

CARIBOO REGIONAL DISTRICT

SOUTH CARIBOO AREA

OFFICIAL COMMUNITY PLAN

ADOPTED MAR 15, 1996

ACKNOWLEDGEMENTS

The Cariboo Regional District acknowledges the time and contribution made by the residents of 108 Mile Ranch, 103 Mile, Forest Grove, Ruth Lake, Gateway, Buffalo Creek, Horse Lake, Lone Butte, and 97 - 93 Mile areas while preparing the South Cariboo Area Official Community Plan.

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CARIBOO REGIONAL DISTRICT
SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN
BYLAW NO. 3100

A BYLAW PROVIDING GOALS, OBJECTIVES AND POLICIES FOR THE ORDERLY DEVELOPMENT, PRESERVATION AND ENHANCEMENT OF THE SOUTH CARIBOO 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 the Cariboo Regional District deems it necessary to adopt an official community plan in order to ensure orderly development in the South Cariboo area;

AND WHEREAS the South Cariboo Plan Area has been designated a community plan area by the Regional Board of Directors;

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

TITLE

1. This bylaw may be cited as the “South Cariboo Area Official Community Plan Bylaw No. 3100, 1995”.

APPLICATION

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

ORGANIZATION

3. Schedules A, B, C and D of the South Cariboo Area Official Community Plan are attached hereto and form part of this bylaw. The schedules are titled as follows:

Schedule A:

Official Community Plan Introduction, Community Goals, Objectives and Policies;

Schedule B: General Land Use Designations Map;

Schedule C: Development Permit Areas Map; and,

Schedule D: Major Road Network.

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.

REPEAL BYLAW

5. The “Cariboo Regional District Official Settlement Plan Bylaw No. 805, 1979” and all amendments thereto are hereby repealed.

WHEREAS a Public Hearing was held on the _____ day of _____, 1996

READ A FIRST TIME this _____ day of _____, 1996

READ A SECOND TIME this _____ day of _____, 1995

READ A THIRD TIME this _____ day of _____, 1996

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 3100, cited as the “South Cariboo Area Official Community Plan Bylaw No. 3100, 1995”, as read a third time by the Regional District Board on the _____ day of _____, 1996.

Dated at Williams Lake, BC this ____ day of _____ 1996.

Secretary

Approved by the Minister of Municipal Affairs this _____ day of _____, 1996.

ADOPTED this _____ day of _____, 1996

Chairman

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SCHEDULE A:

INTRODUCTION

SCHEDULE A:

INTRODUCTION

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 is 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 abide 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 benefiting 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. Recently, more power has been granted to local government in regards to housing. It is permitted under the new legislation for a local government by bylaw to enter into a housing agreement which may dictate the form of tenure of housing units, the availability of housing units to certain classes of persons identified in the agreement by bylaw, rents that may be charged and the rates at which they may be increased over time.

The Ministry of Municipal Affairs also assists regional districts, through grant programs, in the development of planning projects and capital works facilities including 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 board has administrative and legislative responsibilities similar to a municipal council.

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

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

- 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 represented by an elected director. Some services, such as building inspection and fire protection are provided in specific electoral areas or parts of them. 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 is not provided within municipal boundaries by the CRD.

The CRD encompasses an area of approximately 69,170 km² which represents close to 8.0% 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 three different services which are subdivided into various functions:

i. 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.

ii. Community Services

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

iii. Finance and Administration

This department as its name suggests fulfils financial and administrative functions related to all the services provided by the regional district, including the library system.

The planning responsibilities of development services involve the development of official community plans (long-range planning) and the preparation and administration of land use regulations and bylaws (current 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. A good plan will also provide information about 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 amended by same. 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 in 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 plan for 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, therefore, has the quality of providing stability and certainty in 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.

- a. the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- b. the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- c. the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- d. restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- e. the approximate location and phasing of any major road, sewer and water systems;
- f. the approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites; and,
- g. other matters that may, in respect of any plan, be required by the minister.
- h. The community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

3. SOUTH CARIBOO AREA PLANNING PROCESS

In 1993, the Cariboo Regional District's planning department initiated the review of the South Cariboo Area Official Community Plan (formerly known as the 100 Mile House Official Settlement 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: "South Cariboo Area Technical Background Report" and is available upon request.

The planning process also involved the participation of provincial ministries, the residents of the plan area, and directors from electoral areas G, H, and L, and their respective Advisory Planning Commissions.

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

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 the District of 100 Mile House (as it is an adjoining local government which will be affected by the plan) and to those provincial agencies which participated in the plan preparation for confirmation. The regional district will also take the plan to public hearing for input. Following comments received from provincial agencies and the residents of the South Cariboo plan area, the regional board will consider possible changes to the plan. The changes will then have to be referred back to the provincial agencies for confirmation.

Upon receipt of final comments from the various agencies, 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. Concurrently, the regional board will rescind the existing 100 Mile House Official Settlement Plan Bylaw No. 805, 1979, and the South Cariboo Area Official Community Plan will become the official community plan for the South Cariboo area.

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*, R.S..B.C., 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;

“neighbourhood” means an area defined within certain boundaries as shown in Appendix V;

“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.’

SCHEDULE A:

COMMUNITY GOALS

COMMUNITY GOALS

1. To maintain a residential density and pastoral atmosphere within the community plan area which reflect the vision expressed by the residents of the various communities in the plan
2. To minimize visual, water, air and sound pollution in the South Cariboo Plan Area by planning for the development of adequate and environmentally safe land uses
3. To work at maintaining a level of—recreational space which meets the needs expressed by the various communities within the plan area
4. To ensure a road system that is safe and secure for both pedestrians of all ages, as well as vehicular traffic
5. To minimize land use conflict by planning for compatible adjacent uses which respect the scale of their surroundings and are aesthetically pleasing to the eye
6. To ensure the level of commercial and industrial activities within the plan area meets the needs of the various communities and is compatible with the scale and rural character of each one
7. To protect from incompatible development land adjacent to the Agricultural Land Reserve and to encourage agricultural activities on land with agricultural potential
8. To support the Agricultural Land Commission in its aims to protect land within the Agricultural Land Reserve from incompatible development
9. To encourage the protection of the historical character of the communities within the plan area
10. To protect from further degradation the watercourses which are part of the Bridge Creek Basin
11. To maintain an ongoing dialogue with the various provincial agencies on issues inside or outside the plan area which have the potential to adversely affect people, habitats and the land within the plan area with respect to the goals listed above.

SCHEDULE A:

OBJECTIVES AND POLICIES

1. AGRICULTURAL

Objectives

- 1.1 To support the Agricultural Land Commission in protecting agricultural land and agricultural opportunities in the plan area.*
- 1.2 To prevent rural residential and other non-farm development from adversely affecting agricultural activities.*
- 1.3 To protect agricultural land by maintaining larger parcels which can economically sustain agricultural production.*

Policies

The backbone of the economy of 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 area are directly or indirectly related to these industries; therefore, the protection of the land resource is a major objective of the plan. The major source of farm income is obtained from two agricultural activities - ranching and forage crops. Protection of these farming operations is needed in order to safeguard the livelihood of those residents dependent on the agricultural industry.

The official community plan area similar to the rest of British Columbia is not well favoured in terms of agricultural land resource. 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.

The expansion of residential settlements contributes to the removal of land from agricultural use. Further, conflict 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. Keeping buffers between these activities is one way of addressing this land use conflict issue.

The management of resources is more of a provincial responsibility than a regional district responsibility, due to enabling legislation. The policies of the plan will lend support to the provincial legislature in protecting the resources.

1.4 Schedule B designates as:

- AGRICULTURAL - (Ag)

land located within the Agricultural Land Reserve and other small parcels located outside the Agricultural Land Reserve but enclosed by the Agricultural Land Reserve,

except:

- (i) those parcels located in a RESIDENTIAL designation as per section 7.7 of this bylaw; and,
- (ii) those parcels located in an INDUSTRIAL designation.

BL3750

- 1.5 Land designated AGRICULTURAL shall have a minimum parcel size of 32 hectares. The minimum parcel size may be reduced by amending the zoning bylaw to allow an infill subdivision consistent with RURAL RESIDENTIAL parcel sizes. Further, the Cariboo Regional District will support property consolidation to address defensible environmental rationale such as to improve a sewage disposal system. This consolidation will not require a plan amendment and is not for purposes of creating additional lots.

BL3837

Notwithstanding the minimum parcel size required under the present bylaw, where the Provincial Agricultural Land Commission has approved the creation of a parcel under its Homesite Severance Policy, or approved a subdivision of land within the Agricultural Land Reserve as divided by a major road (greater than 20 m right-of-way width) no amendment to the plan will be required for the subdivision of the parcel, provided each parcel of land is a minimum of 4 hectare.

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: Amendment to the zoning bylaw.

- 1.6 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.

- 1.7 The minimum parcel size created as a homesite severance shall be 1 hectare.

Implementation: Liaison with the Agricultural Land Commission.

- 1.8 The regional district will support applications for the exclusion from the Agricultural Land Reserve of the parcels as listed and shown in Appendix III. The agricultural potential of these parcels has been hindered or precluded by residential and other forms of development.

Implementation: At the opportune moment, the Cariboo Regional District may apply for block exclusions with the Agricultural Land Commission.

- 1.9 The regional board may support an application for exclusion or subdivision of land within the Agricultural Land Reserve, provided that there are no negative impacts on agriculture, where it is demonstrated that the land is physically and economically incapable of supporting agriculture and it is recognized that the land's agricultural potential is restrained by a combination of factors such as the proximity of residential development and the size of the parcel.

Notwithstanding the conditions cited above, applications for subdivision of land within the Agricultural Land Reserve for the purpose of creating a homesite severance in keeping with the Commission's guidelines will be received by the regional board and referred to the Land Commission.

Implementation: Discussion with proponents;
Liaison with the Agricultural Land Commission.

- 1.10 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, the land will be subject to the regional district land use regulations and this plan.

Implementation: Liaison with the Agricultural Land Commission;
Discussion with members of the public affected by the exclusion.

- 1.11 In addition to the protection afforded by the *Farm Practices Protection (Right to Farm) Act*, the regional district shall endeavour to ensure that development adjacent to the Agricultural Land Reserve does not negatively impact on agricultural land, future residential dwellings and all ancillary buildings located on a parcel within a RESIDENTIAL designation shall be located at a minimum distance of 30 metres from any Agricultural Land Reserve boundary.

In addition, where considered necessary by the Agricultural Land Commission to protect the integrity of agricultural land, appropriate devices, including building setbacks, drainage protection, retention of vegetation, provision of vegetation screens and fences, the creation of larger or longer parcels and/or whatever other measures deemed

necessary, to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land shall be required. In particular, where possible, it may be a requirement that fencing be provided and maintained.

Implementation: Amendment to the zoning bylaw to accommodate new setback; Possible amendment to the plan to designate development permit areas for specific areas, in liaison with the Agricultural Land Commission, where conflicts are likely to occur.

- 1.12 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.

- 1.13 Livestock holding areas located on land assessed as “farm” by the British Columbia Assessment Authority, manure storage structures and other farm activities shall comply with the “Environmental Guidelines for Beef Cattle Producers in British Columbia”, the “Agricultural Waste Control Regulation” and the “Code of Agricultural Practice for Waste Management”, to prevent nuisance, pollution and to help reduce conflicts between neighbours where adjacent land uses are residential.

Implementation: Liaison with landowners;
Liaison with the Ministry of Agriculture, Fisheries and Food.

- 1.14 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: Amendment to the zoning bylaw.

2. RESOURCE AREAS

Objectives

- 2.1 *To recognize the requirements 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.*
- 2.2 *To minimize conflicts between sand and gravel reserve areas and their processing operations, forest-related operations and adjacent land uses.*
- 2.3 *To recognize that the Ministry of Energy, Mines and Petroleum Resources has jurisdiction over the province's energy, mineral and petroleum resources.*
- 2.4 *To support forest harvesting practices which protect the visual integrity of the landscape of the plan area.*

Policies

2.5 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 woodlot licences as granted under the *Forest Act*, land designated as Forest Reserve Land as per the *Forest Land Reserve Act* or Managed Forest Land other than Forest Reserve Land, and existing sand and gravel reserves that have been mapped by the Ministry of Transportation and Highways as depicted in Appendix II), part of District Lots 2938, 2939, 2948 and 2949 as per subsection (iii) of section 1.4, and land located outside of the Lac La Hache Provincial Forest but enclosed by the Provincial Forest, except:

- (i) those parcels alienated by the Ministry of Forests but not yet excluded from the Provincial Forest;
- (ii) those parcels designated RESIDENTIAL in Schedule B; and,
- (iii) those parcels located within the Agricultural Land Reserve.

- 2.6 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.

Implementation: Liaison with the Ministry of Forests and other appropriate ministries.

- 2.7 The minimum parcel size within the RESOURCE AREA designation will be limited to 32 hectares so as to protect the watersheds within the plan area, encourage the continuation of rangeland operations, and to minimize conflict between residential and other resource land uses.

Implementation: Amendment to the zoning bylaw.

- 2.8 Where land within the RESOURCE AREA designation abuts a RESIDENTIAL designated area, resource extraction activities should be conducted in such a manner as to maintain the visual integrity of the area.

Implementation: Liaison with the appropriate provincial ministries.

- 2.9 All mining and mineral exploration activities will be subject to the *Mines Act* and *Mineral Tenure Act* regulations. The Ministry of Energy, Mines and Petroleum Resources (MEMPR) will continue to refer mineral exploration proposals involving surface disturbance to the regional district for review and comment.

Implementation: Liaison with the Ministry of Energy, Mines and Petroleum Resources.

- 2.10 Guest ranches, which conform with the current zoning bylaw regulations respecting guest ranches, shall be allowed within the RESOURCE AREA designated areas without requiring an amendment to the plan.

Implementation: Amendment to the zoning bylaw.

- 2.11 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*. In addition, 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 Forest Land Commission.

3. ACREAGE RESERVE

BL4787

Objective

3.1 *To hold land within the acreage reserve designation to accommodate future land development needs.*

Policies

3.2 Schedule B designates as:

- ACREAGE RESERVE - (AC)

lands which are neither in the Agricultural Land Reserve, the Provincial Forest, the Forest Land Reserve, nor within a RESIDENTIAL designated area, but which hold the potential to be developed to accommodate additional demand in residential or other forms of development.

3.3 The uses intended for this designation are rural-oriented and land-intensive. However, if it can be determined that more land is needed to accommodate increased residential densification uses, then consideration shall be given to changing this designation.

Implementation: Possible amendment to the plan.

3.4 Agricultural activities are permitted in the ACREAGE RESERVE land use designation.

Implementation: Revise zoning bylaw to allow agricultural uses in the Acreage Reserve zone.

3.5 The minimum lot size within the ACREAGE RESERVE land use designation shall be 4 hectares.

Implementation: Maintain existing zoning.

4. DEVELOPMENT PERMIT AREAS

Objective

4.1 *To establish objectives and guidelines for the form and character of future commercial, industrial, and multi-family development along the South Cariboo Plan area highway corridors.*

Policies

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 establish objectives and guidelines for the form and character of commercial, industrial or multi-family residential development.

The advantage of this planning instrument is that it can specify the conditions under which development can occur prior to a subdivision being approved, or construction of, addition to or alteration of a building, in areas as specified in the provincial legislation.

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. This planning tool allows local government to exercise a level of discretion in varying and supplementing certain regulations.

4.2 DEVELOPMENT PERMIT AREA No. 1: “HIGHWAY #97 CORRIDOR”

Category: to establish objectives 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(1).

Justification: (i) The existing large commercial/industrial development at the 108 Mile Ranch, with large setbacks and extensive continuous parking area without any visual break such as can be provided by landscaping, is out of character with the 108 Mile Ranch community, and does not provide an inviting or aesthetic gateway to the community. Further, the existing commercial node at the 108

Mile Ranch is located along Highway #97, the principal transportation corridor through the plan area, a major view corridor, and a major contributor to the image of the 108 Mile Ranch;

- (ii) The improvement of the appearance of commercial and industrial development along Highway #97 would enhance the 108 Mile Ranch, and 103 Mile's visual representation, and promote a new image for the Highway corridor; and,
- (iii) The objective of the designation is to ensure that the redevelopment and future development of these commercial areas is compatible with the form and character of the 108 Mile Ranch and 103 Mile communities, an important concern to these communities.

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 may be issued by the regional board in accordance with the following guidelines:

- (i) while new buildings may be relatively large, their configuration should be such as to conceal their true size and bulk. 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;
- (ii) the developer shall replicate through the landscaping of the commercial property, the "celebration of nature" central to the character of the 108 Mile Ranch community by creating meadows and other green spaces which could be utilized as public "gathering" places;
- (iii) the developer shall be encouraged to utilize wood as an exterior building material to reflect "the Ranch" character of this area;
- (iv) parking spaces should be in small groupings with visual breaks, located at the back of the buildings, and screened from adjoining properties by landscaping;
- (v) 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; and,
- (vi) signage should be low in order to be unobtrusive, and should be in

keeping with “the Ranch” character of this area; lettering, size, support structure and material should contribute to safeguard this attribute.

BL4587

(vii) Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation

BL4587

(viii) Proposals under this designation are required to be supported by the policies of Section 18 Climate Change

Implementation: Issuance of a development permit by a regional board resolution.

4.3 DEVELOPMENT PERMIT AREA No.2: “HIGHWAY #24 - LONE BUTTE CORE”

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

Area:

Development Permit Area No. 2, as shown on Schedule C(2).

- Justification:
- (i) Highway #24 is the transportation corridor through the Lone Butte community and contributes significantly to the image of Lone Butte. A number of tourists pass through Lone Butte either to access the Interlakes area or simply as a means to connect Highway #97 and Highway #5. The designated Development Permit Area has a Historic Water Tower, which has been renovated and integrated into a rest area thanks to the efforts of the Lone Butte community, and an old hotel, dating back to the 1920’s, which was used by railway travellers. Following the opening of the railway, the Fawn Creek Post Office was moved to Lone Butte in 1922. Hence, the existence of this community is tied with the coming of the railway through the Cariboo region;
 - (ii) Improving the appearance of commercial and industrial development along Highway #24 within the Lone Butte Development Permit Area would enhance this community’s visual representation; and,
 - (iii) The objective of the designation is to ensure that further development of this commercial zone re-establishes and/or maintains the distinctive architectural style and form of existing buildings such as the old hotel, the fire hall, and the pub.

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

guidelines:

- (i) 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 existing old hotel, the fire hail and the pub;,,
- (ii) the building setbacks should aim at maintaining the traditional street line, where buildings have frontage on the street, to create a sense of a densely and closely knit downtown core;
- (iii) parking spaces should be in small groupings with visual breaks, located at the back of the buildings or separated from the main highway by landscaping, and screened from adjoining properties by landscaping;
- (iv) all outdoor loading areas, storage areas and garbage receptacles shall be, wherever possible, located at the rear of buildings out of view from Highway #24 and shall be screened from adjacent property with solid fencing or landscaping to protect the aesthetic views from surrounding properties and the highway; and,
- (v) signage should be low in order to be unobtrusive, and should be in keeping with the character portrayed by the old hotel, the fire hail and the pub; lettering, size, support structure and material should complement this character.
- (vi) Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation
- (vii) Proposals under this designation are required to be supported by the policies of Section 18 Climate Change

BL4587

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Implementation: Issuance of a development permit by a regional board resolution.

- 4.4 Notwithstanding Policy 4.2 and Policy 4.3, and where allowed under the existing zoning regulations, the development of a residential dwelling or addition, and ancillary buildings to residential use on any lot within a DEVELOPMENT PERMIT AREA, will not require a development permit.

Implementation: Liaison with property owners.

- 4.5 As per section 945(4.1) of the *Municipal Act*, where a development permit area is designated under section 945 subsection (4)(e), an owner shall be exempted from obtaining a development permit at the time of subdivision. This exemption is motivated by the absence of compelling reasons such as hazardous and/or environmentally sensitive conditions prevailing within the development permit areas of this plan which

would justify requiring an owner to present a development strategy at the time of subdivision.

Implementation: Liaison with property owner to indicate that a development permit is required before a building permit may be issued.

- 4.6 The rezoning of a property along Highway I-97 for the purpose of operating a commercial or industrial use will be subject to a DEVELOPMENT PERMIT designation prior to final approval of the rezoning.

Implementation: Issuance of a development permit.

5. INDUSTRIAL

Objectives

- 5.1 *To limit the designation of land for industrial activities to land already zoned for this function to promote the viability and development of the existing zoned properties.*
- 5.2 *To promote industries with low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal.*
- 5.3 *To protect the rural atmosphere of the various neighbourhoods within the plan area from encroachment of incompatible industrial uses.*
- 5.4 *To recognize the need for home-based businesses which respect the rural/residential character of the plan area.*

Policies

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.

5.5 Schedule B designates as:

- INDUSTRIAL - (M)

those parcels currently zoned Light Industrial (M-I), General Industrial (M-II) and Heavy Industrial (M-LII);

There is approximately 160 hectares of land zoned for industrial use in the South Cariboo Area Official Community Plan, 75% of which is vacant or used only as residential premises. Further, approximately 600 hectares of vacant Crown land is designated for industrial use. The existing designated areas are considered adequate in size to accommodate future needs for industrial land use.

Implementation: Maintain existing zoning.

5.6 The regional board will evaluate the rezoning of a property for industrial use within an industrial designation according to the following criteria:

- (i) rail and road access to and from the site;
- (ii) topography, soil characteristics and water supply;

- (iii) servicing provided (i.e. water, sewage, gas, hydro);
- (iv) social, economic and environmental impacts;
- (v) compatibility with existing and proposed land uses;
- (vi) Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation; and,
- (vii) Proposals under this designation are required to be supported by the policies of Section 18 Climate Change.

BL4587

BL4587

Implementation: Possible amendment to the zoning bylaw;
Possible registration of a covenant on the subject property to limit the use(s) permitted on the site.

- 5.7 The rezoning of land for intensive industrial activities such as animal processing, autowrecking, and asphalt manufacturing shall not be considered by the regional board. Heavy industrial uses are not considered compatible with a rural residential environment.

Implementation: No rezoning to heavy industrial uses.

93-97 MILE

- 5.8 Future industrial activities shall be confined to the areas designated as INDUSTRIAL by Schedule B. No expansion of this designation shall be considered until the area has been sufficiently infilled to justify further industrial designation.

The designated areas are considered more than adequate in size to accommodate future needs for industrial use in this neighbourhood.

Implementation: Maintain existing industrial designations.

- 5.9 Notwithstanding policy 5.7, the regional board may consider a rezoning application for heavy industrial use within this neighbourhood, if the applicant demonstrates that the intended activity will create a positive impact on the community without adversely impacting adjoining uses and the environment.

Implementation: Possible amendment to the zoning bylaw.

FOREST GROVE

BL4223

- 5.10 The regional board shall only consider rezoning applications for industrial uses at Forest Grove in the “Forest Grove Core” in the areas designated for INDUSTRIAL uses, as shown on Schedule B. The regional board will also consider amendments to INDUSTRIAL for lands currently designated COMMERCIAL, provided that the proposed industrial use will be of a use and scale compatible with the area.

The rezoning of each property for industrial use shall be subject to the applicant demonstrating the suitability of the soil to support the proposed uses on the subject property in conformance with the applicable Ministry of Health or BC Environment standards. This is a necessary measure to ensure that the aquifer and related ground water in the Forest Grove area are not negatively impacted by the introduction of a new industrial usage.

Implementation: Liaison with the applicant and Cariboo Regional District Community Services Department;
Possible rezoning subject to applicant demonstrating soil suitability to accommodate the proposed use;
Liaison with the Ministry of Health or BC Environment as applicable.

- 5.11 Considering the sensitivity of the ground water table in the Forest Grove area, absolutely no industrial activity including home-based businesses shall be allowed in the area classified as a *protective area* in the plan. This eliminates the risk of contamination of the ground water table by possible leachates from industrial uses.

Implementation: No rezoning application to industrial use within the *protective area*.

108 MILE RANCH

- 5.12 Due to the proximity between lands designated for INDUSTRIAL activities and RESIDENTIAL development in this neighbourhood, it is a policy of this plan that the rezoning of a property designated INDUSTRIAL as per Schedule B, or the redevelopment of such a property be subject to the owner providing adequate screening of the industrial activity from adjacent residential properties.

Implementation: Registration of a covenant to ensure the industrial property is adequately screened from adjacent residential areas.

6. COMMERCIAL

Objectives

- 6.1 *To maintain a level of commercial activity that is responsive to the servicing needs of local residents and incidental tourist needs.*
- 6.2 *To promote commercial activities which have low water usage requirements, low air emissions, as well as low or recyclable solid and liquid waste disposal.*

Policies

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 designating properties into the appropriate commercial categories: LOCAL COMMERCIAL, HIGHWAY COMMERCIAL and RECREATIONAL COMMERCIAL.

6.3 Schedule B designates as:

- COMMERCIAL - (C)

those parcels currently zoned Rural Commercial (C-IA), Community Commercial (C-rn), Commercial Sales and Service (C-IV), Tourist Commercial (C-VI) and Highway Commercial (C-VII).

Implementation: Maintain existing zoning.

6.4 In areas designated as DEVELOPMENT PERMIT AREAS, the construction of, addition to or alteration of a commercial building or commercial structure must not commence unless the owner first obtains a development permit as per section 4 of this bylaw. The development permit is required to ensure aesthetic criteria is implemented, the protection of the pastoral, recreational character is pursued, commercial property is landscaped ‘so as to create a buffer between differing land uses, and adequate off-street parking is available. Further, as per policy 4.5, a development permit shall not be necessary when land is being subdivided within a development permit area.

Implementation: Issuance of a development permit.

6.5 Commercial activities which may potentially create environmental or health hazards, which are regarded as incompatible with the rural character of the plan area, or which are land use intensive will not be allowed. Those activities considered to be large-scale and/or highly specialized will be directed to the District of 100 Mile House.

Implementation: Maintain existing zoning.

6.6 Generally, the regional board shall examine the redesignation and/or rezoning of a parcel for commercial use according but not restricted to the following criteria:

- (i) the use shall offer direct access to a major 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 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;
- (v) if located within the Agricultural Land Reserve, the designation and/or rezoning will be subject to approval from the Agricultural Land Commission;
- BL4587 vi) Proposals under these designations are required to be supported by the policies of Section 17 Energy & Conservation; and,
- BL4587 vii) Proposals under these designations are required to be supported by the policies of Section 18 Climate Change.

Implementation: Possible amendment to the plan and/or zoning bylaw.

6.7 LOCAL COMMERCIAL

6.7.1 The South Cariboo area is covered by small rural communities. It is not expected in the foreseeable future that large-scale commercial enterprise such as a department store or chain food store would locate within the plan area. This is further emphasized by the proximity of the District of 100 Mile House to every community within the plan area and the extensive array of services offered by the municipality. There is however room for the expansion of small-scale commercial activity which caters to the needs of the local communities, including, but not limited to, a general/convenience store, post office, gasoline sales and service station, bakery, and drug store. Local commercial activities correspond to small-scale development which serves local trading areas in

outlying communities to reduce unnecessary trips to the District of 100 Mile House for minor purchases. Suitable commercial sites will be the extension of established commercial cores within the various neighbourhoods of the plan area.

Implementation: Possible amendment to the bylaw.

6.8 RECREATIONAL COMMERCIAL

6.8.1 Due to the rural character and the location of the South Cariboo plan area, campground facilities (including RV sites) to meet the needs of the travelling public may be permitted throughout the plan area without requiring an amendment to the plan. Any proposed rezoning 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 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%

Source Park Facility Standards, BC Parks

- (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 customer 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; and,
- (v) if located within the Agricultural Land Reserve, the rezoning will be subject to approval from the Agricultural Land Commission.

Implementation: An amendment to the zoning bylaw;
Liaison with the Ministry of Health and BC Environment;
Possible liaison with the Agricultural Land Commission.

6.8.2 The redesignation of a property to allow development of tourist recreation commercial use, including those services and facilities catering to the vacationing public such as restaurants, motels, lodges and seasonal resorts, will be evaluated based on the following criteria:

- (i) the use should not generate excessive customer 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 does not reduce public access to the waterfront;
- (iv) road shall be designed to ensure safe access and egress and off-street parking and loading areas shall be provided;
- (v) the site is serviced by a potable water supply and sewage disposal system in accordance with Ministry of Health standards; and,
- (vi) no building used for habitation purposes shall be located within 80 metres of the high watermark of a lake, a creek or other waterbodies, and the total area covered by permanent buildings shall not exceed 20% of the entire parcel. The remainder of the parcel shall remain as open space.

Implementation: An amendment to the zoning bylaw.

6.9 HIGHWAY COMMERCIAL

6.9.1 HIGHWAY COMMERCIAL uses shall generally include uses permitted in a LOCAL COMMERCIAL and RECREATIONAL COMMERCIAL designations and other commercial uses catering to the travelling public including, but not restricted to, restaurant and overnight tourist accommodation.

HIGHWAY COMMERCIAL uses will be located within settlement centres and on controlled access highways and encouraged to be spaced approximately 30 km apart for competing uses.

Implementation: Possible amendment to the plan and/or zoning bylaw.

LONE BUTTE

6.10 The regional board shall consider a rezoning application for commercial activities at Lone Butte without requiring an amendment to the plan, only within the corridor designated as a DEVELOPMENT PERMIT AREA, as shown on Schedule C(2). Further, the development of land shall not commence prior to a development permit

being issued.

Implementation: Possible amendment to the zoning bylaw.

FOREST GROVE

6.11 Considering the aquifer's location, as shown in Appendix IV, any activity taking place above the aquifer has the potential to impact negatively on the quality of its water. Considering the aforementioned situation, it is a policy of the regional board to allow commercial development over the aquifer, only if the proposed activity is compatible with surrounding land uses, and if the following conditions can be met:

- (i) the sewage effluent discharged by each proposed use over the aquifer does not exceed 4,000 imperial gallons per day;
- (ii) the applicant must conduct a site specific investigation demonstrating a percolation rate of no less than 5 minutes per inch on the proposed development site; and,
- (iii) the applicant must prove that the water table on the subject property is lower than that of the community well;

or,

- (iv) Where conditions (i) through (iii) cannot be met or if the proponent so prefers, a sewage disposal system designed by a professional geoscientist specializing in hydrogeology and approved by the Ministry of Health could be implemented on the subject property to alleviate the potential impact of the effluent discharges to the use of the property.

Implementation: Liaison with the applicant and Cariboo Regional District Community Services Department;
Possible amendment to the plan and zoning bylaw;
Liaison with the Ministry of Health.

6.12 Considering the sensitivity of the ground water table in the Forest Grove area, absolutely no commercial activity shall be allowed in the area classified as a *protective area* in the plan. This eliminates the risk of contamination of the ground water table by possible leachates from commercial uses.

Implementation: No rezoning to commercial use within the *protective area*.

HORSE LAKE

- 6.13 The regional board may consider a rezoning application for commercial activity, restricted to a convenience store and one dwelling unit in conjunction with the permitted use, in the Horse Lake neighbourhood, located on Horse Lake Road providing the applicant complies with the following conditions registered in a covenant:
- (i) the commercial use shall provide for efficient traffic movement, vehicular access and egress and sufficient parking provisions as per the current zoning bylaw;
 - (ii) the commercial site shall be landscaped or fenced from adjacent properties to create a buffer between the commercial use and other land uses. Further, a landscaped strip of 2.5 metres shall be maintained along the whole frontage of the property except for the access; and,
 - (iii) the commercial activity shall be carried out in a manner which is compatible with the character of the surrounding environment and land uses: small in size, aesthetic use of finishing materials, and discreet signage.

Implementation: Amendment to the zoning bylaw.

7. RESIDENTIAL DEVELOPMENT

Objectives

- 7.1 *To ensure the availability of sufficient land for residential development for the next ten to fifteen years.*
- 7.2 *To provide lot sizes that reflect the area's goal to maintain a pastoral character.*
- 7.3 *To minimize the impact of residential development on adjacent agricultural land and land within the provincial forest.*
- 7.4 *To encourage a configuration of shoreland development which favours the development of upland properties and provides adequate access to the waterfront for those upland owners.*
- 7.5 *To ensure demand is satisfied for the construction of affordable housing, rental housing and special needs housing as required by Section 945 (2.1) of the Municipal Act.*
- 7.6 *To encourage the preservation of the tree cover within and adjacent to residential areas and recognize it as a component of the visual integrity of the area.*

Policies

The communities located within the South Cariboo plan area vary in size and in character. Some neighbourhoods, like Horse Lake, are strictly rural residential in nature and do not provide any commercial, institutional or other services. Other neighbourhoods, such as Forest Grove and Lone Butte have a core area where commercial and industrial activities are concentrated and are surrounded by a variety of residential subdivisions. This section of the plan reflects the sentiment expressed by the South Cariboo plan area residents during the public participation process in that the South Cariboo area should maintain the low density and quiet atmosphere which currently prevails in most of its communities. Most of the terrain within the plan area is not limited by soil, topography or the terrain hydrology as a general rule. Hence, the residential designations reflect the existing residential zoning and the minimum parcel size requirements aim at providing a variety of lot sizes and housing opportunities while conserving the rural character.

The rural character of the communities within the South Cariboo Area Official Community Plan is defined by density and atmosphere within the residential areas and by the environment and natural amenities surrounding these areas. The preservation of the communities' character depends on the understanding of this correlation.

7.7 RESIDENTIAL DESIGNATIONS

Schedule B designates as:

- GENERAL RESIDENTIAL - (RG)

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

A parcel greater than 3.9 hectares could be created providing that all other parcels in the proposed subdivision total an average of 2 hectares with no parcel smaller than 0.8 hectare.

- 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.

- SMALL HOLDING RESIDENTIAL - (RSH)

BL3653

parcels which shall be a minimum size of 0.4 hectare, and which shall be connected with a community water system and/or sewage disposal system except where otherwise permitted.

BL4177

In cases where a non-conforming lot is designated as Country Residential or Small Holding Residential in the Community Plan and contains two (2) or more non-conforming residential units that may or may not contain an approved sewage disposal system, the Cariboo Regional District Board may consider an application to rezone the existing lot to allow the creation of new lots so that each non-conforming residential unit is located on an individual lot, provided that:

- a) Each existing non-conforming residential unit contains an approved sewage disposal system;

- b) Where any of the proposed lots do not contain an approved sewage disposal system, it is proven that the requirements of the Ministry of Health for the installation of sewage disposal systems can be met;
- c) Each existing non-conforming residential unit is serviced by a community water system.

7.8 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 twenty bays, to ensure the production of on-site sewage disposal is no greater than 5,000 imperial gallons per day;
- (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;
- (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 proximity to facilities such as a commercial core and an elementary school so as to provide adequate servicing to a higher density housing development.

Implementation: Rezoning application;
Application to be in accordance with the Cariboo Regional District's current Residential Mobile Home Parks Bylaw.

7.9 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 (infill) 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: Review of individual applications.

BL3653

7.10 The minimum subdivided lot size within the plan area shall be 0.8 hectare, except in the special cases of the 108 Mile Ranch, Forest Grove where the lots can be linked with existing community services, Lone Butte, Horse Lake Road, and where a "density

bonus” has been approved. In cases of the 108 Mile Ranch and Forest Grove respectively, the minimum lot size could be reduced to 0.2 hectare as per the “Land Use Contract”, to 0.4 hectare where it occurs as an extension of an existing built-up area, or otherwise represents a “downgrading of previous zoning” such as from industrial to residential (eg. Part of Lot A, District Lots 358, 434 and 4191, Lillooet District, Plan 21349), and to 0.4 hectare on District Lot 2939, Southeast ¼, Lillooet District. However, in areas where parcels were created with less than the minimum permitted site area in a residential designation, 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, and:

- (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: Amendment to the zoning bylaw.

- 7.11 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: Contact with special interest groups; Possible amendment to the zoning bylaw.

- 7.12 Wherever possible a property owner should, through proper design of his property, protect existing landscapes and views so as not to adversely affect the development of surrounding properties.

Implementation: The regional district will provide comments to the Ministry of Transportation and Highways at the time of subdivision.

- 7.13 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 liaise with the Ministry of Forests to follow fire safety guidelines.

- 7.14 The regional district will support initiatives which promote the upkeep of private properties through proper landscaping and sensible management of the land. The regional district will encourage actions such as the maintenance of the forest cover for aesthetic reasons as well as erosion control and the removal of unsightly and hazardous materials and structures from properties for aesthetic and safety reasons.

Implementation: Liaison with interest groups: landowners, potential buyers, realtors, developers and forest companies.

- 7.15 Pursuant to policy 1.11, in addition to the protection afforded by the Farm Practices Protection (*Right to Farm*) Act, the regional district shall endeavour to ensure that development adjacent to the Agricultural Land Reserve does not negatively impact on agricultural land, future residential dwellings and all ancillary buildings located on a parcel within a RESIDENTIAL designation shall be located at a minimum distance of 30 metres from any Agricultural Land Reserve boundary.

In addition, where considered necessary by the Agricultural Land Commission to protect the integrity of agricultural land, appropriate devices, including building setbacks, drainage protection, retention of vegetation, provision of vegetation screens and fences, the creation of larger or longer parcels and/or whatever other measures deemed necessary to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land shall be required. In particular, where possible, it may be a requirement that fencing be provided and maintained.

Implementation: Amendment to the zoning bylaw to accommodate new setback;
Possible amendment to the plan to designate development permit areas for specific areas, in liaison with the Agricultural Land Commission, where conflicts are likely to occur.

- 7.16 Our communities are aging, and economic and social pressures exert local government to play a key role in restructuring communities to accommodate today's housing needs. Elderly housing accommodations are non-existent in the neighbourhoods outside of the District of 100 Mile House. Very often the only option remaining for seniors is to move to 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 which should be addressed by the Cariboo Regional District.

Implementation: Formulation of an "in-law suite" bylaw;

Possible housing agreement for special needs housing pursuant to section 963.2 of the *Municipal Act*.

7.17 Notwithstanding policy 5.5, the regional district will consider a rezoning application to industrial use without requiring an amendment to the plan only on parcels within a RESIDENTIAL DESIGNATION as outlined in section 7.7, to allow home-based businesses, if the application meets the following criteria:

- (i) the industrial use is secondary to an existing residential use;
- (ii) the subject property has a minimum lot size of 1 hectare;
- (iii) the area used for industrial purposes must be buffered from adjoining properties by adequate landscaping and screening, in harmony with the character of the surrounding area, ensure the level of noise generated by the industry does not impact on adjoining properties, maintain the aesthetic visual criteria, and ensure the health, safety and welfare of adjacent land occupiers;
- (iv) the proposed industrial activity will not encroach on the residential atmosphere of the neighbourhood by only allowing small-scale activities which are not at risk to create environmental or health hazards, which do not generate a higher level of traffic than that normally associated with the dwelling, and which do not require outside storage of materials or products;
- (v) the industrial home-based business production of liquid waste shall not exceed 350 imperial gallons per day including the normal liquid waste produced by the residential use of the property, unless a sewage disposal system designed by a professional engineer, and meeting the criteria of the Ministry of Health and the BC Environment, is installed on the property;
- (vi) the total maximum allowable size of all associated industrial buildings on the subject property shall not exceed 250 m²;
- (vii) no heavy intensive industrial activities such as abattoirs, autowrecking and asphalt manufacturing shall be allowed in a residential area;
- (viii) the disposal of all waste produced on the site by the industrial activity must be done in conformance with the *Waste Management Act*;
- ix) Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation; and,
- x) Proposals under this designation are required to be supported by the policies of Section 18 Climate Change.

BL4587

BL4587

Implementation: Application to amend zoning bylaw will only be considered by the regional board if applicant offers to register a covenant on the portion

of the property to be rezoned to industrial use to limit the uses and conditions under which the industrial use will be permitted.

HORSE LAKE

7.18 Horse Lake is classified as a 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 is rated moderately sensitive and the environmental resources as highly sensitive. A major concern and emphasis of the regional district shall be the preservation of the long-term water quality of Horse Lake, as it is the water supply for the District of 100 Mile House. Horse Lake is also an important component of the Bridge Creek watershed and the quality of its water impacts on all downstream waterbodies. It is therefore a policy of this plan to ascertain, that the quality of the water is not impacted by further residential development by maintaining a lower density on the lake shoreland. As a result, future development located within 200 metres of the high-water mark of Horse Lake shall conform to a GENERAL RESIDENTIAL land use designation.

7.18.1 The Cariboo Regional District Board may consider Country Residential designation for waterfront properties on Horse Lake presently designated General Residential, where the applicant can demonstrate compliance with all of the following requirements:

- i. The proposal is limited to infill development and does not adversely affect the character of the neighbourhood.
- ii. The septic system, field and reserve area are a minimum of 60 metres from the natural boundary of Horse Lake and meets the requirement of the Ministry of Health (Interior Health Authority). The owner must engage an appropriately qualified professional engineer or geoscientist to review the proposed siting of the septic system and field to ensure there will be no detrimental impacts on the adjacent water body.
- iii. A report from a Qualified Environmental Professional (QEP) that identifies mitigative measures to reduce impacts of the development on the riparian habitat and the lake such as prohibiting removal of riparian vegetation, and identifies other applicable measures to protect and restore fish or riparian habitat and/or to control erosion and protect banks. The QEP report shall be registered on title as a Section 219 covenant.
- iv. The proposal shall receive support in principal by the Habitat Biologist of the Ministry of Forests, Lands and Natural Resource operations (MNFLRO).

7.18.2 Alternatively, the regional district will allow a higher density development (“density bonus”) on parcels located within 200 metres of the high-water mark providing a developer meets the following conditions which aim at protecting lake shoreland, its habitat, and water quality, and which preserves open space:

- (i) the subject parcel must be a minimum of 10 hectares;
- (ii) no residential lots shall be within 80 metres of the high-water mark;
- (iii) at least 50% of the entire subject parcel must remain unsubdivided and kept as open space. Further, a covenant in a form satisfactory to Cariboo Regional District shall be registered on the property under section 215 of the *Land Title Act*, providing, as a minimum, that the land kept as open space shall not be subdivided further; (the exact terms of the covenant to be discussed with the developer at the time of application);
- (iv) the maximum allowable density shall be one dwelling per 0.8 hectare;
- (v) the minimum parcel size created within this subdivision shall be 0.4 hectare; and,
- (vi) on-site sewage treatment and disposal systems shall be designed to conform with the criteria of the *Management Strategy for Lake Shoreland Development, Appendix III*, prepared by Urban Systems Ltd., consulting and engineering, May 1983, regarding control measures such as phosphate levels, and meet the criteria of the Ministry of Health and the Ministry of Environment, Lands and Parks.

Implementation: Amendment to the zoning bylaw to include the conditions of density housing.

7.19 Following a municipality restructure study performed by Urban Systems Ltd. in 1988, the District of 100 Mile House extended its boundaries to include the Blackstock Crescent subdivision in 1990. Further municipal restructure is being contemplated by the District of 100 Mile House at this time (1995) to include another portion of the Horse Lake Road. Future subdivisions on Horse Lake Road should reflect this possibility by allowing higher density subdivisions. Higher density development (1 dwelling per 0.4 hectare) would better justify municipal infrastructure in the eventuality of an extension of the District of 100 Mile House boundaries. Hence, the design of future subdivisions on Horse Lake Road should maximize the efficiency of the municipal infrastructure.

Implementation: Allow high density residential development on Horse Lake Road adjacent to the District of 100 Mile House corporate limits.

108 MILE RANCH

The 108 Mile Ranch's development started in 1969 and was promoted by Block Bros. as an "exciting outdoor playground for everyone". Central to the character of "the Ranch" is its celebration of nature - lakes and streams, meadows and forested hillsides. A vast fifteen hundred acre parkland, designated greenbelt, is reserved for the enjoyment of everyone. It is a legacy unique in British Columbia, if not in the whole of Canada (108 Tree Protection Committee, 1995). The 108 Mile Ranch lives up to the concept initiated in 1969. A wide variety of wildlife species continue to roam the area, recreational opportunities are at everyone's doorstep and the community has matured and grown to exceed that of the District of 100 Mile House.

- 7.20 A vast area northwest of the existing 108 Mile Ranch subdivisions has been designated for future residential development. Considering the area's potential for large-scale development and the high scenic value of the area, the regional district shall encourage a development concept which emphasizes the preservation of important natural environmental features, provides open space and promotes the gradual phasing of the development project. The new residential area should be developed as an extension of the original 108 Mile Ranch concept or with a theme along the same lines: integrated trail system connecting with the greenbelt, maintaining open field, protecting wildlife habitat, retaining natural vegetative buffers around waterbodies and wetlands and along watercourses, preserving historic sites, creating adequate recreational areas, and promoting cluster development.

Implementation: Liaison with the appropriate landowner.

- 7.21 In response to local residents' pressures to protect the established low residential density character of the area and to reduce the risks of a water shortage with an increase in residential density, the issue of allowing only one dwelling unit per parcel at the 108 Mile Ranch shall be addressed by the Cariboo Regional District.

Further, the 108 Mile Ranch community has over the years shifted from a recreational and seasonal occupancy area to a permanent residential location for most property owners. Along with this shift came a change in the style and size of houses people built. In order to maintain good aesthetics, the regional district should address the issue of minimum floor area and minimum width for all new dwellings.

Implementation: Amendment to the zoning bylaw for the purpose of creating a new zone where the maximum density is one dwelling unit per parcel;
Amendment to the zoning bylaw for the purpose of creating a zone where a minimum floor area and minimum width is required for each new dwelling.

- 7.22 The land use contract at the 108 Mile Ranch constitutes an agreement between the Cariboo Regional District and the 105 Mile Ranch Ltd. in which the developer covenants and agrees that the development of any land covered under the agreement will be in accordance to a specific set of parameters. The agreement was enacted in 1972. Once the

land is sold and the developer is no longer active as “the developer”, the current property owners must rely upon themselves to ensure the land use contract is implemented. Property owners must do the policing. Many new property owners are not even aware that their property is covered by a land use contract and many property owners wrongfully assume their property is protected by this contract. There is no question that the 108 Mile Ranch community supports the intent of the contract but its enforcement has become a source of concern. Further, the existing contract, enacted in 1972, does not address all current concerns.

It is therefore a policy of this plan that the Cariboo Regional District shall initiate the replacement of the existing 108 Mile Ranch Land Use Contract by formulating a regional district bylaw creating a zone specific to the 108 Mile Ranch community which would be enforced by the regional district.

Implementation: Initiate the legal procedure of removing the existing 108 Mile Ranch Land Use Contract and replace it by a Cariboo Regional District bylaw which would essentially address the same issues as in the Land Use Contract and address current concerns.

ENERGY & CONSERVATION / CLIMATE CHANGE

- 7.23 Proposals under RESIDENTIAL designations are required to be supported by the policies of Section 17 Energy & Conservation
- 7.24 Proposals under RESIDENTIAL designations are required to be supported by the policies of Section 18 Climate Change

8. PARKS AND RECREATION

Objectives

- 8.1 *To provide opportunities at appropriate locations for the development of parks, or simply the preservation of land and water areas with high scenic potential, to fulfil the public need for recreational activities and wildlife viewing.*
- 8.2 *To provide effective access to the lakeshore in shoreland development areas for the benefit of those who do not have direct access by lakefront properties (upland property owners and the general public).*

Policies

8.3 Schedule B designates as:

- PARKS AND RECREATION - (PR)

land that has been set aside for recreational purposes by BC Lands and developed by the Ministry of Forests;

Crown land which would be designated as an area for Use, Recreation and Enjoyment of the Public (UREP) by BC Lands;

parcels which constitute the “108 Mile Greenbelt”; Ruth Lake Provincial Park; and, the 108 Mile Ranch Golf Course.

Implementation: Liaison with BC Lands.

8.4 The regional district will encourage the Ministry of Forests to continue its upkeep of the “Lower Lake Recreation Site”.

Implementation: Liaison with the Ministry of Forests.

8.5 The area north of Horse Lake Road and east of the District of 100 Mile House municipal boundaries contains Crown land which is presently used for outdoor activities such as horseback riding, hiking, skiing and snowmobiling. This unofficial trail network should be protected from future development so as to provide the public with opportunities for outdoor activities at close proximity to residential settlements. Hence, the regional district will encourage the preservation of Crown land for recreational purposes so as to protect the area residents’ need for open recreational space.

Implementation: Liaison with appropriate provincial ministries and private landowners.

9. INSTITUTIONAL

Objective

9.1 *To recognize existing institutional uses and to provide for additional institutional uses as required as appropriate locations for current and future residents.*

Policies

9.2 Schedule B designates as:

- INSTITUTIONAL - (I)

the existing 108 Mile, Forest Grove, Buffalo Creek, and Horse Lake Elementary Schools located in each respective neighbourhood;

the existing 108 Mile, Forest Grove, and Lone Butte Fire Halls;

the existing Forest Grove Library;

the existing 108 Mile, Forest Grove, and Lone Butte Community Halls; the existing churches throughout the plan area;

the cemeteries;

the 108 Mile Airport; and, the 108 Mile heritage site on Highway #97 at the intersection of Telqua Drive.

Implementation: Maintain existing zoning.

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

Implementation: Amendment to the plan.

- 9.4 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).

BL4587

- 9.5 Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation

Implementation: Adhere to Section 17 of this bylaw

BL4587

- 9.6 Proposals under this designation are required to be supported by the policies of Section 18 Climate Change

Implementation: Adhere to Section 18 of this bylaw

10. THE “HILLS” COMPREHENSIVE DEVELOPMENT AREA

Objective

- 10.1 To recognize the existing mixed-use development of the Hills Health and Guest Ranch, as well as provide for expansion that relates to a health/wellness concept.

The Hills Health and Guest Ranch commenced operations in the early 1980's, designed as a year-round destination health and fitness spa resort. The current operation offers a complete wellness centre and spa, and includes health workshops. The facility offers outdoor recreation pursuits, such as horseback riding, hiking, biking and skiing, as part of the holistic health program.

In 2004, the “Hills” proposed some expansion plans with several components designed to further the health experience. It is proposed to produce and market essential oils, to establish a research facility encompassing health and wellness themes, as well as to expand “wellness” centres, all within a site of some 371 hectares of land.

In 1982, the Agricultural Land Commission gave permission to establish the cluster of buildings that formed the Hills Health and Guest Ranch on 8.0 ha of land. As a resort, the land was later zoned and designated as Commercial in this South Cariboo Area Official Community Plan. The 2004 plan proposes that three health villages be established within the 371 ha property. The first village is the existing spa facility established in 1983. The plan proposes an expansion of up to 75 dwelling units for the existing spa facility, as well as 175 additional dwelling units within two additional health villages clustered on land areas ranging from 8.0 ha and 10.3 ha. The research facilities can be located anywhere within the CD 1 zone.

As the proposed expansion plans encompass residential, agricultural, and commercial uses, a comprehensive plan for the total land area as one entity is established which the Cariboo Regional District Board of Directors has identified as the “Hills” Comprehensive Development Area.

BL3947

Policies

- 10.2 Schedule “B” designates as

THE “HILLS” COMPREHENSIVE DEVELOPMENT AREA (HCD)

The approximate 371 ha parcel of land as noted on Schedule “B”, located east of the 108 Mile Ranch community.

- 10.3 The regional district supports development of the property, limited to the following:
 - a) establishing a maximum of three clustered health villages, with an overall density of one dwelling unit per each 1.48 ha;

- b) establishing a facility for essential oil research, production and distribution, limiting building floor area to 455 m².
- c) establishing research facilities within the property that encompasses a full range of wellness-related issues, including lifestyle and medicinal use of the area's botanical base.

Implementation: Rezoning application.

Approval from Agricultural Land Commission as may be required for siting wellness villages.

- 10.4 Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation
- 10.5 Proposals under this designation are required to be supported by the policies of Section 18 Climate Change

11. PHYSICAL ENVIRONMENT

Objectives

- 11.1 *To pursue an approach to land use development which recognizes watersheds as a critical component to the long-term viability of the South Cariboo plan area.*
- 11.2 *To discourage development on lands which are environmentally sensitive and/or subject to hazardous conditions.*
- 11.3 *To encourage the preservation and enhancement of buildings and sites of historical and archeological value.*
- 11.4 *To ensure land use activities in the South Cariboo plan area do not adversely impact on fish and wildlife and their habitats.*

Policies

11.5 Schedule B designates, as:

- SENSITIVE AND HAZARDOUS AREAS

land which is environmentally sensitive and/or subject to hazardous conditions.

11.6 Development will be directed outside of sensitive and hazardous areas to avoid the potential for negative effects to residents and the natural environment.

Implementation: Liaison with developers and property owners.

11.7 Subdivision of land with a slope greater than 30% will be discouraged as it may lead to on-site sewage disposal problems, preclude safe road access and generate excessive drainage run-off.

Implementation: The regional board may- request that site-specific contour maps (five-foot intervals) be provided for a rezoning and subdivision application in strongly sloping areas.

- 11.8 Due to the fragile nature of the habitat waterbodies support, any proposed work or activity that may directly or indirectly affect waterbodies, should comply with the “Land Development Guidelines for the Protection of Aquatic Habitat” published by the Department of Fisheries and Oceans Canada and the Ministry of Environment, Lands and Parks.

Implementation: Liaison with Ministry of Environment, Lands and Parks.

- 11.9 The regional district shall oppose the removal of vegetation or the disposal of material 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 the Ministry of Environment, Land and Parks and other appropriate ministries.

- 11.10 The regional district will encourage the development of larger parcels adjacent to waterbodies to reduce the impact on fish and wildlife habitat, and minimize potential impact on the water quality of the watercourses. Further, land uses adjacent to waterbodies should avoid conflicting with the sensitive nature of these areas.

Implementation: Liaison with the appropriate provincial ministries.

- 11.11 The regional district will oppose the dredging, filling or channelling of any body of water unless it is undertaken, supervised or approved by the Ministry of Environment, Lands and Parks.

Notwithstanding the above, landowners still have an obligation to maintain fish habitat as required by the *Fisheries Act*.

Implementation: Liaison with the Ministry of Environment, Land and Parks.

- 11.12 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.

- 11.13 The regional board shall oppose activities and land uses which may alter the fish bearing potential of Bridge Creek, Buffalo Creek, Ruth Lake, Horse Lake, and other local watercourses.

Implementation: Refuse rezoning applications which may negatively impact on local watercourses;
Liaison with the BC Environment.

BL4587

11.14 Considerations under this designation are required to be supported by the policies of Section 17 Energy & Conservation

Implementation: Adhere to Section 17 of this bylaw

BL4587

11.15 Considerations under this designation are required to be supported by the policies of Section 18 Climate Change

Implementation: Adhere to Section 18 of this bylaw

12. TRANSPORTATION

Objectives

- 12.1 *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.*
- 12.2 *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.*

Policies

Two primary highways travel through the South Cariboo Area Official Community Plan: Highway #97 provides an efficient transportation link for northern British Columbia and Highway #24 provides an east-west link between Highway #97 and Highway #5. The sections of primary highways passing through the South Cariboo plan area are designated as controlled access highway under the *Highways Act*. This means the highways are designated and designed for through traffic. No person, unless holding a valid permit from the Ministry of Transportation and Highways has the right to construct or use a private road, entrance, way, gate or other structure or facility as a means of access onto these highways. The regional district has no legal authority over highways; all authority rests with the Ministry of Transportation and Highways.

Safety is a major issue on the Canim-Hendrix Lake Road, Horse Lake Road, and on Highway #24. In some cases pedestrian walkways could be used to connect residential areas to the various schools within the plan. Considering the amount of vehicular traffic circulating on these three roads, and considering their design, it is important that the safety of pedestrians be addressed in the plan. Pedestrian safety could be greatly enhanced by providing a physical barrier to separate pedestrian and vehicular traffic. In other cases, improved shoulders or a sidewalk adjacent to the roadway would be required; priority should be given to improving conditions along certain roadways, namely Highway #24, Canim-Hendrix Lake Road and Horse Lake Road. The following policies are drawn from comments and suggestions received from concerned citizens.

- 12.3 To work closely with the Ministry of Transportation and Highways whenever a new road is planned or 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 separation of pedestrians/cyclists/vehicular traffic through use of roadside barriers.

Implementation: Contact with the Ministry of Transportation and Highways.

- 12.4 The regional board recommends to the Ministry of Transportation and Highways that safe and all-season efficient walkways be provided on Highway #24 in the Lone Butte area, on the Canim-Hendrix Lake Road in the Buffalo Creek area, and on Horse Lake

Road in order to ensure the safety of children on their daily trips to and from school and for the general public walking along these roads.

Implementation: Contact with the Ministry of Transportation and Highways.

- 12.5 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. Only primary highways and major collector roads are regarded as major roads.

Linear residential development along major roads shall be discouraged, unless access to the lots is provided by a frontage road. Instead 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.

BL4587

- 12.6 Transportation networks shall be utilized and maintained in a manner that conforms to the policies outlined in Section 17 Energy & Conservation of this bylaw.

Implementation: Adhere to Section 17 of this bylaw

BL4587

- 12.7 Transportation networks shall be utilized and maintained in a manner that conforms to the policies outlined in Section 18 Climate Change

Implementation: Adhere to Section 18 of this bylaw

13. WATER RESOURCE MANAGEMENT

Objectives

- 13.1 *To safeguard the quantity and quality of ground and surface waterbodies within the Bridge Creek watershed to provide optimal and continuous environmental, social, and economic benefits to existing and future residents within the plan area on a sustainable basis.*
- 13.2 *To ascertain that human life and property are not threatened by water or water-related hazards.*
- 13.3 *To ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, riparian habitat and related terrestrial ecosystems.*

Water is at the base of healthy communities and a balanced ecosystem. 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.

Policies

- 13.4 Any proposed land use change or development will be evaluated on the basis of its potential impact on the watershed including upstream, downstream, and cumulative effects of development activities.

A development permit designation may be considered for the protection of the water supply.

Implementation: Contact with landowners and BC Environment;
Possible amendment to the plan to designate development permit areas.

- 13.5 The regional district disapproves of actions or activities which may reduce the water quality of any lake, stream or waterbody and shall encourage private landowners to follow BC Environment guidelines for watershed management when logging or developing their land.

Implementation: contact with landowners and BC Environment.

- 13.6 In an effort to protect the South Cariboo region's water supply, the regional board will investigate the possibility of posting signs at lake accesses, in conjunction with other provincial ministries, to identify the lakes which supply drinking water for various

communities within the South Cariboo plan area.

Implementation: Liaison with the appropriate provincial agencies on the feasibility and the financing of this project.

- 13.7 The regional district recommends that commercial, residential and industrial development should follow the “Urban Runoff Quality Guidelines for the Province of British Columbia” (June, 1992) which is available upon request from BC Environment.

Implementation: Liaison with property owners and BC Environment.

14. SEWAGE DISPOSAL

Objective

14.1 To pursue an efficient wastewater management approach which minimizes the potential for land and/or water pollution.

Policy

14.2 The rezoning of land throughout the plan area 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 II) 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.

FOREST GROVE

14.3 The total discharge of sewage effluent over the *protective area* in Forest Grove shall not exceed 17,000 imperial gallons per day at all times (including the current sewage effluent discharged by the library, the Forest Grove Elementary School, the Forest Grove Community Hall, and the three existing private dwellings).

Implementation: Monitor all new construction over the *protective area*;
Liaison with the Ministry of Health.

15. SOLID WASTE DISPOSAL

Objective

15.1 To provide for the disposal of solid waste in a manner which meets the requirements of the provincial government.

Policies

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

Implementation: Regional district advertising program.

15.3 Upon their completion of use as landfill sites, the Forest Grove and Lone Butte rural refuse sites should be reclaimed, seeded and allowed to revert to their natural state. No building should be erected on the sites as there is a possibility methane gas could be produced from the decomposition of organic wastes in the landfill. The sites will also continue to settle thus will not be appropriate for building foundations. It should be noted that the sites will not be suitable for residential development.

Implementation: Analysis of land use potential for the Forest Grove and Lone Butte rural refuse sites at the five-year review of this plan.

BL4587

15.4 Proposals under this designation are required to be supported by the policies of Section 17 Energy & Conservation

Implementation: Adhere to Section 17 of this bylaw

BL4587

15.5 Proposals under this designation are required to be supported by the policies of Section 18 Climate Change

Implementation: Adhere to Section 18 of this bylaw

16. PUBLIC UTILITIES

Objective

16.1 *To recognize existing public utilities.*

Policies

16.2 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. The respective agencies will be encouraged to consult with the regional district prior to establishing such facilities.

Implementation: Liaison with appropriate agencies.

16.3 The public utilities installation should respect aesthetic criteria such as being appropriately screened and buffered from adjacent residential areas.

Implementation: Liaison with appropriate agencies.

17. ENERGY & CONSERVATION

Objective

- 17.1 To recognize the need for and participate in energy conservation measures.*
- 17.2 To reduce community greenhouse gas emissions by 33% by the year 2020 and 80% by the year 2050 from 2007 levels.*

Policies

- 17.3 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.
- 17.4 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.
- 17.5 Encourage the planning, design and construction strategies to minimize greenhouse gas emissions.
- 17.6 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.).
- 17.7 Encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.
- 17.8 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.
- 17.9 Explore strategies to increase recycling options.
- 17.10 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.

18. CLIMATE CHANGE

Objective

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

Policies

- 18.4 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.
- 18.5 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 for the sale of offset credits.
 - g. create partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.

- h. work with First Nations and the District of 100 Mile House to ensure a region-wide approach.
 - i. create partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.
- 18.6 The Regional District will adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets, by:
 - a. seeking funding support for measuring the Regional District’s carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and
 - b. identifying best carbon reduction opportunities and setting specific reduction targets.
- 18.7 The Regional District will incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.
- 18.8 The Regional District supports a land use strategy that encourages, infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.
- 18.9 The Regional District will continue to support opportunities to directly address climate change and energy sustainability through such projects as:
 - a. new trails and bike paths that support alternative transportation options.
 - b. pilot transit projects and/or expansions of existing transit systems that would support rural residents travelling to District of 100 Mile House for work or services;
 - c. supporting Smart Growth planning principles as applicable to rural areas; and
 - d. protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.
- 18.10 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.
- 18.11 The Regional District will explore new economically feasible policies, strategies and initiatives– passing bylaws when needed, that aim to reduce greenhouse gas emissions and build environmentally sustainable communities.

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 South Cariboo plan area. The plan provides guidelines for future development decisions with emphasis on protecting the rural character of the plan area.

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 and will 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.

Any rezoning of land shall comply with the land use designations of this official community plan and will be undertaken in accordance to the provisions of the *Municipal Act*.

Certain measures will have to be taken following the adoption of the South Cariboo 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.

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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.

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 No. 4685, 2011 sets out procedures regarding requests for reconsideration of development approval information requirements.

PLAN REVIEW AND AMENDMENT PROCESS

Once the plan is legally adopted, it should not be considered as an inflexible or final document. As more information becomes available, as policy changes are made at the provincial level, and as further studies are completed, the plan should be reviewed and amended to accommodate these changes, while at the same time reflecting the aspirations of the community. Amendments to this plan shall comply with the provisions of the *Municipal Act*. The plan should preferably be reviewed every five years.

SCHEDULE B:

GENERAL LAND USE DESIGNATIONS MAP

SCHEDULE C:

DEVELOPMENT PERMIT AREAS MAP

SCHEDULE D:

MAJOR ROAD
NETWORK

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	LOCAL COMMERCIAL	GENERAL COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	PUBLIC FACILITIES & UTILITIES	AGRICULTURAL	RESOURCE EXTRACTION
Commercial	* ¹	*	*			*		
Industrial	* ¹			*	*	*		
Residential	*			*		*	*	
Parks						*	*	*
Institutional	* ¹					*		
Agricultural	*					*	*	*
Resource Area	*					*	*	*
Acreage Reserve	*					*	*	*

¹ Ancillary to commercial, industrial and institutional use.

APPENDIX II:

AGRICULTURAL LAND RESERVE MAP

APPENDIX III:

**LAND RECOMMENDED FOR
EXCLUSION FROM THE
AGRICULTURAL LAND RESERVE**

APPENDIX III

LAND RECOMMENDED FOR EXCLUSION FROM THE AGRICULTURAL LAND RESERVE

Horse Lake

Lots 7-10, District Lot 3866, Lillooet District, KAP51244;
Lots 1-2, 33-36, District Lot 3866, Lillooet District, Plan 21781;
Lots 1-7, 24-31, District Lot 3866, Lillooet District, Plan 22971;
District Lot 3867, Lillooet District;
Lots 1-10, District Lot 3868, Lillooet District, Plan 31832;
Lots 1-14, District Lot 3868, Lillooet District, Plan 32312;
Lots 1-8, District Lots 3868 & 4054, Lillooet District, Plan 31888;
Lots 1-18, District Lot 3872, Lillooet District, Plan 20917;
Lots A-D, District Lot 3872, Lillooet District, Plan 27613;
Lots 1 & 2, District Lot 3872, Lillooet District, Plan 29088;
Lots 1-10, 12-17 & 27-38, District Lot 4049, Lillooet District,
Plan 22537;
Lots 4-13, District Lot 4049, Lillooet District, Plan 22538;
Lots 1-5, 8-12, District Lot 4054, Lillooet District, Plan 22969;
Lot A, District Lot 4054, Lillooet District, Plan 28738;
Lots A-B, District Lot 4054, Lillooet District, Plan 30927;
Lots 1-8, District Lot 4054, Lillooet District, Plan 29336;

103 Mile

Lots 2 & 3, District Lot 1111, Lillooet District, Plan 20849;
Lots 1 & 2, District Lot 1111, Lillooet District, Plan 29136;
Lots A, B & C, District Lot 1111, Lillooet District, Plan 30961;
Lots C & E, District Lots 1111 & 4188, Lillooet District,
Plan 19960;
Lots 1-12 & 14-30, District Lots 1111 & 4188, Lillooet District, Plan
20995;
District Lot 3579, Lillooet District, Plan KAP50092;
Lots 1-45, District Lots 3576, 3579 & 4188, Lillooet District,
Plan 20345;
Lot 1, District Lot 4188, Lillooet District, Plan 17558;
Lots 1-11 & 13, District Lot 4188, Lillooet District, Plan 19962;
Lots 2-5, District Lot 4188, Lillooet District, Plan 20089;
Lots 1-20, District Lot 4188, Lillooet District, Plan 20978;
Lots A to F, District Lot 4188, Lillooet District, Plan 21802;
Lot A, District Lot 4188, Lillooet District, Plan 26229;
Lot 1, District Lot 4188, Lillooet District, Plan 30446;

APPENDIX IV.

**FOREST GROVE –
“PROTECTIVE AREA”**

APPENDIX V:

PLAN AREA NEIGHBOURHOODS