visually appealing.
3. Encourage residential densification where appropriate and servicing can be provided.
4. Promote Taylor's residential housing advantages, including low municipal taxes, good quality water, excellent elementary schooling, and high level of recreation facilities.
5. Promote Taylor as the most desirable place to live in the Peace.

POLICIES

1. Ensure that there is an adequate supply of residential land available to meet a diverse range of housing needs as they change over time.
2. Support home-based businesses in all residential designations, provided they are clearly secondary and incidental to the principal residential use and encourage relocation to commercial areas as the home-based business experiences growth.
3. Recognize the value of home-based business as a means of promoting entrepreneurship in Taylor and as an affordable entry point into starting new businesses.
4. Recognize secondary suites and accessory dwelling units as affordable housing options that are permitted within low density residential neighbourhoods.
5. Ensure that all new residential development considers, minimizes, and mitigates impacts on ecological features such as steep slopes, water courses, riparian areas, environmentally sensitive areas, and the Agricultural Land Reserve.

The above noted objectives and policies apply to all residential development. The following sub-sections identify additional policies applying to the two specific categories of residential land use.

5.2.1 Rural Residential

Rural Residential lands are associated with larger parcels, are primarily agricultural in nature, are of limited supply and located outside of the heart of the community. They are to be used primarily for low density

single-detached housing. These kinds of neighbourhoods enable and protect a rural lifestyle on larger parcels, which are generally not serviced. Accessory uses such as suites, home based businesses or industries, occupations and bed and breakfasts may also be permitted in these areas.

POLICIES

1. Schedule B – Land Use Designations will identify the areas where rural residential development of up to 15 units per hectare is permitted.
2. Support Rural Residential development that provides for a rural living lifestyle, and that are independently serviced or does not require costly extension of municipal services.
3. Unserviced Rural Residential parcels should be independently serviced, subject to provincial regulations for sewage disposal requirements.

5.2.2 Urban Residential

Urban Residential development shall provide convenient and attractive residential neighbourhoods that are serviced by municipal services, roads and utilities. The existing urban residential pattern in Taylor is divided by Highway 97N (Alaska Highway) and its associated frontage roads. The residential density is well mixed and is generally within easy walking distance of commercial, recreational and institutional facilities.

POLICIES

1. Lands designated as Urban Residential will be found within Taylor's core and situated on smaller parcels.
2. Schedule B – Land Use Designations will identify the areas where urban residential development of up to 40 units per hectare is permitted. Separate zones will be developed in the zoning bylaw to accommodate a range of housing types, including:
 - a. Single-detached dwelling;
 - b. Duplex, triplex, fourplex;
 - c. Multi-unit residential, such as apartments and townhouses; and
 - d. Affordable and/or special needs housing.
3. Urban Residential developments shall be serviced with municipal services.
4. Encourage the infill, redevelopment, and intensification of vacant and underutilized residential lands in existing neighbourhoods designated as Urban Residential, focusing on Jarvis Crescent, the lands east of Deer Run, and the lands west and south of the Lone Wolf Golf Course.

5. Direct multi-unit residential developments to locate near major roads and on the lands west and south of the Lone Wolf Golf Course.
6. Support new Urban Residential development that is planned in a comprehensive manner that can be feasibly connected to municipal services and utilities, and considers roadway safety, density and the form and character of the neighbourhood.

5.3 COMMERCIAL

Historically, commercial development has paralleled either side of Highway 97N (Alaska Highway), bisecting the community. Taylor acknowledges and supports the presence and further growth of existing businesses and seeks to encourage new business that offer a range of products and services to establish in the community. The District has ample commercial land available to facilitate economic development. The heart of Taylor's commercial land use is located between Pine Avenue and 103rd Avenue and strives to be the hub of activity in Taylor.

OBJECTIVES

1. Develop an inviting and accessible retail and commercial hub between Pine Avenue and 103rd Avenue.
2. Retain existing businesses and attract new businesses to Taylor.
3. Differentiate between commercial and industrial business opportunities and ensure that each are directed to appropriately designated lands.
4. Ensure that commercial development located along Highway 97N (Alaska Highway) presents a positive visual appearance to the travelling public.
5. Support a range of commercial uses that focuses on meeting the needs of the community residents and maximizes local retail.
6. Support a range of tourism accommodations, services and activities that cater to tourism and the travelling public alike.
7. Work together with the Ministry of Transportation and Transit to ensure that commercial development is compatible with the road network system and consider public safety a priority.

POLICIES

1. Direct new commercial businesses to lands designated as Commercial.
2. Encourage and support the area between Pine Avenue and 103rd Avenue as a key employment node for commercial businesses.
3. Explore ways to attract new businesses to establish in Taylor.
4. Where feasible, encourage the development of mixed-use buildings with commercial uses on the ground floor and multi-unit residential uses above the ground floor.
5. Ensure that all new development is visually appealing and well built.
6. New commercial developments must connect to municipal sewer and water services.
7. New commercial developments shall ensure adequate accessibility for vehicles, transit, pedestrians, cyclists, and people of all abilities.
8. Ensure that required parking areas for commercial developments include Crime Prevention Through Environmental Design principles in their design and construction.
9. Encourage the infill, redevelopment, and intensification of vacant and underutilized commercial lands that parallel Highway 97N (Alaska Highway) and are designated as Commercial.
10. Support the development of commercial daycare facilities in the community to meet the needs of residents.
11. Support the creation of public gathering spaces, such as coffee shops.





5.4 INDUSTRIAL

The District of Taylor is the hub for many industrial facilities. Much of the current activity is focused on natural resource extraction activities. A diversified and stable industrial base that supports and complements this activity will contribute to a more resilient and sustainable community.

Industrial activity in Taylor can be described as either Light Industry or Heavy Industry and are further differentiated in the zoning bylaw. In general, light industrial operations are those that primarily provide support products and services to local businesses, agriculture and natural resource sector operations. Heavy industrial development consists of large manufacturing and processing plants and facilities often located in the eastern quadrant of the community.

A portion of lands located north of Pine Avenue on the east side of the Highway 97N (Alaska Highway) functions as a buffer between industrial uses to the south and residential to the north. These properties serve as a transition area in the District's Zoning Bylaw.

OBJECTIVES

1. Continue to support a diversified and stable industrial base on currently designated Industrial lands.
2. Ensure suitable land use transitions between industrial uses and other users.
3. Continue to assess industrial land needs as part of a general industrial and employment strategy for Taylor, to ensure the supply chain for business development, employment opportunities, innovation and entrepreneurship is maintained.
4. Encourage initiatives taken by industry to minimize conflict with adjoining land and uses currently in place.

POLICIES

1. Encourage the infill, redevelopment, and intensification of vacant and underutilized industrial lands.
2. Provide adequate amounts of industrially designated land to facilitate economic development without contributing to industrial sprawl.
3. Lands designated as Industrial shall be serviced with municipal sewer and water services.
4. Protect environmental features such as watercourses or habitat areas within industrial areas, by directing industrial development away from environmentally sensitive areas.
5. Minimize land use conflicts between industrial uses and other land uses.
6. Encourage industrial businesses to consider, and use, available technology to reduce or eliminate noise, odours, traffic, visual or emission conflicts.
7. Support industrial businesses to develop an eco-industrial network to build efficiencies in energy, resource use, and waste management.
8. Encourage the consideration of landscaping, screening, and building style and form on industrial lands.
9. Work together with the provincial government to ensure that industrial development is compatible with the road network system and to consider public health safety a priority.
10. Direct vehicular access to heavy industrial areas away from residential areas wherever possible.
11. Have all industrial development conform to regulations and conditions of the provincial air quality management program.
12. Support airshed management planning and commitments in Taylor which will benefit the community.
13. Promote renewable and/or energy efficient practices in local industries.
14. Contain heavy industrial use to the eastern quadrant of the municipality based on the predominant southwestern prevailing winds and potential airshed impacts to the community.
15. Light industrial uses should only be permitted to the extent that they do not generate any significant noise, odours, toxic waste or increased heavy truck traffic associated with heavy industrial uses.

5.5 RURAL RESOURCES

The Rural Resource designation is comprised of larger tracts of lands located outside the Taylor's core area. Many of the lands designated as Rural Resource encompass steep slopes and other areas of land that may reduce the development potential of these lands.

OBJECTIVES

1. Maintain rural lands for rural uses.
2. If and when natural resource extraction is accommodated, ensure mitigation of impacts to adjacent lands.

POLICIES

1. Lands designated as Rural Resource will be accommodated by a zone that facilitates and supports the resource development potential of this area.
2. Establish buffer areas between rural resource uses and farming and residential uses to reduce the potential for land use conflicts.

5.6 CIVIC AND INSTITUTIONAL

The Civic and Institutional land use designation is held in private or public ownership for uses that provide services to the community, including community centres, places of worship, government buildings, schools, infrastructure facilities, and cemeteries.

OBJECTIVES

1. Ensure sufficient land is available for civic and institutional uses, to facilitate long-term sustainable community development.
2. Provide for community-based institutional uses, including schools, places of worship, gyms, arenas, and other facilities for the purposes of learning, reflection, sports and recreation, and social activity.
3. Collaborate with School District No. 60 in planning for future school facility needs.
4. Continue to support high quality civic and institutional facilities and services in Taylor to enhance the quality of life experienced in the community.

POLICIES

1. Lands designated as Civic and Institutional will be accommodated by a zone that facilitates and supports civic or institutional development.
2. Ensure that new civic or institutional developments are universally accessible and include public safety design measures.
3. Ensure long-term financial planning and community planning is completed to support the District's level of service and provision of facilities.
4. Collaborate with School District No. 60 in addressing the future needs of the Taylor Elementary school that may include re-establishing a priority for a new school.
5. Work with the school district, industry, regional and provincial government to address community health and safety concerns with regards to emergency response.

5.7 PARKS AND RECREATION

Parks, natural areas and trails have been found to be a key contributor to the quality of life for residents in a community. Active lifestyles are part of the foundation to developing a sustainable and healthy community in both the present and the future. The parks and recreation land use designation are used to accommodate the development of parks, natural areas, trails and recreational facilities within the District of Taylor. The District of Taylor will work collaboratively with the provincial government, community organizations, public interest groups and all members of the community to continue to provide a diverse range of recreational opportunities that fulfils the recreational and social needs of its residents.

OBJECTIVES

1. Create an accessible recreation system that connects community parks, trails and open spaces within the community that will provide recreation and leisure opportunities for all residents and visitors.
2. Foster an awareness of the need for environmental protection and the importance of preserving wildlife and habitat connectivity in the area covered by this Official Community Plan, by directing development away from such areas.

POLICIES

1. Ensure parks and recreation space is considered in new residential areas.
2. Lands designated Park and Recreation will be accommodated by a zone that supports the following uses: parks, trails, outdoor tracks, golf course, ball diamonds, pickleball and tennis courts, and open space.
3. Designate sufficient parks and recreation space to accommodate future population growth.
4. Identify, protect, and enhance public views and vistas within Taylor's parks, trails, and open space environments.
5. Plant locally native trees in conjunction with the development of new parks and trails.
6. Enhance or create new public open space and parks in new residential areas, and that these areas are linked and are complimentary to existing recreational amenities.
7. Maintain and expand year-round recreational facilities and programs, both indoor and outdoor, that are accessible and meet the community's evolving needs.
8. Encourage partnerships in developing and enhancing outdoor and indoor recreational opportunities.
9. Collaborate with stakeholders and agencies having jurisdiction to discourage damage caused by all-terrain vehicles, especially for the protection of the Peace hillsides.
10. Protect and identify issues of air quality and work collaboratively towards managing development in such a manner that minimizes impacts and reduces greenhouse gas emissions.
11. Protect environmentally sensitive areas due to their biological diversity and key importance as habitat and wildlife connectivity.
12. Work collaboratively with the provincial government on water protection.



6.0

Implementation

The simple act of stating community objectives and policies never assures their realization. Rather, it is necessary to use a variety of methods to confirm that aspirations of the community are consciously being worked towards. To fulfil the vision expressed in Part 2 of this plan, the policies contained in the previous sections must be implemented. A program of implementation helps to facilitate the orderly development and control of land in the best interest of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and council policies.

This section identifies some of the most significant ways that this Official Community Plan will be implemented. It is not intended that these will all be obligatory or all inclusive. Rather, they are intended to be illustrative. Through the life of the plan, individual actions will be assessed on their own merits. The Official Community Plan can serve as a guiding force and framework for decision-making.

Effective implementation of these policies is the key to transforming this document into reality and keeping the plan's vision alive and relevant. Given the broad nature of these policies, implementation will require the involvement of many individuals and organizations in a variety of different ways.

There are several strategies that can be used to implement this Official Community Plan including:

- Land use designations
- Zoning bylaw and Temporary Use Permits
- Other municipal tools
- Municipal leadership
- Public awareness and involvement
- Annual reporting
- Fiscal program

1 ZONING BYLAW AND TEMPORARY USE PERMITS

The Zoning Bylaw is one of the principal tools used to implement the Official Community Plan's land use designations and policies. Amendments to the Zoning Bylaw may be necessary to bring it into conformity with the direction outlined in the Official Community Plan with respect to encouraged land uses, densities and building heights. Such amendments will be considered as part of the Zoning Bylaw update underway to ensure its compatibility with this Official Community Plan.

The District will amend the Zoning Map only when satisfactory development plans are submitted or where necessary to fulfil objectives of the plan. Pre-zoning without adequate development control is not acceptable.

Uses not explicitly permitted in the Zoning Bylaw may be permitted on a temporary basis throughout Taylor through the issuance of a Temporary Use Permit, as per the *Local Government Act*.

The District of Taylor will:

1. Consider applications for Temporary Use Permits based on the following:
 - a. Compatibility of the proposed use with any existing uses on the property and the surrounding area;
 - b. Compatibility of the proposed use with the property's Land Use Designation and the overall policy direction of the Official Community Plan;
 - c. Potential for impact on any nearby environmentally sensitive areas;
 - d. Minimal impact on existing servicing infrastructure;
 - e. Any proposed alterations to the site may be deemed temporary in nature;
 - f. The proposed use is temporary or seasonal; and
 - g. No noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences will be caused.
2. Apply any conditions to a Temporary Use Permit, including but not limited to the hours of operation, maximum gross floor area, maximum lot coverage, landscaping, site rehabilitation, screening and fencing, or any other matters deemed appropriate by Council.
3. Issue a Temporary Use Permit for a period of up to three years.
4. Issue Temporary Use Permits in all areas of the District.

2 OTHER MUNICIPAL TOOLS

All District of Taylor plans, policies and bylaws that are prepared after the adoption of this plan, should include an Official Community Plan Consistency Statement.

The District of Taylor will ensure that applicable studies and relevant information are provided to the District to evaluate the impact of a proposed development. Pursuant to the *Local Government Act*, Development Approval Information may be required for zoning bylaw amendments and Temporary Use Permits.

Development Approval Information may be required to better understand the potential impact of proposed development on the community, particularly:

- District infrastructure (sanitary sewer, water, stormwater).
- Public facilities (schools and parks, community services, recreation, culture, and wellness facilities);
- Transportation patterns and networks;
- The natural environment and environmental hazards;
- Economic and social development, including community services; and,
- Climate action including greenhouse gas reduction, energy conservation, and water conservation.

The District's Development Procedures establishes what type of information may be required and in what circumstances.

The District of Taylor will designate all lands within its boundaries as an area in which development approval information may be required.

3 MUNICIPAL LEADERSHIP

The District can demonstrate leadership through its actions, which is to lead through example. Municipal endeavours should incorporate sound principles of sustainability and liveability, whenever practical. Similarly, the District and others should assess their current practices to identify ones which might be working against the community achieving its vision. Reports to Council should include a section describing their relevance to the Official Community Plan. This should include reference to social, cultural, economic and environmental implications.

4 PUBLIC AWARENESS AND INVOLVEMENT

Building public awareness and understanding of the goals of the Official Community Plan and its policies are integral to achieving support for the plan and its effective implementation. Public involvement in Taylor is essential to maximize community benefits and minimize negative impacts. In this regard, the District will continue to work towards improving its communications and public engagement practices in the implementation of this Official Community Plan. In cases where the District is already involved in actions, communication of plans and progress is imperative to ensure the community is aware of the work being done. Also, as progress is made the District should highlight these successes in the public realm.

Individual actions by residents, business operators, employees, property owners, developers, etc. will have a profound effect on helping the District achieve its vision. This occurs through all aspects of community life including individual actions; participation in public events; developments that meet public objectives; and social, cultural, economic and environmentally responsible actions. Only the coordinated results of these groups will allow us to make the community's vision a reality.

5 ANNUAL REPORTING

The implementation of the Official Community Plan actions will require commitment by Taylor staff and require reviewing and tracking of progress. It is suggested that the District includes a section in the Municipal Annual Report that will be brought to District Council and the public to highlight successes as well as challenges to achieving progress.

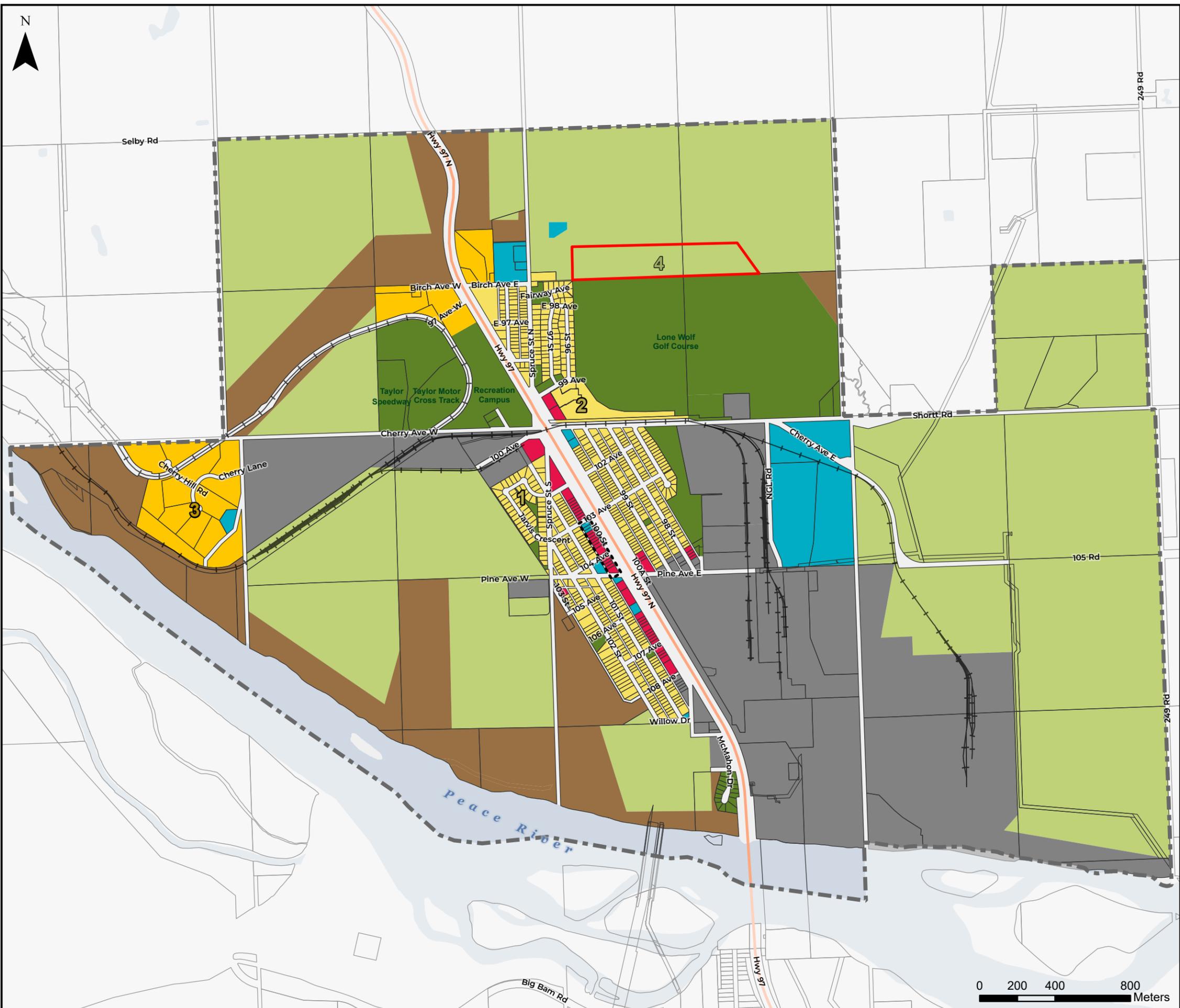
6 FISCAL PROGRAM

Implementation of many of the policies contained in this plan depends on the expenditure of District funds. The Five-year Financial Plan, Annual Report and Reserve Funds must reflect the policies of the Official Community Plan regarding the physical infrastructure.

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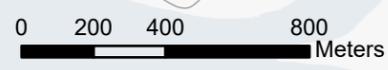
Official Community Plan Bylaw No. 880, 2025 Land Use Designations



- Municipal Boundary
 - Legal Boundary
 - Future Growth Area
 - Downtown
 - Railway
- Official Community Plan Designation**
- Agriculture
 - Rural Resource
 - Rural Residential
 - Urban Residential
 - Commercial
 - Industrial
 - Parks & Recreation
 - Civic & Institutional

SOURCE:
Municipal boundary, Agricultural Land Use and Digital Road Atlas from Data BC.
Water features from the National Hydro Network, NRCAN.
Parcels from Parcel Map BC - Integrated Cadastral Information Society.
Date of data access: September 2023

BYLAW NO.	AMENDMENTS	DATE



SCHEDULE B

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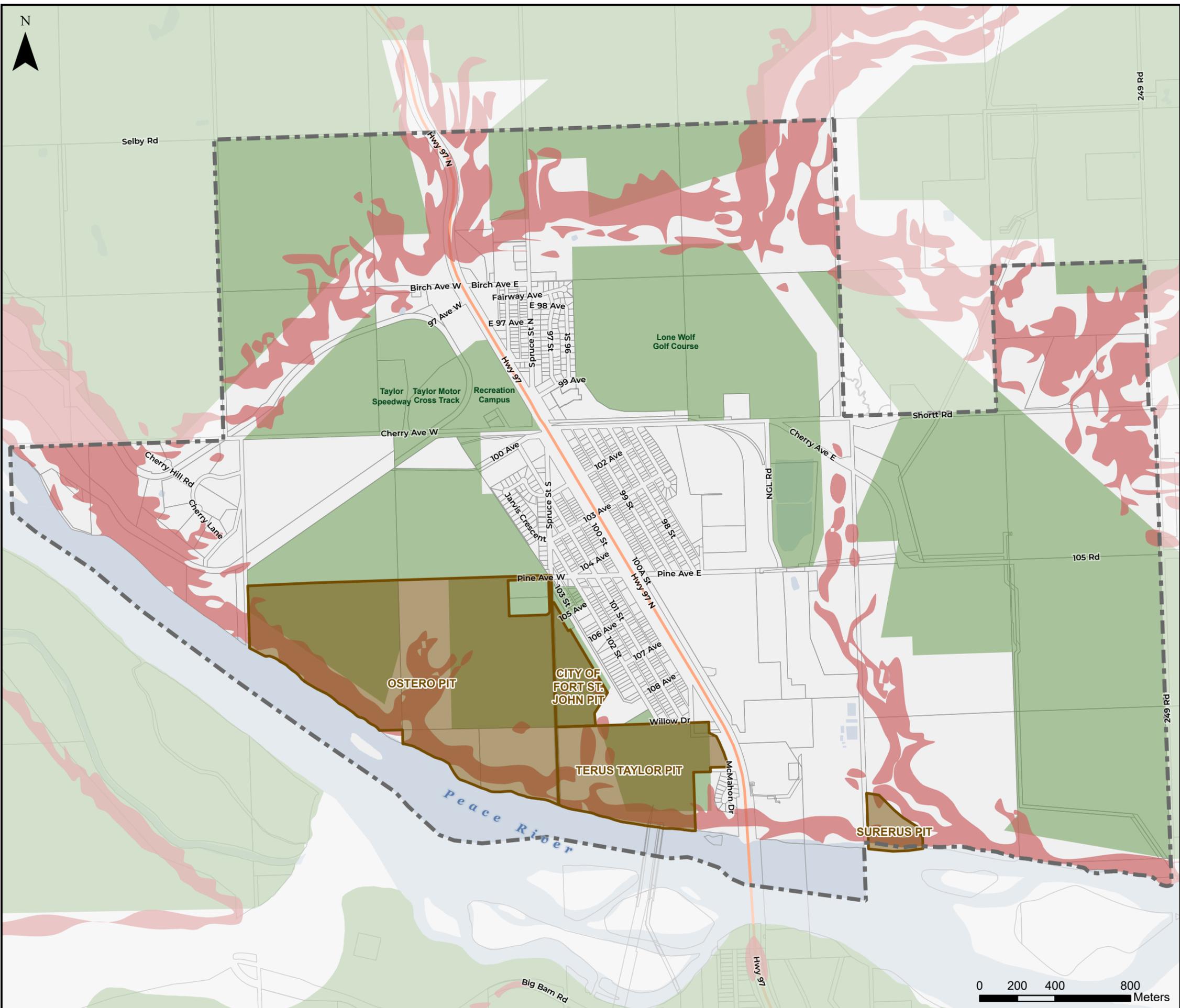


Official Community Plan Bylaw No. 880, 2025 Natural Assets

-  Municipal Boundary
-  Legal Boundary
-  Aggregate Deposits
-  Agricultural Land Reserve
-  Slope >= 25%

Note:
Areas that have a slope of 25% or greater are designated solely for visual purposes. These areas were determined using publicly available digital terrain models (DEM) with a resolution of 20m. For more accurate slope information, acquiring a DEM with a higher resolution is strongly recommended.

SOURCE:
Municipal boundary, Agricultural Land Use and Digital Road Atlas from Data BC.
Water features from the National Hydro Network, NRCAN.
Parcels from Parcel Map BC - Integrated Cadastral Information Society.
Slope >=25% areas calculated from CDEM, Natural Resources Canada.
Date of data access: September 2023



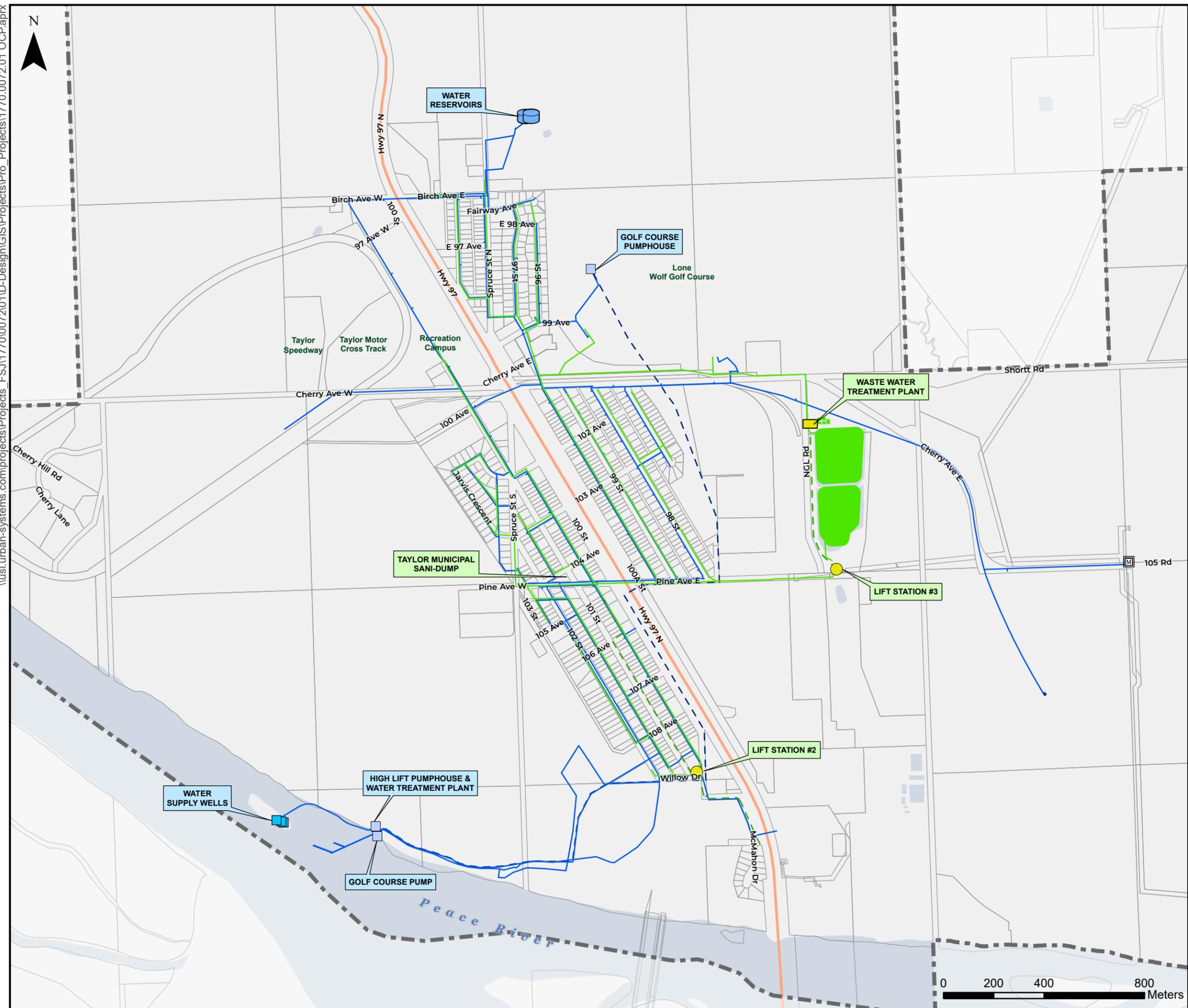
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SCHEDULE C

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Official Community Plan Bylaw No. 880, 2025 Infrastructure



- Municipal Boundary
- Legal Boundary
- Water System**
 - Meter Station
 - Production Well
 - Pump Station
 - Reservoir
 - Main
 - Irrigation Line
- Sanitary System**
 - Lift Station
 - Treatment Plant
 - Detention Pond
 - Gravity Main
 - Pressure Main

SOURCE:
 Municipal boundary and Digital Road Atlas from Data BC.
 Water features from the National Hydro Network, NRCAN.
 Parcels from Parcel Map BC - Integrated Cadastral Information Society.
 Infrastructure data maintained by Urban systems Ltd.
 Date of data access: September 2023



SCHEDULE D

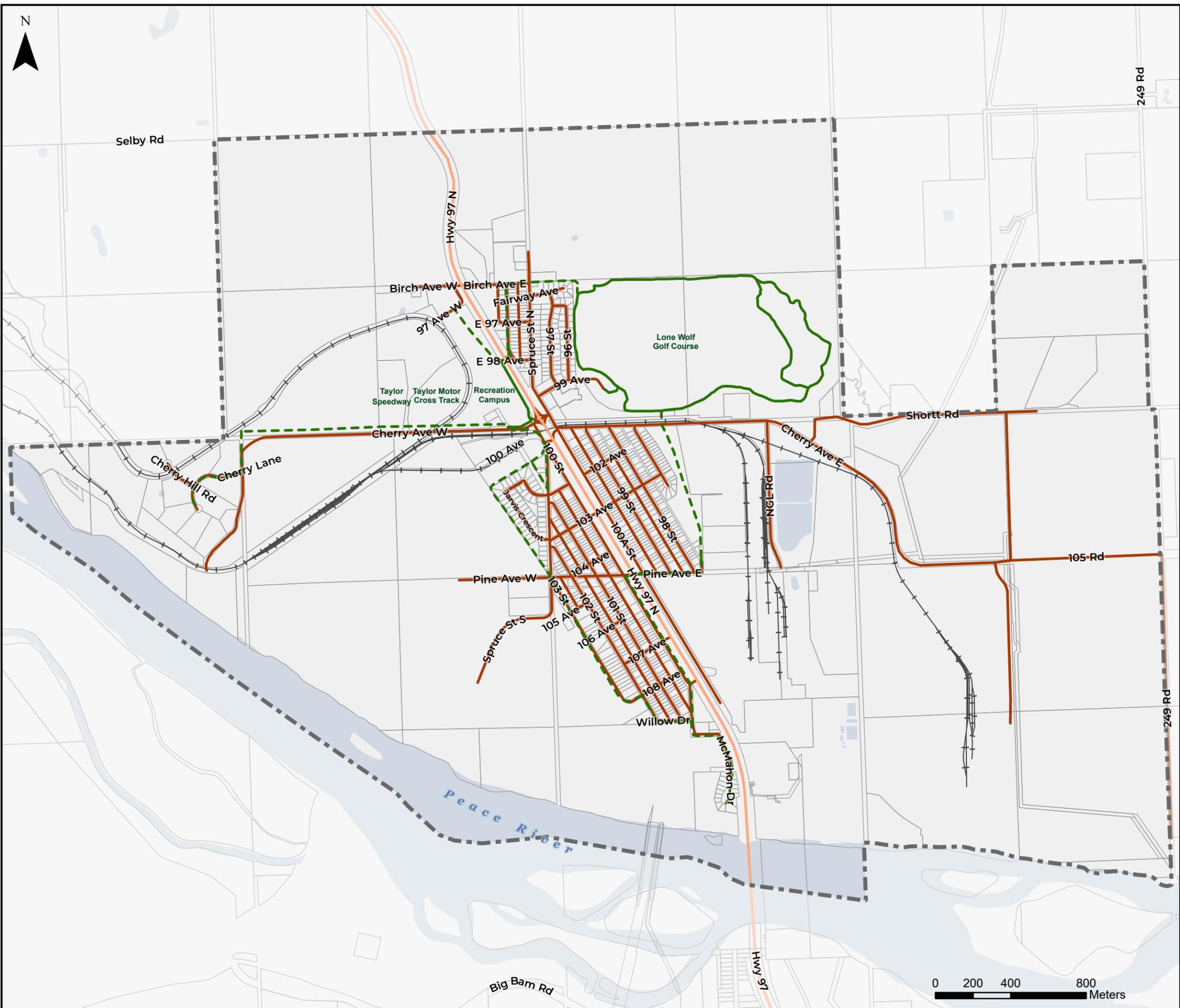
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Official Community Plan Bylaw No. 880, 2025 Transportation

-  Municipal Boundary
-  Legal Boundary
-  District of Taylor Roads
-  Active Trails
-  Future Trails
-  Railway

SOURCE:
 Municipal boundary and Digital Road Atlas from Data BC.
 Water features from the National Hydro Network, NRCAN.
 Parcels from Parcel Map BC - Integrated Cadastral Information Society.
 Infrastructure data maintained by Urban systems Ltd.
 Date of data access: September 2023



SCHEDULE E