

CARIBOO REGIONAL DISTRICT

LAC LA HACHE AREA

OFFICIAL COMMUNITY PLAN

ADOPTED APR 18 1997

ACKNOWLEDGEMENT

The Cariboo Regional District acknowledges the time and contribution made by the residents and property owners of the Lac La Hache area while preparing the Lac La Hache Area Official Community Plan.

I,

Ted Armstrong Chairman,
Cariboo Regional District,
Director of Electoral Area “A”

Al Richmond
Director of Electoral Area “G”

CARIBOO REGIONAL DISTRICT
LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN
BYLAW NO. 3200

A bylaw providing goals, objectives and policies for the orderly development, preservation and enhancement of the Lac La Hache area.

WHEREAS the regional board may, pursuant to Section 944 of the *Municipal Act*, adopt by bylaw a community plan;

AND WHEREAS the Board of Directors of the Cariboo Regional District deems it necessary to adopt an official community plan in order to ensure orderly development in the Lac La Hache area;

AND WHEREAS the Lac La Hache Plan Area has been designated a community plan area by the regional Board of Directors;

NOW THEREFORE, the Board of Directors of the Cariboo Regional District, in open meeting assembled, enacts as follows:

TITLE

1. This bylaw may be cited as the “Lac La Hache Area Official Community Plan Bylaw No. 3200, 1996”.

APPLICATION

2. This bylaw is applicable to all land within the boundaries of the Lac La Hache Plan Area as shown on Schedule B.

ORGANIZATION

3. Schedules A, B, C, D and E and Appendixes I, II, III and IV of the Lac La Hache Area Official Community Plan are attached hereto and form part of this bylaw.’ The schedules and appendixes are titled as follows:

Schedule A: Introduction, Community Goals, Objectives and Policies, Plan Implementation, Plan Review and Amendment Process;

Schedule B: General Land Use Designations Map;

Schedule C: Development Permit Area Map;

Schedule D: Major Road Network and Sand & Gravel Reserve;

Schedule E: Water and Sewer Service Area Boundary;’

Appendix I: Land Use Designations Matrix;

Appendix II: Agricultural Land Reserve Boundary Map;

Appendix III: Land ‘Recommended for Exclusion from the Agricultural Land Reserve; and,

Appendix IV: Terrain Suitability for Residential Settlement.

SEVERANCE

- 4. If a section, subsection, sentence, clause or phrase of this bylaw is for any reason found to be invalid by the decision of a court in competent jurisdiction, such decision shall not affect the validity of the remaining portions of the bylaw.

WHEREAS a Public Hearing was held on the day of, 1997

READ A FIRST TIME this day of , 1996

READ A SECOND TIME this day of , 1996

READ A THIRD TIME this day of , 1997

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 3200, cited as the “Lac La Hache Area Official Community Plan Bylaw No. 3200, 1996”, as read a third time by the Regional District Board on the _____ day of _____, 1997.

Dated at Williams Lake, BC this day of , 1997.

Secretary

Approved by the Minister of Municipal Affairs this _____ day of _____, 1997.

ADOPTED this _____ day of , 1997.

Chairman

Secretary

TABLE OF CONTENTS

	Page No.
SCHEDULE A:	
Introduction.....	7
1. Local Government in British Columbia.....	8
1.1 Historical Background	8
1.2 The Role of Regional Districts	8
1.3 The Cariboo Regional District.....	9
2. The Official Community Plan: A Planning Tool.....	11
3. Lac La Hache Area Planning Process.....	12
4. Definitions.....	13
 Community Goals	 15
 Objectives and Policies	 17
1. Agricultural	18
2. Resource Areas.....	22
3. Acreage Reserve.....	24
4. Development Permit Areas	26
5. Industrial Development	29
6. Commercial Development.....	32
7. Residential Development	37
8. Parks, Recreation and Open Spaces	44
9. Institutional.....	46
10. The Physical Environment	48
10. Transportation	51
12. Water Resource and Water Serviced Area	53
13. Liquid Waste Management	55
14. Solid Waste Disposal.....	57
15. Public Utilities.....	58
16. Energy and Conservation	59
17. Climate Change	60
18. Comprehensive Development	62
 Plan Implementation	 63
 Plan Review and Amendment Process	 65

TABLE OF CONTENTS

MAPS AND SOME APPENDICES NOT INCLUDED IN WORD VERSION

SCHEDULE B:	General Land Use Designations Map	66
SCHEDULE C:	Development Permit Area Map	67
SCHEDULE D:	Major Road Network and Sand & Gravel Reserve.....	68
APPENDIX E	Water and Sewer Service Area Boundary	69
APPENDIX I:	Land Use Designation Matrix.....	71
APPENDIX II:	Agricultural Land Reserve Boundary Map.....	72
APPENDIX III:	Land Recommended for Exclusion from the Agricultural Land Reserve.....	74
APPENDIX IV:	Terrain Suitability for Residential Settlement	75

SCHEDULE A:

**INTRODUCTION,
COMMUNITY GOALS,
OBJECTIVES AND POLICIES,
PLAN IMPLEMENTATION,
PLAN REVIEW AND
AMENDMENT PROCESS**

1. LOCAL GOVERNMENT IN BRITISH COLUMBIA

1.1 Historical Background

The local government structure responsible for delivering local services to areas outside of municipalities in British Columbia is the regional district. Funding of local services can be achieved jointly by the regional district's rural areas and the municipalities located within its boundaries. Regional districts were developed in the 1960's and act at the local level as a very accessible and responsive government. Its staff are members of the community, and elected officials, brought together as the Board of Directors, are also local citizens. The regional Board of Directors is elected for a three-year term.

The provincial law setting the ground rules under which municipalities and regional districts must work is the *Municipal Act*. The *Municipal Act* provides a framework guiding the creation of local government and deals with all aspects of its operations, from how elections can be held and when budgets must be adopted, to what goes into a community plan or a zoning bylaw. The Ministry of Municipal Affairs offers advice and in certain instances oversees actions by the local government.

Since its creation the local government structure has evolved benefitting from its experience at local governing. The Ministry of Municipal Affairs, in turn, has transferred more power to local government to manage and administer its territory. There are also optional powers a regional district may acquire with permission from the provincial government, such as developing its own subdivision servicing bylaw or maintaining a park fund for future local recreational needs.

The Ministry of Municipal Affairs also assists regional districts, through grant programs, in the development of planning projects and capital works facilities, which include official community plans, the development of community water and sewer systems, and recreational facilities.

1.2 The Role of Regional Districts

The regional district Board of Directors is comprised of elected rural representatives and appointed municipal representatives. The regional board has administrative and legislative responsibilities similar to a municipal council.

All powers of the regional board are exercised by bylaws and resolutions which are adopted and passed at regular or specifically convened board meetings where an appropriate quorum is obtained.

Local government functions focus on two areas of activity and encompass functions such as:

INTRODUCTION

- (1) Provision of services
 - fire protection
 - parks and recreation*
 - garbage collection
 - water, sanitary and storm sewers
 - airports
 - street lights
 - libraries
 - cemeteries*
- (2) Regulations
 - building permits and inspection
 - land use planning
 - dog licensing*

* activities not performed by the Cariboo Regional District

Local government raises revenues to provide services from three main sources:

- property taxes.
- grants from other levels of government
- special user fees

On average, the money levied from taxes to provide services represents *50%* of the overall funding.

Regional districts in British Columbia ensure all residents have access to commonly needed services, no matter where they live. They are one of the most innovative forms of local government in Canada. They respond to locally expressed needs for services and consult with residents about which services they can provide; where they can be provided; and how the services are to be financed. Referendums and the receipt of petitions are the most used forms of consultation.

1.3 The Cariboo Regional District

The Cariboo Regional District (CRD) was incorporated in 1968 and is now divided into twelve electoral areas, each of which is represented by an elected director, and encompasses three municipalities, each of which is represented by an appointed director. Some services, such as building inspection and fire protection are provided in specific electoral areas or parts of them.

INTRODUCTION

Other services, such as the planning function or library services may or may not include the municipalities, but are provided throughout the rural areas of the regional district. The planning function of the CRD is not provided within its municipal boundaries.

The CRD encompasses an area of approximately 69,170 square kilometres, which represents close to 8% of the province of British Columbia. The population as of the 1991 census was 61,059 people. One-third of this number lives in three major settlements: Williams Lake (10,385), 100 Mile House (1,866) and Quesnel (8,179). The remaining population of 40,629 is distributed throughout the rural electoral areas of the regional district.

The CRD organization is divided into four departments which administer various functions:

(1) Development Services

This department is responsible for planning, rural refuse, solid waste management, weed control, house numbering and building inspection. The planning function is divided into current and long-range planning.

(2) Community Services

This department provides the following services: fire protection, Emergency 911 service, airports, water supply and distribution, sewage systems, recreational services and bylaw enforcement.

(3) Finance and Administration Services

This department as its name suggests fulfills financial and administrative functions related to all the services provided by the regional district.

(4) Library Services

This department of the regional district operates as the Cariboo Library Network and provides services to sixteen public libraries within the regional district: three area libraries in Williams Lake, Quesnel and 100 Mile House and thirteen community libraries in the rural areas.

The planning responsibilities of the development services department involve the preparation and administration of land use regulations and bylaws (current planning) and the development of official community plans (long-range planning). The planning department gathers statistical information and general physical information regarding rural communities and often acts as a source of information for people interested in local investment or studying certain aspects of the area for research purposes. An official community plan (OCP) is used to guide growth and development within specified areas of the regional district. A good OCP will help organize development so that the costs of services, such as water and sewer can be minimized. It will also provide information about land use activities likely to occur in a community and allows residents to play an important role in determining how their community will develop.

2. THE OFFICIAL COMMUNITY PLAN: A PLANNING TOOL

The purpose of an official community plan is to define development objectives and land use policies guiding planning officials in the decisions which will affect the future development of an area designated as the “plan area”. A community plan is adopted in bylaw form as an “official community plan” and is subsequently amended by bylaw as well. The normal process for adoption of an official community plan takes two to three months following its public hearing. Since the plan is made official by approval from the Ministry of Municipal Affairs, no further approval is required for subsequent implementation (i.e. rezoning applications) in keeping with the official community plan.

The official community plan ensures that all future planning decisions affecting the particular area comprised by the plan will be made in accordance with the objectives and policies which are part of the official plan. Any amendment to the plan must be approved by the Ministry of Municipal Affairs and go through a public hearing process. Therefore, the future growth of the community should reflect the needs and concerns and protect the interests of the community, the regional district and the various provincial ministries. The official community plan is intended to provide stability and certainty for the future growth of the area it encompasses.

By definition, an official community plan defines broad social, economic and environmental objectives accompanied by policies (or set of actions) to guide planning officials in decisions that will affect the future development of the community. Section 945 of the *Municipal Act* describes the elements which are required to be part of an official community plan:

- (1) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- (2) the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;

INTRODUCTION

- (3) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- (4) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- (5) the approximate location and phasing of any major road, sewer and water systems;
- (6) the approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- (7) the community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing; and,
- (8) other matters that may, in respect of any plan, be required by the minister.

3. LAC LA HACHE AREA PLANNING PROCESS

In the fall of 1995, the Cariboo Regional District's planning department initiated the development of the Lac La Hache Area Official Community Plan.

The initial stage of the planning process involved gathering technical background information with respect to the plan area. This involved obtaining details on the regional context, including geographical settings and ecological resources, the description of the area's economic base and a description of residential settlements, including the profile of the various communities within the plan area, the characteristics of the built area, and a description of essential services. This data is contained within a document entitled "Lac La Hache Plan Area Technical Background Report", and is available at the Cariboo Regional District office in Williams Lake.

The planning process also involved the participation of provincial ministries, the residents of the plan area, and the Director of Electoral Area "G" and the Electoral Area "G" Advisory Planning Commission.

With the technical information in hand and input from the provincial ministries and the public, the development of the actual bylaw was initiated. The Lac La Hache Area Official Community Plan bylaw comprises goals, objectives and policies which will guide future development within the plan boundaries.

INTRODUCTION

This document will be reviewed by the provincial ministries and presented to the public for comments and further input. Once a final version of the bylaw is complete, the regional board will give first and second readings to the plan. The regional board will examine the plan pursuant to section 948 of the *Municipal Act* (adoption procedures-regional districts) and will refer the plan to those provincial agencies. Which participated in the plan preparation for confirmation. The regional district will also take the plan to public hearing to officially present the plan to the public and receive their comments. Following receipt of comments from the various provincial, agencies and the residents of the Lac La Hache plan area, the regional board will consider possible changes to the plan. Should there be any significant changes to the plan at this stage, the plan will have to be referred back to the provincial agencies for confirmation and be taken to public hearing again.

Following the public hearing, the regional board will give the plan third reading and will submit the approved community plan to the Ministry of Municipal Affairs for approval. The latter will ensure there is no conflict between the official community plan and the provincial interest, and will then approve the plan. Upon receipt of the approved plan, the regional board will adopt the plan as bylaw.

4. DEFINITIONS

The following are some of the terms used in the plan that require definition with distinction in meaning as follows:

“ALR” refers to the Agricultural Land Reserve as established under the *Agricultural Land Commission Act*, RSBC, 1979, C.9;

“controlled access highway” means the highway or portions designated or designed for through traffic;

“major collector road” means a road designed to carry traffic from local residential roads to a primary highway;

“may~” means a course of action that could be followed provided’ that specified criteria are met;

“Ministry of Health Standards” means the *Health Act* and regulations pursuant to the *Health Act*;

“minor collector road” means a road which carries traffic from a local road to a major collector road;

INTRODUCTION

“park” means an area set aside for recreational purposes, wildlife viewing or because of its visual qualities;

“primary highway” means a route numbered highway or a prime provincial trunk or artery, the function of which is to carry inter-regional traffic;

“regional district” means the Cariboo Regional District;

“school district” means the Cariboo-Chilcotin School District Number 27;

“shall” means an imperative course of action which is within the scope of the regional district’s powers to provide, enact, regulate, or enforce;

“should” means a desirable course of action to be taken by the regional district or other body or persons;

“will” means a course of action to be expected on the basis of facts.

COMMUNITY GOALS

COMMUNITY GOALS

1. to maintain residential densities that are desirable and compatible with a rural atmosphere, and reflect the community vision expressed by the residents;
2. to minimize visual, water, air and sound pollution in the Lac La Hache area by planning for the development of adequate and environmentally safe land uses;
3. to maintain adequate public accessibility to the Lac La Hache waterfront area;
4. to ensure a road system that is safe and secure for both pedestrians and vehicular traffic;
5. to minimize land use conflicts by planning for compatible adjacent uses which respect the scale of their surroundings;
6. to provide for tourist commercial opportunities and general commercial development that meets the needs of the community;
7. to protect land adjacent to the Agricultural Land Reserve from incompatible development, and to encourage agricultural activities on land with agricultural potential;
8. to support the Agricultural Land Commission in its program to protect land within the Agricultural Land Reserve from incompatible development;
9. to encourage the protection and promotion of the historical character of the community of Lac La Hache, particularly along the highway corridor;
10. to protect the lake and watercourses, which are part of the Lac La Hache watershed, from degradation and adverse environmental impacts; and,
11. to continue liaison with the relevant agencies and representatives of the province as it affects the subject area and in relation to these community goals

OBJECTIVES AND POLICIES

1. AGRICULTURAL

1.1 Objectives

- (a) *to support the Agricultural Land Commission in protecting agricultural land and agricultural opportunities in the plan area.*
- (b) *to prevent rural residential and other non-farm development from adversely affecting agricultural activities, by directing residential settlements and other development away from land which has high capability to support agriculture.*
- (c) *to protect agricultural land by maintaining parcel sizes which can economically sustain agricultural production within the plan area.*

1.2 Discussion

The backbone of the economy in the Cariboo is, and will most certainly continue to be, the resource-based industries, with the forestry and agricultural sectors being predominant. A large number of jobs in the plan area are directly or indirectly related to these industries; therefore, the protection of the land resource is a major objective of this official community plan.

Because of the nature of the soils, the major source of farm income in the plan area is obtained from two agricultural activities - ranching and forage crops. Within the plan area, very rarely do soil, climate, slope and drainage occur in a combination which is ideal for agriculture. Therefore, it is very important to safeguard those lands having a proven potential to pursue agricultural activities to protect farming operations and safeguard the livelihood of those residents dependent on the agricultural industry.

The expansion of residential settlements can contribute to the removal of land from agricultural use. Further, conflicts between agricultural and residential uses such as harassment of livestock, destruction of cattle fencing, and spread of noxious weeds, are major problems experienced by the cattle industry.

Due to enabling legislation, the management of resources is more of a provincial responsibility than a regional district responsibility. The policies of the plan will lend support to the provincial legislature in protecting the agricultural resource by preserving the conditions necessary for the productive development of both agricultural and residential land uses.

The parcel size suggested for land within the Agricultural Land Reserve indicates the regional district parcel size requirement in the event that a subdivision is approved by the Agricultural Land Commission. The subdivision of land should be regarded as an exception.

1.3 Policies

(a) Schedule B designates as:

- AGRICULTURAL

land located within the Agricultural Land Reserve (ALR), land located outside of the ALR but used for farming purposes, or land outside of the ALR but enclosed by the ALR, except:

- (i) those parcels located in a RESIDENTIAL designation; and,
- (ii) those parcels located in an INDUSTRIAL designation.

(b) Land designated AGRICULTURAL shall have a minimum parcel size of 32 hectares.

Notwithstanding the minimum parcel size required under the present bylaw, where the Agricultural Land Commission has approved the creation of a “homesite severance” under its Homesite Severance Policy, no amendment to the plan will be required for the subdivision of the parcel.

Albeit the Agricultural Land Commission may have indicated approval of or no objection to this plan, the Commission is obliged to consider individual applications for subdivision within the Agricultural Land Reserve, exclusion or exemption, on their own merit under the mandate of the *Agricultural Land Commission Act* and is not obliged to approve applications that comply with or, alternatively, to refuse applications that do not comply with the minimum lot size or density of this land use designation. Further, as per section 25.1 of the *Agricultural Land Commission Act*, the regional district has the authority to veto an application for subdivision to the Commission.

Implementation: zoning bylaw amendment

(c) Land uses permitted in areas designated as AGRICULTURAL shall be in accordance with the *Agricultural Land Commission Act*, regulations pursuant to the Act and general orders of the Commission.

Implementation: liaison with the Agricultural Land Commission

(d) When the regional district is satisfied that, to ensure future residential growth within the plan area, land within the ALR must be subdivided the regional district may support applications for the exclusion from the ALR or subdivision within the ALR of the areas shown in Appendix III (most areas presented in Appendix III have been conceded by the Agricultural Land Commission in 1983, Resolution #1415/83). The agricultural potential of these areas may be restrained or precluded by adjacent residential and other forms of development and the exclusion from the ALR or subdivision of these areas is necessary to ensure orderly and sustainable residential growth within the plan area.

The regional district will consider in priority, land which can be developed as an extension to existing residential development and which can be serviced by the Lac La Hache sewer and water systems.

Implementation: receive and consider individual applications from the landowner, in those areas recommended for block exclusions

- (e) Notwithstanding subsection (d), the regional board may support an application for exclusion from the ALR or an application for subdivision within the ALR, provided that there are no negative impacts on agriculture, where it is demonstrated that the land is physically and economically incapable of supporting agriculture or it is recognized that the land's agricultural potential is restrained by a combination of factors such as the proximity of residential development, the size, location and character of the parcel.

Implementation: discussion with proponents;
liaison with the Agricultural Land Commission

- (f) Land within the Agricultural Land Reserve recommended for exclusion shall continue to be subject to the *Agricultural Land Commission Act*, regulations thereto and orders of the Commission until it is excluded from the Agricultural Land Reserve.

After exclusion, any proposed development shall be subject to the regional district zoning regulations and shall be in keeping with the general intent of this plan and existing and proposed adjacent land uses.

Implementation: liaison with the Agricultural Land Commission;
discussion with members of the public affected by the exclusion

- (g) The protection of agriculture from the negative impacts of adjacent land uses is aided by consequential amendments to the *Land Title Act* resulting from the enactment of the *Farm Practices Protection (Right to Farm) Act*, which enable controls to be imposed on uses adjacent to agriculture, including, if appropriate, the observance of building setbacks drainage protection measures, the retention of existing vegetation, and the provision of screening and fencing, to prevent conflicts between such uses and agriculture. Conversely land uses adjacent to agricultural activities are afforded protection from such activities by the standards and guidelines laid down for agricultural practice including the "Environmental Guidelines for Beef Cattle Producers in the British Columbia", the "Agricultural Waste Control Regulation and the "Code of Practice for Waste Management".

Implementation: liaison with landowners;
liaison with the Ministry of Agriculture, Fisheries and Food;
liaison with the Subdivision Approving Officer

- (h) Wherever possible, a minimum parcel size of 1.2 hectares should be maintained in residential designated areas which abuts an AGRICULTURAL designation to minimize conflicts between agricultural and residential uses.

Further, where deemed necessary in order to avoid conflict along the agricultural residential interface, and to ensure the protection of farming in agricultural areas, the regional district may recommend or encourage that subdivision approvals be subject to provision of screening, fencing or specific siting of buildings and structures, in order to provide for the buffering or separation of residential development from farming on adjacent lands.

Implementation: liaison with the Agricultural Land Commission;
liaison with the Ministry of Transportation and Highways;
zoning bylaw amendment

- (i) Guest ranches, which conform with the current zoning bylaw regulations respecting guest ranches, shall be allowed within the AGRICULTURAL designated areas without requiring an amendment to the plan.

Implementation: zoning bylaw amendment (to include regulations on guest ranches)

- (j) Wherever feasible, future major roads, utility or communication corridors should be directed away from and around land within the Agricultural Land Reserve.

Implementation: liaison with the appropriate provincial ministries

2. RESOURCE AREAS

2.1 Objectives

- (a) *to recognize the requirement of the Forest Act and other relevant acts, and the responsibilities of the Ministry of Forests and other provincial ministries for managing land within the Lac La Hache Provincial Forest and/or vacant land within their jurisdiction.*
- (b) *to minimize conflicts between sand and gravel reserve areas and their processing operations, forest-related operations and adjacent land uses.*
- (c) *to support forest harvesting practices which protect the visual integrity of the landscape of the plan area.*
- (d) *to recognize that the ministry responsible for administering the Mines Act has jurisdiction over the province's energy, mineral and petroleum resources.*

2.2 Policies

- (a) Schedule B designates as:

- RESOURCE AREA - (RA)

parcels of Crown land designated pursuant to the *Forest Act* as part of the Lac La Hache Provincial Forest, including resource management areas as well as grazing areas, and sand and gravel reserves that are mapped by the Ministry of Transportation and Highways as depicted in Schedule D, except:

- (i) those parcels alienated by the Ministry of Forests but not yet excluded from the provincial forest; and,
 - (ii) those parcels designated as AGRICULTURAL and RESIDENTIAL on Schedule B.
- (b) All uses of Crown land within the Lac La Hache Provincial Forest will be in accordance with the provisions of the *Forest Act*, other relevant acts and regulations thereto.

All land subject to the *Forest Land Reserve Act* is governed by the uses permitted, the non-conforming status rules and the restrictions on subdivision contained in the Act. The regional district is prohibited from adopting bylaws or issuing permits that would have the effect of restricting, directly or indirectly, a forest management activity relating to timber production or harvesting on land that is Forest Reserve Land or on Managed Forest Land.

Implementation: liaison with the Ministry of Forests and other appropriate ministries;
liaison with the Forest Land Commission

- (c) The minimum parcel size within the RESOURCE AREA designation shall be 32 hectares so as to protect the watersheds within the plan area, encourage the continuation of rangelands operations, and to minimize conflict between residential and other resource land uses.

Implementation: zoning bylaw amendment

- (d) Where land within the RESOURCE AREA designation abuts a RESIDENTIAL designated area and/or where the extraction of resources might alter the visual attributes of the lake and its surroundings, the regional district shall encourage resource extraction activities to be conducted in such a manner as to maintain the visual integrity of the area.

Implementation: liaison with the appropriate provincial ministries

- (e) The Lac La Hache plan area has low to moderate mineral potential, low levels of staking and only a few documented mineral occurrences. However, all mining and mineral exploration activities are subject to the *Mines Act* and *Mineral Tenure Act* regulations. The ministry responsible for administering these acts will refer mineral exploration proposals involving surface disturbance to the regional district for review and comment.

Implementation: liaison with the ministry responsible for the *Mines Act* and *Mineral Tenure Act*

3. ACREAGE RESERVE

3.1 Objective

- (a) *to hold land within the acreage reserve designation to accommodate future residential and other development needs.*

3.2 Policies

- (a) Schedule B designates as:

- ACREAGE RESERVE - (AC)
 - (i) undeveloped land adjacent to or near existing residential development, which holds the potential to accommodate future residential demand for development;
 - (ii) undeveloped land other than adjacent to existing residential development which may hold potential for future development after detailed site analysis; and,
 - (iii) undeveloped land which is not located within the ALR or the provincial forest which may hold potential for future development after detailed site analysis.

- (b) The intent of this designation is to reserve lands for future residential development. Some areas may, however, have constraints for development and should be evaluated for site suitability, in accordance with the policies of subsection 10.3 of this plan, prior to redefinition and prior to rezoning. Therefore, prior to consideration of any amendments to this plan or zoning bylaw, a detailed hydrological and geotechnical study may be required by a qualified professional to determine where the site is suitable for development and specific conditions under which development may be carried out.

Implementation: plan and zoning bylaw amendment;
site specific hydrology and geotechnical study

- (c) The use intended for this designation is future residential development. However, if the regional district determines that a different land use is more appropriate because of factors such as the current economic context, terrain constraints and opportunities, adjacent land uses and location, consideration may be given to amending this designation to something other than a RESIDENTIAL designation.

Implementation: possible plan amendment

- (d) Proposals under this designation are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (e) Proposals under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

4. DEVELOPMENT PERMIT AREAS

4.1 Objective

- (a) *to establish policies and guidelines for the form and character of future commercial, industrial and multi-family development along the Highway #97 corridor within the Lac La Hache plan area, in continuity with the South Cariboo Area Official Community Plan, and within the water and sewer serviced areas of the townsite.*

4.2 Discussion

Pursuant to section 945(4) of the *Municipal Act*, local governments may designate certain areas within a plan area as a development permit area. A community plan may designate these areas for the following purposes:

- (a) to protect the natural environment;
- (b) to protect development from hazardous conditions;
- (c.1) to protect farming;
- (d) to revitalize commercial areas; and/or,
- (e) to revitalize commercial areas; and/or, to establish objectives and guidelines for the form and character of commercial, industrial or multi-family residential development.

The development permit specifies the conditions under which development can occur prior to a subdivision being approved, or construction of, addition to or alteration of a building, in special areas as specified in the provincial legislation. The advantage of this planning instrument is that it provides local government with the ability, where it considers special conditions exist, to make limited alterations or variances to its zoning bylaws through the development permit system rather than the more lengthy bylaw amendment process. The development permit shall not vary the use or density of the land from that permitted in the zoning bylaw.

The following policies serve to designate development permit areas, justify their designation and describe the guidelines under which development permits shall be issued by the regional district.

4.3 Policies

- (a) DEVELOPMENT PERMIT AREA NO. 1: “LAC LA HACHE HIGHWAY #97 CORRIDOR”

Category: to establish policies and guidelines for the form and character of future commercial, industrial and multi-family residential development within the development permit area.

Area: Development Permit Area No. 1, as shown on Schedule C

Justification: Commercial development in the Lac La Hache area is located along Highway #97, the principal transportation corridor through the plan area and a major view corridor. Historically, the Cariboo Highway was known as the Cariboo Wagon Road, which was the only transportation corridor going north during the Gold Rush era. The historical character of the Cariboo region is enhanced by the many buildings along the highway that date back to the Gold Rush period. As well, the “western style” homes and ancillary buildings in the community reflect the long history of ranching in the Lac La Hache area by the use of logs and other western features. Nowadays, the Cariboo Highway (Highway #97) is used by thousands of people every year making its appeal and aesthetics all the more important for the communities along its path. A primary objective of the development permit area designation is to ensure that future commercial, industrial and multi-family development along the highway corridor enhances and promotes the historical background of the highway corridor by ensuring future buildings portray the historical character of the old “Cariboo Wagon Road” or enhancing the “western theme” in continuity with the South Cariboo Area Official Community Plan. Another objective is to address concerns for proper site layout, access, parking, drainage and service connection within the sewer and water serviced area, and other site mitigation measures such as landscaping, buffering and screening to ensure that commercial, industrial and multi-family residential development does not become a nuisance to other uses in the area.

Guidelines: Prior to the construction of, addition to, or alterations to the exterior of a building, an owner of property within this development permit area shall obtain a development permit which will be issued by the regional board in accordance with the following guidelines:

- (i) Development Permit Area No. 1 - Lac La Hache Highway #97 Corridor shall include all commercial, industrial and multi-family development along the highway corridor which is within 200 metres of the highway, except where it can be proven that the development will not be visible from the highway, and within the water and sewer serviced area;
- (ii) shaped roofs with pitches other than long, continuous, flat roof lines will be preferred as the former are visually more aesthetic, and portray more adequately the “country-western” character of the Cariboo;
- (iii) the distinctive character and form of the new buildings in this development permit area shall strongly relate to the historic and rural character portrayed by the community hall and Lac La Hache Super Service gas station. As an alternative, the developer may use a facade only to depict the historical character of the area;
- (iv) the developer shall be encouraged to utilize wood as an exterior building material to reflect the “country-western” character of this area; however, other alternative building materials will be considered provided they maintain the character intended;
- (v) parking spaces should be in small groupings with visual breaks, separated

from the main highway by landscaping, and screened from adjoining non-commercial, non-industrial and non-multi-family properties by landscaping;

- (vi) all outdoor loading areas, storage areas and garbage receptacles shall be, wherever possible, located at the rear of buildings out of view from Highway #97 and shall be screened from adjacent property with solid fencing or landscaping to protect the aesthetic views from surrounding properties and the highway;
- (vii) signage should be low in order to be unobtrusive, and should be in keeping with the “country-western” character of this area; lettering, size, support structure and material should contribute to safeguard this attribute; and,
- (viii) the provision of a walkway along the highway to promote safe pedestrian movement and easier pedestrian access to the various commercial outlets located within the Lac La Hache townsite area should be regarded as a priority.
- (ix) Proposals under this designation are required to be supported by the policies of Section 16 Energy & Conservation
- (x) Proposals under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: development permit

- (b) Notwithstanding subsection (a), and where allowed under the existing zoning regulations, the development of or addition to a single-family residential dwelling, or of an ancillary buildings to a residential use on any parcel within a Development Permit Area No. 1:
Lac La Hache Highway #97 Corridor, will not require a development permit.

Implementation: liaison with property owners

- (c) In accordance with section 945(4.1) of the *Municipal Act*, a development permit will not generally~ be required at the time of subdivision. Matters respecting the character of development, including landscaping, and the siting, form, exterior design and finish of buildings and structures are better addressed at the time of development and, as such, will require landowners to present a development strategy acceptable to the regional board, and the subsequent issuance of a development permit, prior to building permit issuance.

Implementation: development permit

5. INDUSTRIAL DEVELOPMENT

5.1 Objectives

- (a) *to limit the designation of land for industrial activities to those areas where they may be compatible with existing land uses, screened from residential areas and located away from the lake.*
- (b) *to limit industrial activities to existing activities and to proposals with low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal.*
- (c) *to provide for flexibility and diversity of uses in the serviced townsite area, and encourage the location of light industrial uses in combination with commercial uses along the “main street” area of the townsite.*

5.2 Discussion

The industrial sector of Lac La Hache is not a significant part of the local economy. Proposals for heavy industrial activities have in the recent past met with strong local opposition. Primarily, residents are concerned with the potential for pollution of the lake, noise generated by heavy operations and the visual impact on the scenic area.

In order to maintain a generalized approach to this plan, only one “INDUSTRIAL”. designation shall be shown on the plan map. However, the policies of this plan provide guidelines for zoning properties into the appropriate industrial category.

5.3 Policies

- (a) Schedule B designates as:
 - INDUSTRIAL - (M)

those parcels currently zoned Industrial as per the current zoning bylaw and those which have the potential to accommodate other industrial uses.
- (b) The regional board may consider proposals for the redesignation of lands to industrial use in accordance with the following criteria:
 - (i) easy rail and/or road access to and from the site are available;
 - (ii) water supply, topography and soil characteristics of the site are conducive to operating the industrial activity in a safe manner for the operators and the environment;
 - (iii) servicing is or can be made available (i.e. water, sewage, gas, hydro);

- (iv) where the proposal will not provide adverse social and economic impacts on the surrounding area;
- (v) where the proposal is compatible with surrounding land uses in the immediate area;
- (vi) where the proposal will not create an adverse visual impact on nearby residential areas, and may include consideration of landscaping and/or screening site mitigation measures;
- (vii) the subject property is not within close proximity to Lac La Hache and other waterbodies; and,
- (viii) the industrial use shall have proven low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal, and low noise level.

Implementation: plan and zoning bylaw amendments; development permit approval process

- (c) Heavy industrial uses are not considered compatible with a rural residential environment; as such, the rezoning of land for intensive industrial activities such, as animal processing, autowrecking, and asphalt manufacturing, will not be considered within the plan area.

However, limited wood processing industries and sand and gravel extraction may be permitted within the RESOURCE AREA designation as may be required from time to time, subject to zoning approval of the regional district.

Implementation: discourage plan and rezoning bylaw amendments for heavy industrial uses;
zoning bylaw amendment within the RESOURCE AREA designation

- (d) Industrial activities which may potentially create adverse environmental impact or health hazards, or which are regarded as incompatible with the land uses of the plan area, will not be considered.

Implementation: discourage plan and zoning bylaw amendments which are incompatible or which may create adverse environmental impact or health hazards

- (e) In those areas designated as a development permit area, the construction of, addition to or alteration to the exterior appearance of an industrial building or industrial structure must not commence until the owner first obtains a development permit as per section 4 of this bylaw. The development permit is required to ensure aesthetic criteria are implemented, the protection of the historical character is encouraged, industrial property is landscaped so as to create a buffer between differing land uses, and adequate off-street parking is available. Further, as per policy 4.3(c), a development permit may not be required when land is being subdivided within a development permit area.

Implementation: development permit, where applicable

- (f) In those areas designated for both industrial and commercial use along the “main street” area of the townsite, where sewer and water services are available, a range of light industrial uses may be located subject to rezoning and development permit issuance to address concerns for proper site layout, access and parking, building facade, drainage and service connection, and other site mitigation measures, such as landscaping, buffering and screening, so as not to become a nuisance for other uses in the area. Permitted light industrial uses may include: construction; repair and storage of boats, signs, trailers, pre-fabricated buildings and, recreational vehicles, and bicycles; manufacturing, processing, packaging, and light assembly of dairy, food and meat products; peat and other soil products; products using recycled materials; wood-based, value-added products, including household furniture, mouldings and trims; warehousing; bottling and distribution plants; printing facilities; packing and crating; building and hardware supplies; landscape, yard and garden supplies; contractor offices and shops (excluding outside storage); mini-storage and self-storage (excluding outside storage).

Implementation: zoning bylaw amendment; development permit

- (g) Proposals under this designation are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (h) Proposals under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

6. COMMERCIAL DEVELOPMENT

6.1 Objectives

- (a) *to maintain a level of commercial activity that responds to the servicing needs of the local residents, vacationers and visitors.*
- (b) *to promote commercial activities which have low water usage requirements, low air emissions, as well as low or recyclable solid and liquid waste disposal.*
- (c) *to ensure that commercial activities are compatible with the character of the Lac La Hache plan area and do not necessarily intrude on residential areas.*
- (d) *to provide for flexibility and diversity of uses in the serviced townsite area, and encourage the mix of a full range of commercial uses in conjunction with light industrial and upper-floor residential uses along the “main street” area of the townsite.*

6.2 Discussion

In order to maintain a generalized approach to this plan, only one “COMMERCIAL” designation shall be shown on the plan map. However, the policies of this plan provide guidelines for zoning properties into the appropriate commercial zone as per the current zoning bylaw and within the proper area of the plan as presented in Figure 1.

The plan defines General Commercial as a full range of commercial uses which cater to the day-to-day needs of the local population (such as community shopping facilities), retail activities, commercial sales and services, including beauty salons, barbers, laundromats, liquor stores, grocery stores; business and professional offices, repair outlets, clinics, neighbourhood public houses, and apartment hotels on the upper floors of store-front operations.

The plan defines Highway Commercial as commercial uses catering to the travelling public such as hotels, motels, restaurants, convenience stores and gas stations.

The plan defines Tourist Commercial as commercial activities such as lodges, seasonal resorts, campsites and guest ranches.

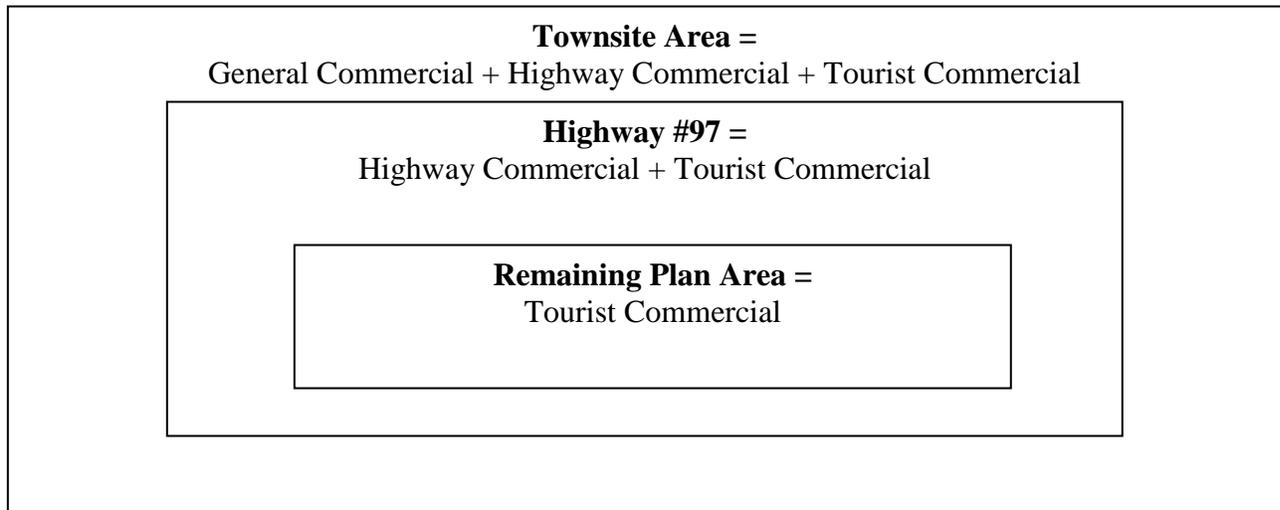


Figure 1

6.3 Policies

(a) Schedule B designates as:

- **COMMERCIAL - (C)**

those parcels currently zoned Commercial, as per the current zoning bylaw, and those which have the potential to accommodate future commercial uses.

(b) In areas designated as a development permit area, the construction of, addition to or alteration to the exterior appearance of a commercial building or commercial structure must not commence until the owner first obtains a development permit as per section 4 of this bylaw. The development permit is required to ensure aesthetic criteria are implemented, the protection of the historical character is pursued, and adequate off-street parking is available. Further, as per policy 4.3(c), a development permit may not be required when land is being subdivided within a development permit area.

Implementation: issuance of a development permit

- (c) Commercial activities which may potentially create environmental or health hazards, or which are regarded as incompatible with the land uses of the plan area, will not be considered.

Implementation: maintain existing zoning

- (d) The regional board may consider proposals for the redesignation and/or rezoning of lands to commercial use according to the following criteria:
 - (i) the use shall offer direct access to a primary highway or a major collector road;
 - (ii) the commercial use shall provide for efficient traffic movement, vehicular access and egress, and sufficient off-street parking provisions;
 - (iii) the proposed use shall be compatible in nature and in character with surrounding land uses;
 - (iv) the site will have shown proper on-site sewage capabilities according to the applicable Ministry of Health or BC Environment standards and a potable water supply, or preferably the site will be connected to the existing community water and sewer systems; and,
 - (v) if located within the Agricultural Land Reserve, the designation and/or rezoning will be subject to approval from the Agricultural Land Commission.

Implementation: possible plan and zoning bylaw amendments

- (e) Any proposed rezoning for the development of campground facilities (including recreational vehicle sites) will be evaluated according to the following criteria:
 - (i) the campground facilities shall be of a size compatible with a rural setting, preserve as much of the existing vegetation cover as possible, and should follow these design criteria:

CAMPSITES	VEHICLE SPACE	4.5x12m
	AMENITY AREA	4.5x12m
	CAMPSITE SPACING	20-30m
	% DOUBLE SITES	10-20%

SLOPES	CAMPGROUND	0-12%
	ROADS	0-12%
	TRAILS	2-10%
	CAMPSITE AMENITY AREA	0-2%

- (ii) access to campground facilities should be in proximity to a primary highway or a major collector road to minimize the impact of the traffic generated by the campground facilities on adjacent residential properties. Further, the proposed use should not generate excessive traffic through residential areas;
- (iii) the design of the site will show due regard for adjacent land and water uses and will take advantage of existing terrain features and vegetation to help buffer adjacent residential property from potential noises;
- (iv) the site will have shown proper on-site sewage capabilities according to Ministry of Health standards;
- (v) if located within Development Permit Area No. 1: Lac La Hache Highway #97 Corridor, the developer will be required to obtain a development permit prior to a building permit being issued for the development of the site; and,
- (vi) if located within the Agricultural Land Reserve, the rezoning will be subject to approval from the Agricultural Land Commission.

Implementation: plan and zoning bylaw amendments;
liaison with the Ministry of Health and BC Environment;
liaison with the Agricultural Land Commission

- (f) The regional district may consider the redesignation and rezoning of a property to allow the development of tourist commercial uses, such as defined by the plan at the beginning of this section, based on the following criteria:
 - (i) the use should not generate excessive traffic through residential areas;
 - (ii) the design of the site will show due regard for adjacent land and water uses, and will take advantage of existing terrain features and vegetation to help buffer adjacent residential properties from potential noises, and provide adequate landscape buffering and screening;
 - (iii) the use will not reduce public access to the waterfront;

- (iv) road access shall be designed to ensure safe access and egress and off-street parking and loading areas shall be provided; and,
- (v) the site shall be serviced by a potable water supply and sewage disposal system in accordance with Ministry of Health or BC Environment standards.

Implementation: plan and zoning bylaw amendments;
liaison with the Ministry of Health and BC Environment;
liaison with the Agricultural Land Commission

- (g) Recreational commercial uses such as golf courses along a lake or a watercourse shall be encouraged to leave riparian vegetation strips, which shall be sufficient to ensure that nutrients and lawn care chemicals, that may adversely affect water quality and aquatic habitats, are filtered efficiently.

Implementation: liaison with the proponents;
liaison with BC Environment

- (h) In those areas designated for both commercial and industrial use along the “main street” area of the townsite, where sewer and water services are available, a full range of commercial uses may be located subject to rezoning, where necessary, and development permit issuance to address concerns for proper site layout, access and parking, building facade, drainage and service connection, and other site mitigation measures, such as landscaping, buffering and screening, so as not to become a nuisance for other uses in the area. Permitted commercial uses include: those uses which generally cater to the day-to-day needs of the local population and are included in the local commercial and community commercial zones; a full range of retail commercial uses, business and professional offices, and clinics included in the retail commercial zone; neighbourhood public houses; commercial sales and services included in the commercial sales and service zone; commercial recreation uses included in the commercial recreation zone; highway commercial uses included in the highway~ commercial zone; apartment hotel uses included in the apartment hotel zone (excluding single family dwellings); and, multifamily dwellings as upper-floor residential uses above store-front commercial operations.

Implementation: zoning bylaw amendment; development permit

- (i) Proposals under this designation are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (j) Proposals under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

7. RESIDENTIAL DEVELOPMENT

7.1 Objectives

- (a) *to ensure the availability of sufficient land for residential development for the next ten to fifteen years.*
- (b) *to provide for a variety of lot sizes and housing opportunities which reflect the needs and lifestyles of the local residents and respects the capacity of the land to sustain development.*
- (c) *to minimize the impact of residential development on adjacent agricultural land and land within the provincial forest.*
- (d) *to ensure demand is satisfied for the construction of affordable housing, rental housing and special needs housing in accordance with section 945(2.1) of the Municipal Act.*
- (e) *to encourage the preservation of tree cover within and adjacent to residential areas and recognize it as a primary component of the visual integrity of the area.*
- (f) *to encourage the location of multi-family housing in the serviced area, and to allow for flexibility and diversity of uses along the “main street” of the townsite area by permitting upper-floor residential uses in combination with store-front commercial operations.*

7.2 Discussion

The Lac La Hache study area is characterized by three types of demand for residential properties: lakefront properties, small acreage properties, and serviced parcels within the townsite. Lakefront development has, over the last twenty years, certainly been the most popular option for new settlers into the area. As a result, even with community water and sewer services and streetlighting, the townsite itself has received very little demand for new development.

Further, the land supply in the area is constrained by the amount of land available outside of the Agricultural Land Reserve. The majority of land is either used for ranching or forestry purposes. In spite of these constraints, there remains a few undeveloped areas outside of the ALR presently serviced by water and sewer systems, and a few more areas where services could potentially be extended. The advantage of developing vacant parcels and redeveloping other lands within the serviced areas is the opportunity to develop at a higher density and consequently connect a greater number of dwellings to the water and sewer systems, making the systems more cost-efficient.

Some areas within the plan area may be of concern for residential development and should not be used for residential settlement, or only developed under specific conditions. These areas are reviewed in the Lac La Hache Plan Area Technical Background Report in section 1.1.3.5, “Physical Suitability of the Plan Area for Residential Development”. Policies regarding the residential settlement suitability of the plan area are presented in section 10, “The Physical Environment”.

7.3 Policies

(a) RESIDENTIAL DESIGNATIONS

Schedule B designates as:

- GENERAL RESIDENTIAL - (RG)

areas where a range of parcel sizes maximum size of 0.8 hectare to a maximum of 3.9 hectares and an average lot size of 2 hectares shall be maintained.

- RURAL RESIDENTIAL 1 - (RR-1)

parcels which shall be a minimum size of 4 hectares.

- RURAL RESIDENTIAL 2- (RR-2)

parcels which shall be a minimum size of 2 hectares.

- RURAL RESIDENTIAL 3 - (RR-3)

parcels which shall be a minimum size of 1.2 hectares.

- COUNTRY RESIDENTIAL - (RC)

parcels which shall be a minimum size of **0.8** hectare.

- SERVICED RESIDENTIAL - (RS)

parcels connected to the Lac La Hache community water system and/or sewage systems; minimum parcel size as permitted by the current zoning bylaw for serviced parcels.

- MOBILE HOME PARK - (MHP)

land developed for a maximum of nineteen bays, where the development is not within the water local service and sewer local service areas.

- MULTI-FAMILY HOUSING

land within the water and sewer serviced area where multiple dwelling units can be developed to accommodate the elderly and smaller households, as per the current zoning bylaw.

- (b) Proposals for mobile home parks will be considered by the regional board according to the following criteria:
- (i) the mobile home park site will have a maximum site area of 5 hectares, and a maximum of nineteen bays, to minimize the production of on-site sewage disposal and to facilitate their integration into the surrounding residential areas;
 - (ii) the site must have a demonstrated soil capacity to support on-site sewage disposal and sufficient groundwater for year-round use, as required by the Ministry of Health or BC Environment; the regional board may require a geotechnical study performed by a professional engineer specializing in hydrology and soils mechanics to ascertain that the soil has the capacity to support an on-site septic sewage disposal. Further, the regional board may require a sewage disposal system with higher performance standards than the traditional systems used throughout the plan area;
 - (iii) the mobile home park site should be buffered by the effective use of landscaping, trees, or fences so as to reduce conflicts between residential and other land uses;
 - (iv) access to a mobile home park should be in proximity to a primary highway or a major collector road to minimize the impact of the traffic generated by the mobile home park on adjacent residential properties; and,
 - (v) the mobile home park should be in reasonable proximity to facilities such as commercial services and/or an elementary school, so as to provide adequate amenities and facilities to serve higher density housing developments.
 - (vi) notwithstanding clauses (i) and (ii) above, within the water local service and sewer local service areas, mobile home parks on properties with site areas larger than 5 hectares and containing greater than nineteen bays for mobile homes may be considered where the mobile home park is serviced by both community water and community sewer, and where site design is used to integrate the development without adversely impacting neighbouring properties.

Implementation: plan and zoning bylaw amendments;
in accordance with the Cariboo Regional District's current Residential Mobile Home Parks Bylaw

- (c) Additional residential areas hold the potential to increase public expenditure to provide roads, power, schools, and fire protection. As a result, the regional board shall encourage additional residential subdivisions to occur as extensions of the existing built-up areas or infilling and as much as possible where a road access already exists. Further, the long-term suitability of the site for individual on-site sewage disposal and water systems shall be demonstrated.

Implementation: plan and zoning bylaw amendments

- (d) The minimum parcel size within the plan area shall be 0.8 hectare, except where the lots can be connected to the existing community water and sewer systems. However, in areas where parcels were created with less than the minimum permitted site area in a residential designation under this bylaw, a rezoning application may be considered for approval without requiring an amendment to the plan where a lot was registered prior to the adoption of Cariboo Regional District Zoning Bylaw No. 1000 and the rezoning would be in keeping with the current use and size of a lot, if:
- (i) the rezoning represents:
 - (a) a consolidation of two or more parcels to create less parcels than previously existed; or,
 - (b) a minor boundary adjustment, provided no more lots could be created than existed at the time of the application;
 and/or,
 - (ii) a proposed parcel of land is physically separated from its remainder by a highway right-of-way.

Implementation: zoning bylaw amendment

- (e) The designation of land for residential purposes within 250 metres of Lac La Hache or 100 metres of a contributing watercourse shall be GENERAL RESIDENTIAL so as to maintain an average parcel size of 2 hectares. This designation reflects the public's concerns, which were received during the preparation of this plan, with respect to water quality. The regional district may consider a higher density designation for these locations in accordance with the following:
- (i) the proponent for the designation change can prove that the minimum lot size could be decreased without risks of long-term impact on the groundwater quality by using a proven high performance on-site sewage disposal system. The proponent shall submit a certified report by a recognized professional in the field of on-site sewage disposal systems detailing the performance standards of the proposed method of sewage disposal; or,
 - (ii) Community sewage disposal services can be established or extended to service the properties currently designated GENERAL RESIDENTIAL.

Implementation: liaison with landowner;
plan and zoning bylaw amendments

BL3862

- (iii) the proponent is proposing to amend to a designation that has a higher density provision than permitted under GENERAL RESIDENTIAL provided the property meets the minimum lot area of 0.8 hectares (1.98 acres) and the

redesignated area is restricted to only a single-family residential dwelling, either by the zoning bylaw or covenant.”

- (f) Other lands designated General Residential located beyond 250 metres from Lac La Hache and 100 metres of a contributing watercourse are further intended to maintain an average parcel size of two hectares. This designation in these areas also reflects the public’s concern for maintaining water quality, but further recognizes that limited opportunities for further subdivision and redevelopment may exist, providing the average parcel size of two hectares is maintained. In order to preserve the existing character in these areas, however, further subdivision may require the grouping of one or more properties prior to redevelopment in an effort to avoid the creation of long, narrow properties or panhandle lots.

Implementation: liaison with landowners and redevelopment proponents; liaison with the Ministry of Transportation and Highways

- (g) The Lac La Hache community is aging as are many other communities in British Columbia, and economic and social pressures have prompted local government to play a key role in restructuring communities to accommodate today’s housing needs. Housing accommodations for the elderly are non-existent in the Lac La Hache plan area. Very often the only option remaining for seniors is to move to a town and become separated from the area where they lived most of their life. An alternative to this difficult situation would be for younger residents to accommodate their older parents on their property in a non-rental “in-law suite”. Driven by public demand and a social and economic context conducive to the development of this type of amenities, “in-law suites” is an issue to be addressed by the Cariboo Regional District by way of zoning for amenities and affordable housing, and housing agreements for affordable and special needs housing.

Implementation: zoning for amenities and affordable housing;
housing agreements for affordable and special needs housing

- (h) The regional district will support special interest groups in their efforts to develop - affordable housing, rental housing and special needs housing and will assist them through the process to develop such housing on the appropriate land if it can be demonstrated that there is a need for such housing in the plan area.

Implementation: zoning for amenities and affordable housing;
housing agreements for affordable and special needs housing

- (i) Where residential development adjoins forested areas or where there is a forest fire hazard, the regional district will encourage members of the public, at the planning stage of their dwelling construction project, to consult with the British Columbia Forest Service regarding fire safety design guidelines.

Implementation: encourage members of the public to develop a liaison with the

Ministry of Forests to follow fire safety guidelines

- (j) MULTI-FAMILY HOUSING units to accommodate the retired population and small households should be considered within the Lac La Hache water and sewer service area boundary or immediately adjacent to the townsite where water and sewer services can be extended. Multi-family units will offer an alternative housing form for seniors and smaller households in proximity to local services.

All proposals for the development of MULTI-FAMILY HOUSING will be evaluated according to the following criteria:

- (i) the proposed site shall be serviced by community water and sewer systems;
- (ii) consideration should be given for the location of multi-family housing in reasonable proximity to commercial facilities and elementary schools;
- (iii) access to the multi-family development should be in proximity to a primary highway or a major collector road to minimize the impact of the traffic generated by the multi-family development on adjacent residential properties;
- (iv) the site should provide easy access and egress; -
- (v) the site should offer the potential for pedestrian access to the waterfront and/or other public open spaces; and/or on-site recreational opportunities to accommodate the recreational needs of the residents of the multi-family dwelling complex;
- (vi) the proponent will provide the regional district with a detailed site development plan which demonstrates that the following issues are being addressed: drainage, provision of parking, any geotechnical concerns, buffers to integrate the development with lower density residential areas; and,
- (vii) where. located within the Development Permit Area No. 1: Lac La Hache Highway #97 Corridor or within 200 metres of Highway #97, the proponent will have to apply for a development permit as per section 4.3 ~of this bylaw.

Implementation: plan and zoning bylaw amendments;
development permit, where applicable

- (k) The rezoning of a parcel to allow the minimum lot size permitted by the current zoning bylaw for serviced parcels will be subject to the Ministry of Transportation and Highways' requirement that the proponent connects his parcel to the Lac La Hache community sewer system.

Implementation: liaison with the Ministry of Transportation

- (l) Proposals under these designations are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (m) Proposals under these designations are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

8. PARKS, RECREATION AND OPEN SPACES

8.1 Objectives

- (a) *to encourage the provision of opportunities at appropriate locations for the development of parks, or the preservation of land and water areas with high scenic potential, to fulfil the public need for recreational activities and wildlife viewing.*
- (b) *to encourage the provision of adequate access to the lakeshore in shoreland development areas for the benefit of those who do not have direct access to lakefront properties (upland property owners and the general public), and the provision of hiking paths and trails on Crown land, where relevant.*

8.2 Policies

- (a) Schedule B designates as:
- PARKS, RECREATION AND OPEN SPACES- (PRO)
 - (i) land that has been set aside for recreational purposes by **BC** Lands and developed by the Ministry of Forests;
 - (ii) Crown land designated as an area for Use, Recreation and Enjoyment of the Public (UREP) by BC Lands;
 - (iii) Cariboo Nature Provincial Park;
 - (iv) Lac La Hache Provincial Park; and,
 - (v) public lake accesses.
- (b) Crown Royal and Emerald Islands are severely restricted in terms of their suitability for human settlement. The Ministry of Health has reported that the steep slopes on the existing small subdivisions and the relative depth of soil over basalt lava bedrock will require that pumped systems be used on these islands to place the ground disposal fields at the required distance from the lake. Further, BC Lands is currently in the process of re-acquiring the privately-owned parcels with the goal of preserving the islands in their natural state. As a result, the regional district will continue to encourage the preservation of Crown Royal and Emerald Islands in their natural state as they are not suitable for any form of settlement due to their soil characteristics, and further continue to encourage BC Lands re-acquisition of those privately-owned parcels. Unless or until those parcels are re-acquired as Crown land, however, the regional district is obligated to recognize the existing rights of those privately-owned parcels lawfully created prior to March 4, 1982 in any further changes to the zoning bylaw.

Implementation: liaison with the Ministry of Health and BC Lands;
zoning bylaw amendment

- (c) In continuity with the Lakes Classification Process undertaken by the Ministry of Forests, the regional board will recommend that the Ministry of Forests take special precautions to preserve qualities of the landscape in areas of intense recreational use, and residential development in proximity to Lac La Hache.

Implementation: liaison with the Ministry of Forests;
liaison with the Lake Classification Table

- (d) The regional district will encourage community groups to develop a liaison with the Ministry of Transportation and Highways and BC Lands to assist those ministries in their efforts to develop, maintain or enhance public lake accesses and hiking paths and trails.

Implementation: liaison with community groups, Ministry of Transportation and BC Lands

9. INSTITUTIONAL

9.1 Objective

(a) *to recognize existing institutional uses and to provide for additional institutional uses as required at appropriate locations for current and future residents.*

9.2 Policies

(a) Schedule B designates as:

- INSTITUTIONAL - (I)
 - (i) the existing Lac La Hache Elementary School;
 - (ii) the existing Lac La Hache Firehall;
 - (iii) the existing Lac La Hache Library;
 - (iv) the existing Lac La Hache Community Hall;
 - (v) the existing churches throughout the plan area; and,
 - (vi) the Lac La Hache cemetery.

(b) The designation of additional institutional areas will be permitted where the regional board is satisfied that the proposed institutional activity will be compatible with adjacent land uses.

Implementation: plan and zoning bylaw amendments

(c) In keeping with Section 945.1 of the *Municipal Act*, a local government that has adopted or is adopting a community plan for an area comprising a school district, must consult with the school board of the district not less frequently than once a calendar year, and seek its input on matters such as: school facilities; sites required for future school facilities; type(s) of school(s) anticipated to be required; when facilities will be required; and, how the existing or new facilities relate to community facilities in the area.

Once a year following adoption of the official community plan, the regional district will contact School District #27 to seek its input on such matters as required by Section 945.1 of the *Municipal Act*.

Implementation: contact with School District #27 (Cariboo-Chilcotin)

(d) Proposals under this designation are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (e) Proposals under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

10. THE PHYSICAL ENVIRONMENT

10.1 Objectives

- (a) to ensure future residential development is directed in areas that are the most physically suitable, and discourage development on lands which are environmentally sensitive and/or subject to hazardous conditions.
- (b)

10.2 Discussion

The majority of the soils in the Lac La Hache plan area have quite slow percolation rates and are poor soils in terms of septic tank sewage disposal. The soils are predominantly clay which restricts the downward penetration of water. As a result, the soils are easily saturated with water in the spring and after heavy rainfalls. The rolling topography also produces additional water problems by holding runoff water in numerous surface depressions.

The soils suitability for septic fields and the slope analysis maps of the plan area have been overlaid and residential settlement capability ratings have been established. Appendix IV presents these settlements' capability ratings. In certain cases, the site specific conditions of individual parcels may differ from the ratings presented on Appendix IV. In those cases, further analysis of the soil's capability for settlement should be undertaken.

LAND SUITABILITY OF RESIDENTIAL DEVELOPMENT

Policies (a), (b) and (c) refer to the suitability of land for residential development within the plan area.

10.3 Policies

- (a) Future residential development within the plan area should be directed to the areas with a capability rating MOST SATISFACTORY (Si) and MODERATELY SATISFACTORY (S2). These areas have few physical constraints posing very limited risks for development.

Implementation: possible plan and zoning bylaw amendments

- (b) LEAST SATISFACTORY (S3) areas should undergo detailed terrain and soils analysis prior to the regional district considering a rezoning for residential development. The

regional district should advise the Ministry of Transportation and Highways through its comments at the time of a subdivision application that the terrain may be unsuitable or unsafe for development.

Implementation: liaison with the Ministry of Transportation and Highways

- (c) The areas identified as SEVERELY CONSTRAINED (S4) should not be considered for residential subdivisions unless precautionary measures are taken to ensure a safe and environmentally sound development.

A detailed geotechnical study by a professional engineer specializing in hydrology and in soil mechanics certifying the terrain to be adequate for development may be required, or a detailed report proposing mitigation methods, prior to consideration of proposals to amend this plan.

Implementation: site specific hydrology and geotechnical study

- (d) As it may lead to on-site sewage disposal problems, preclude safe road access, and generate excessive drainage run-off, subdivision of lands with a slope in excess of 30% will be discouraged until such time as the proponent first obtains a site specific hydrology and geotechnical study by qualified professionals, establishing that the site is suitable for development and specifies conditions under which development may be carried out.

Implementation: the regional board may request that site-specific contour maps (five-foot intervals) be provided for a rezoning and subdivision application in steeply sloped areas;
the regional board may further require a site specific hydrology and geotechnical study on the site proposed for development

- (e) Due to the fragile nature of the habitat waterbodies support, the owner of land proposing any work or activity that may directly or indirectly affect waterbodies, will be encouraged to comply with the “Land Development Guidelines for the Protection of Aquatic Habitat” published by the Department of Fisheries and Oceans Canada and BC Environment.

Implementation: liaison with BC Environment

- (f) The regional district will oppose the dredging, filling or channelling of any body of water unless it is undertaken, supervised or approved by BC Environment. Further, the regional board will also oppose activities and land uses which may alter the fish bearing potential of Forbes Creek, iii Mile Creek, Helena Creek, the San Jose River, Lac La Hache and other local watercourses.

Notwithstanding the above, landowners still have an obligation to maintain fish habitat as

required by the *Fisheries Act*.

Implementation: liaison with BC Environment;
discourage rezoning applications which may negatively impact on
local watercourses

- (g) Landowners and development proponents should ensure that an appropriate amount of vegetation is retained and that no material is discharged within a 30 metre setback area adjacent to a natural waterbody such as a lake, stream or creek, except for landscaping, which would enhance fish or wildlife habitat, or the construction of pedestrian trails that have been authorized by the appropriate authorities.

Implementation: liaison with landowners and development proponents

- (h) Residents will be encouraged to report buildings and sites of historical and archeological value to the Heritage Conservation Branch of the provincial government.

Implementation: liaison with area residents and the Heritage Conservation Branch

- (i) Considerations under this designation are required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (j) Considerations under this designation are required to be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

11. TRANSPORTATION

11.1 Objectives

- (a) *to ensure the safety of pedestrians and cyclists is accounted for in all road plans whether for the construction of new roads or the upgrading of existing roads.*
- (b) *to maintain a dialogue with the Ministry of Transportation to plan for a road system which provides effective through traffic and fulfils the needs of existing and future residents and visitors while having minimal impact on the rural residential character of the plan area.*

11.2 Discussion

The Lac La Hache study area is bisected along Lac La Hache by the Cariboo Highway, namely Highway #97. The latter is a major highway corridor within the Province of British Columbia. The corridor provides service to resource areas and the various communities along the route it follows. In addition to providing access to forests, agricultural land and recreation areas, the Cariboo Highway is the prime conduit for resource industry products destined for provincial and export markets. The highway also serves a secondary function in the minor commuter sheds of 100 Mile House, Williams Lake, Quesnel and Prince George.

Given its strategic importance, the Cariboo Highway has been designated “Controlled Access Highway”. This designation will assist in maintaining an acceptable level of service along Highway #97, as well as allowing for future protection of the corridor. The regional district has no legal authority over highways; all authority rests with the Ministry of Transportation.

The following policies are drawn from comments and suggestions received from concerned citizens in the Lac La Hache plan area.

11.3 Policies

- (a) To work closely with the Ministry of Transportation and Highways whenever a new road is planned or the upgrading of an existing road is to be initiated to make sure these roads meet the needs of pedestrians and cyclists and are designed to be safe for all users by encouraging the establishment of walkways along existing road allowances or the separation of pedestrians/cyclists/vehicular traffic through the use of roadside barriers such as landscaping, particularly within the Lac La Hache townsite.

Implementation: liaison with the Ministry of Transportation and Highways

- (b) The hierarchy of roads within the plan area is defined by primary highways, major collector roads, minor collector roads and local roads, as presented on Schedule D.

Linear residential development along primary highways and major collector roads shall be discouraged, unless access to the lots is provided by a frontage road. Residential development shall be encouraged to locate along minor collector roads and local roads, or in the form of cluster development where direct access from residential lots would not cause the interruption of a steady flow of traffic or reduce road safety on the major roads.

Implementation: contact with the Ministry of Transportation and Highways at the time of subdivision

- (c) Following comments received from the Lac La Hache residents through the public participation process conducted in the preparation of the Lac La Hache Area Official Community Plan, the regional district shall encourage the Ministry of Transportation, to review the speed limit in effect within the Lac La Hache townsite and Kokanee Bay areas to improve public safety.

Implementation: liaison with the Ministry of Transportation and Highways

- (d) Changes in the transportation network have the potential to significantly affect land uses. As a result, the regional district will request to be informed by the Ministry of Transportation and Highways of new development plans for the transportation system within the plan area.

Implementation: liaison with the Ministry of Transportation and Highways

- (e) Transportation networks are encouraged to be utilized and maintained in a manner that conforms to the policies outlined in Section 4.10 Energy & Conservation of this bylaw.
- (f) Transportation networks are encouraged to be utilized and maintained in a manner that conforms to the policies outlined in Section 4.11 Climate Change of this bylaw.

12. WATER RESOURCE AND WATER SERVICED AREA

12.1 Objectives

- (a) *to safeguard the quantity and quality of ground and surface waterbodies within the Lac La Hache watershed to provide optimal and continuous environmental, social, and economic benefits to current and future residents within the plan area on a sustainable basis.*
- (b) *to ensure that human life and property are not threatened by water or water-related hazards.*
- (c) *to ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources, aquatic ecosystems, riparian habitat and related terrestrial ecosystems.*
- (d) *to ensure that public services and infrastructure are provided in a manner which meets the needs of the local residents, while minimizing financial costs to the Cariboo Regional District and impacts on the natural environment.*

12.2 Discussion

Clean water is vital for the subsistence of healthy communities and ~balanced ecosystems. The importance of proper land use practices is essential to maintain this equilibrium. Improper land use practices do not impact just surface water but potentially entire watershed systems, whatever their size, and consequently the human communities and fish and wildlife habitat they support.

12.3 Policies

- (a) Any proposed land use change or development in proximity to a watercourse will be evaluated on the basis of its potential impact on the Lac La Hache watershed, and shall include the evaluation of upstream and downstream activities and their potential cumulative effects on the watershed.

Implementation: liaison with landowners and BC Environment

- (b) Streamside habitats provide a valuable riparian habitat which is an essential component for the protection and management of fisheries resources in Lac La Hache. Furthermore, the water quality of Lac La Hache and its tributaries is extremely important for the survival of the fisheries habitat and their spawning grounds, and for the protection of the groundwater supply for people living within the Lac La Hache drainage basin. In order to prevent degradation of streamside habitats necessary for the protection of spawning habitats in the creeks feeding into Lac La Hache, and to protect the groundwater supply both for domestic use and for the protection of fish and wildlife, the regional board should consider individual applications for a development variance permit according to

the following guidelines:

- (i) the sequence and timing of any construction that may be required (for purposes such as roads, pathways and utilities) should be controlled to minimize the potential for erosion and degradation of the streamside habitat;
- (ii) vegetation removal should be carefully managed and, if deemed necessary by BC Environment, replanted in order to control erosion to protect the streamside habitat and prevent alteration of the natural drainage of the riparian zones;
- (iii) except under extraordinary circumstances, dwellings or other permanent structures should not be permitted within 7.6 metres of the boundary of a riparian zone, as defined by BC Environment; and,
- (iv) septic systems should be discouraged from location within 30 metres of a creek due to its potential contribution to long-term water quality deterioration, except where setbacks may be reduced with use of an alternative high efficiency sewage disposal system.

Implementation: liaison with the BC Environment and other relevant provincial ministries;
development variance permit

13. LIQUID WASTE MANAGEMENT

13.1 Objectives

- (a) *to pursue an efficient wastewater management approach which minimizes the potential for land and/or water pollution.*
- (b) *to ensure that public services and infrastructure are provided in a manner which meets the needs of the local residents while minimizing financial costs and impacts on the natural environment.*

13.2 Policies

Notwithstanding the need to rezone a property, the development of dwelling units, or of activities producing liquid waste, located within 150 metres of a low sensitivity lake, 200 metres of a moderate sensitivity lake, 250 metres of a high sensitivity lake (lakes classification as per the Management Strategy for Lake Shoreland Development, Appendix III) or within 100 metres of a contributing watercourse to a lake, will be required to comply with the Onsite Effluent Disposal Guidelines in Appendix III of the Management Strategy for Lake Shoreland Development, prepared by Urban Systems Ltd., consulting and engineering, May 1983.

Implementation: liaison with the applicant;
liaison with the Ministry of Health or BC Environment

- (b) Lac La Hache is classified as a very high sensitivity lake ~as per the Cariboo Regional District's Management Strategy for Lake Shoreland Development, prepared by Urban Systems Ltd., consulting and engineering, May 1983. The water quality of the lake and its environmental resources are rated as highly sensitive. A major concern and emphasis of the regional district is the long-term preservation of the water quality of Lac La Hache. The water quality of the lake is impacted by upstream land use practices at proximity to watercourses and consequently its quality impacts on all downstream waterbodies, including Williams Lake, 50 kilometres downstream. As documented in the Lac La Hache Plan Area Technical Background Report, on-site septic systems commonly used within the plan area, have the potential to contribute to lakewater and groundwater quality deterioration.

To ensure water quality is maintained within a watercourse the entire watershed has to be monitored. In order to control land use impacts on Lac La Hache and on streamwater quality, the regional district, together with BC Environment and the Ministry of Health, should develop strategies to deal with liquid waste generated within the plan area. The intent would be to come up with an overall strategy addressing the most effective and cost-efficient ways of treating liquid waste within the plan area to ensure the preservation of the water quality for the long-term. Strategies should be developed which:

- (i) investigate site suitability for housing, septic systems, other forms of on-site sewage systems, and roads in lakeside areas based on terrain characteristics (such as soil texture, slope, and drainage conditions), vegetation cover, and drainage pathways; site suitability is required to determine if additional development can be supported on an appropriate scale and density to avoid adverse environmental impact and public health risks;
- (ii) set development capacities for the lake to prevent excessive nutrient enrichment and oxygen depletion which result from the cumulative impacts of shoreland development and contribute to the deterioration of a lake;
- (iii) investigate all sources of contributing pollutants to the watershed, including:
 - (a) survey lakeshore residential development to identify septic systems having the greatest potential to threaten water quality; and,
 - (b) identify forms of development which may threaten water quality;
- (iv) manage streamside and lakeshore residential development to sustain water quality, fish and wildlife, recreational resources, and other aesthetic values; and,
- (v) propose strategies to reduce, and monitor efficiently the types and amount of liquid waste discharged within the plan area. The strategy should include a thorough analysis and evaluation of cost-efficient and effective alternative sewage disposal systems which would guarantee water quality preservation for the long-term.

Implementation: liaison with BC Environment, the Ministry of Health, and any other applicable ministries to encourage development of programs to assist in attaining these strategies

14. SOLID WASTE DISPOSAL

14.1 Objective

- (a) *to provide for the disposal of solid waste in a manner which meets the requirements of the provincial government.*

14.2 Policies

- (a) Residents will be encouraged to practice recycling, reuse, reduction of waste, and home composting so as to minimize the requirements for solid waste disposal sites.

Implementation: regional district solid waste advertising program

- (b) Upon its completion of use as a landfill site, the Lac La Hache rural refuse site should be reclaimed, seeded and allowed to revert to its natural state. No building should be erected on the site as there is a possibility methane gas could be produced from the decomposition -of organic wastes in the landfill. The site will also continue to settle thus will not be appropriate for building foundations. It should be noted that the site will not be suitable for residential development.

Implementation: analysis of land use potential for the Lac La Hache rural refuse site at the five-year review of this plan

- (c) Solid waste disposal projects and maintenance should be required to be supported by the policies of Section 16 Energy & Conservation

Implementation: Adhere to Section 16 of this bylaw

- (d) Solid waste disposal projects and maintenance should be supported by the policies of Section 17 Climate Change

Implementation: Adhere to Section 17 of this bylaw

15. PUBLIC UTILITIES

15.1 Objective

(a) *to recognize existing public utilities*

15.2 Policies

- (a) Public utilities (such as BC Hydro power transmission lines, existing and proposed gas lines, and storage facilities for public utilities) will be permitted throughout the plan area in all the different land use areas designated under Schedule B, subject to consultation of the agencies with the regional district prior to establishing such facilities.

Implementation: liaison with appropriate agencies

- (b) The public utilities installation, should respect aesthetic criteria such as being appropriately screened and buffered from adjacent residential areas and other land uses.

Implementation: liaison with appropriate agencies

- (c) Where the rezoning of land for public utility use would result in the remainder of the original parcel having less than the minimum site area required in the plan designation, the remainder of the original parcel may be rezoned without redesignation, provided that the land being rezoned will not affect the integrity of the plan.

Implementation: zoning bylaw amendment

16. ENERGY & CONSERVATION

Objective

- | |
|--|
| <p>16.1 <i>To recognize the need for and participate in energy conservation measures.</i></p> <p>16.2 <i>To reduce community greenhouse gas emissions by 33% by the year 2020 and 80% by the year 2050 from 2007 levels.</i></p> |
|--|

Policies

- 16.3 Encourage collaboration with other levels of government, First Nations, regional districts and utilities to address energy and emissions management and promote best practices in energy efficiency. The CRD Board will work with the provincial government to increase the building codes to reflect current best practices in energy efficiency.
- 16.4 Endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.
- 16.5 Encourage the planning, design and construction strategies to minimize greenhouse gas emissions.
- 16.6 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; stormwater detention ponds, solar orientation etc.).
- 16.7 Encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.
- 16.8 Consider creating incentives for responsible development practices by creating an incentive for green building policy that exchanges developer investment in green technology for density bonusing, modified development standards or other appropriate mechanisms. The CRD Board will support the enhancement of incentives for installation of energy efficient and alternative energy systems. As a performance benchmark the Regional District Board may choose to adopt a recognized energy and environmental standard.
- 16.9 Explore strategies to increase recycling options.
- 16.10 New developments and redevelopments of property shall consider the Environmental Best Management Practices for Urban and Rural Land Development (Ministry of Water, Land and Air Protection) and Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia where applicable.

17. CLIMATE CHANGE

Objectives

- 17.1 *To acknowledge the existence of climate change and its effects on the economic, social and environmental impacts locally and globally.*
- 17.2 *To participate in an effort to reduce human impacts on the climate.*
- 17.3 *To reduce community greenhouse gas emissions by 33% by the year 2020 and 80% by the year 2050 from 2007 levels.*

Policies

- 17.4 As a signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter including becoming carbon neutral in respect of its corporate operations by 2012.

- 17.5 The Regional District recognizes the need to take a region-wide approach to energy and emissions planning and will complete a CRD Climate Action Plan on reducing energy use and greenhouse gas emissions by December 2011. Steps and considerations in the planning process will include:
 - a. conducting a corporate inventory of energy use and greenhouse gas emissions.
 - b. using the CRD Climate Action Plan as a guide when making land use decisions and directing future development to create more complete and self-sustaining communities. This may include: the production of in-house public education materials on building energy efficient homes and how-to retrofit existing buildings; production of sustainability checklists for developers; and preparation of other general information on how residents can contribute to building greener communities.
 - c. review opportunities for home-based business and industry to decrease dependence on automobiles.
 - d. support local food security through local agricultural uses and food processing and by encouraging community gardens and farmers markets to create more food independent communities.
 - e. support a broader range of local goods and services to service settlement areas and thereby decreasing dependence on automobiles.
 - f. investigate opportunities to control GHG emissions at Regional District landfills through the collection of methane.
 - g. promote reduction, reuse and recycling of waste and investigate waste to energy opportunities.

18. COMPREHENSIVE DEVELOPMENT

A Comprehensive Development Designation (CD) provides for the development or redevelopment of a site allowing a variety of land uses and development approaches as part of a comprehensive development plan.

18.1: Fir Crest Resort Comprehensive Development Area (OCP CD 2)

The Fir Crest Resort Comprehensive Development Area (OCP CD 2) is located on the northwestern shore of Lac La Hache and is described legally as Parcel A, (38046E) (Plan B6004) of DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955. The intent of the Fir Crest Resort Comprehensive Development Area (OCP CD 2) is to create a Recreational Vehicle and Cabin bareland strata that allows for the ownership of individual strata sites in addition to a limited amount of public campground and limited service commercial uses. The property is to be developed in a way that is in keeping with the rural character of the area, preserves existing vegetation where possible and promotes a high landscaping standard. The uses, site regulations and densities are regulated by the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort zoning regulations contained within the South Cariboo Area Zoning Bylaw No. 3501, 1999. All dwelling units shall be serviced by a community sewer system and community water system and must meet or exceed Health Authority requirements or the Ministry of Environment Municipal Sewage regulations. The property is further regulated by the Cariboo Regional District Shoreland Management Policy 2004.

PLAN IMPLEMENTATION

The adoption of this community plan by the regional board is only an initial step in the realization of the planning objectives and policies of the Lac La Hache plan area. The plan provides guidelines for future development) decisions with emphasis on protecting the rural lifestyle and the water quality of Lac La Hache, and enhancing the commercial value and potential of the community.

The official community plan does not commit the regional district to proceed with any project that is specified' in the plan; however, after the adoption of this plan, any project and rezoning of land shall be consistent with the land use designations and policies of this official community plan and will be undertaken in accordance with the provisions of the *Municipal Act*.

It is not the intent of this plan to zone or rezone each parcel of land designated for Residential, Commercial, Industrial, Resource Area, Agricultural, Institutional, or Parks and Recreation immediately following adoption of the plan. The appropriate time for such action is when the regional board is satisfied that rezoning is necessary to further the goals and objectives of the plan.

The regional district will work in conjunction with the various provincial ministries as detailed throughout the text of the plan to ensure the realization of the community plan objectives and policies.

Certain measures will have to be taken following the adoption of the Lac La Hache Area Official Community Plan to bring the regional district bylaws into conformance with the new official community plan. These measures include amendments to the Cariboo Regional District Zoning Bylaw No. 1000 and the formulation of various new bylaws as specified by the policies of this plan.

BL4773

Development Approval Information

The Regional District can require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information will be established by bylaw and would apply to:

- applications for subdivision or amendments Zoning or Official Community Plan Bylaws,
- applications for a Development Permit, and
- applications for Temporary Use Permits.

Cariboo Regional District Development Approval Information Bylaw No. 4685, 2011 will apply to all lands within the OCP Bylaw area. The Development Approval Information Bylaw gives the CRD authority to require an applicant to provide information on the impact of the activity or development that is the subject of the application.

Cariboo Regional District Development Approval Information Bylaw No. 4685, 2011 specifies the matters for which additional on-site and off-site information may be required, including, but not limited to such issues as:

- an assessment of drinking water source and sewage disposal;

- transportation patterns including traffic flow;
- the impact and assessment on local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- an assessment of the wildfire urban interface;
- an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation; and,
- impact and assessment of the human/cultural environment of the area affected.

The Development Approval Information Bylaw sets out procedures regarding requests for reconsideration of development approval information requirements.

BL4773 **Temporary Permits**

The Regional District can issue Temporary Use Permits through the authority of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until it expires, or three years after the permit was issued, whichever occurs first. Permits are renewable once, after which the use must either be permanently designated in the Official Community Plan and Zoning Bylaw to permit the use, or the use must cease.

- The Regional District will consider issuing temporary use permits within all land use designations.
- The Regional District requires an applicant for a temporary use permit to adhere to the following general conditions:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) does not cause undesirable health, safety or environmental impacts;
 - c) does not have a negative impact on adjacent lands;
 - d) has a low demand for water and sewer services;
 - e) does not permanently alter the site upon which it is located, and
 - f) complies with all conditions specified by the Board in the Temporary Use Permit.
- The Regional District may require as a condition of issuing the permit that the owner of the land provides security to guarantee the performance of the terms of the permit.

PLAN REVIEW AND AMENDMENT PROCESS

Once the plan is legally adopted, it should be considered a flexible document. As more information becomes available, as policy changes are made at the provincial level, as further studies are completed, or as local land use needs not envisioned by this plan develop, the Lac La Hache Area Official Community Plan should be reviewed and amended to accommodate these changes, while at the same time reflecting the aspirations of the community. Any amendments to this plan shall comply with the provisions of the *Municipal Act*. Any proposed change to this plan shall be presented at a public hearing prior to receiving approval from the regional board, and subsequently shall be presented to the Ministry of Municipal Affairs for approval prior to adoption by the regional board.

The plan should preferably be reviewed every five years to reassess the community's needs and to ascertain that the land use designations and policies of the current plan contribute to the healthy social and economic growth of the Lac La Hache community, and protect the environmental values pursued by the residents.

SCHEDULE B:

**GENERAL LAND USE
DESIGNATIONS MAP**

SCHEDULE C:

DEVELOPMENT PERMIT AREA MAP

SCHEDULE D:

**MAJOR ROAD NETWORK
AND SAND & GRAVEL
RESERVE**

SCHEDULE E:

**WATER AND SEWER
SERVICE AREA BOUNDARY**

APPENDIX I:

LAND USE DESIGNATIONS MATRIX

APPENDIX I

LAND USE DESIGNATIONS MATRIX

The following matrix illustrates the various uses permitted within each land use designation of the plan.

USES DESIGNATION	SINGLE FAMILY DWELLING	MULTI-FAMILY HOUSING	GENERAL COMMERCIAL	HIGHWAY COMMERCIAL	TOURIST COMMERCIAL	LIGHT INDUSTRIAL	PUBLIC FACILITIES & UTILITIES	AGRICULTURAL	RESOURCE EXTRACTION
Commercial	* ¹	*	*	*	*				
Industrial	* ¹					*			
Commercial/Industrial		*	*	*	*	*			
Residential	*	*			*		*	*	
Parks							*	*	*
Institutional	* ¹	*							
Agricultural	*						*	*	*
Resource Area	*						*	*	*
Acreage Reserve	*						*	*	*

¹ Ancillary to commercial, industrial and institutional use.

APPENDIX II:

AGRICULTURAL LAND RESERVE BOUNDARY MAP

APPENDIX III:

LAND RECOMMENDED FOR EXCLUSION FROM THE AGRICULTURAL LAND RESERVE

APPENDIX III

LAND RECOMMENDED FOR EXCLUSION FROM THE AGRICULTURAL LAND RESERVE

Lots 6-11, District Lot 4, Lillooet District; Plan 11347;
Lots 1-3, District Lot 4, Lillooet District, Plan 11347;
Lots 1-3, District Lot 4, Lillooet District, Plan KAP48352;
Lot 5, District Lot 4, Lillooet District, Plan 4773;
Part of Lot 1, District Lot 4, Lillooet District, Plan 18312;
Lots 1-3, District Lot 4, Lillooet District, Plan 11293;
Lots 1 & 2, District Lot 4, Lillooet District, Plan 4773;
Lot A, District Lot 4, Lillooet District, Plan 20835;
Part of District Lot 5, Lillooet District;
Lots 21 & 22, District Lot 5, Lillooet District, Plan 4776;
Lot 1, District Lot 5, Lillooet District, KAP5 1726;
Lot A, District Lot 5, Lillooet District, Plan 39823;
Lot A, District Lot 5, Lillooet District, Plan KAP53595;
Remainder of Lot 20, District Lot 5, Lillooet District, Plan 4432;
Lots A, District Lot 5, Lillooet District, KAP52790;
Lots 1-3, District Lot 5, Lillooet District, Plan 7746;
Lot 11, District Lot 5, Lillooet District, Plan 4190;
Remainder of Lot A, District Lot 149, Lillooet District, Plan 29784;
Southwest Portion of Lot 1, District Lot 149, Lillooet District, Plan KAP452 17;
District Lot 2768, Lillooet District, Plans 4722, 9577, 18262, 21891, 28141 and 28705;
Block A, District Lot 2783, Lillooet District, Plans 19013 and 20278;
District Lot 2791, Lillooet District, Plans 19013, 19833, 20959, 25286 and KAP50668;
Lots 1-12 & 23, District Lot 2822, Lillooet District, Plan 9588;
Lots A-F, District Lot 2822, Lillooet District, Plan 9588;
Portion North of the Railroad Right-of-Way, District Lot 2826, Lillooet District;
District Lot 2826A, Lillooet District, Plans 33752, 33753, 34156 and 41206;
Part of Lot 1, District Lot 3701, Lillooet District, Plan 37777;
Lot A, District Lot 3701, Lillooet District, Plan 10207;
Lots 1 & 2, District Lot 3701, Lillooet District, Plan 20327;
Lot 1, District Lot 3701, Lillooet District, Plan 15240;
Lot 1, District Lot 3701, Lillooet District, Plan 28874;
Remainder of District Lot 3701, Lillooet District;
Lots 1 & 2, District Lot 5231, Lillooet District, Plan KAP5 6232;
Lots 1 & 2, District Lot 5231, Lillooet District, Plan 7294;
Lots 3 & 4, District Lot 5231, Lillooet District; Plan 10363;
Remainder of District Lot 5231, Lillooet District; and,
District Lot 5235, Lillooet District.

APPENDIX IV:

TERRAIN SUITABILITY FOR RESIDENTIAL SETTLEMENT