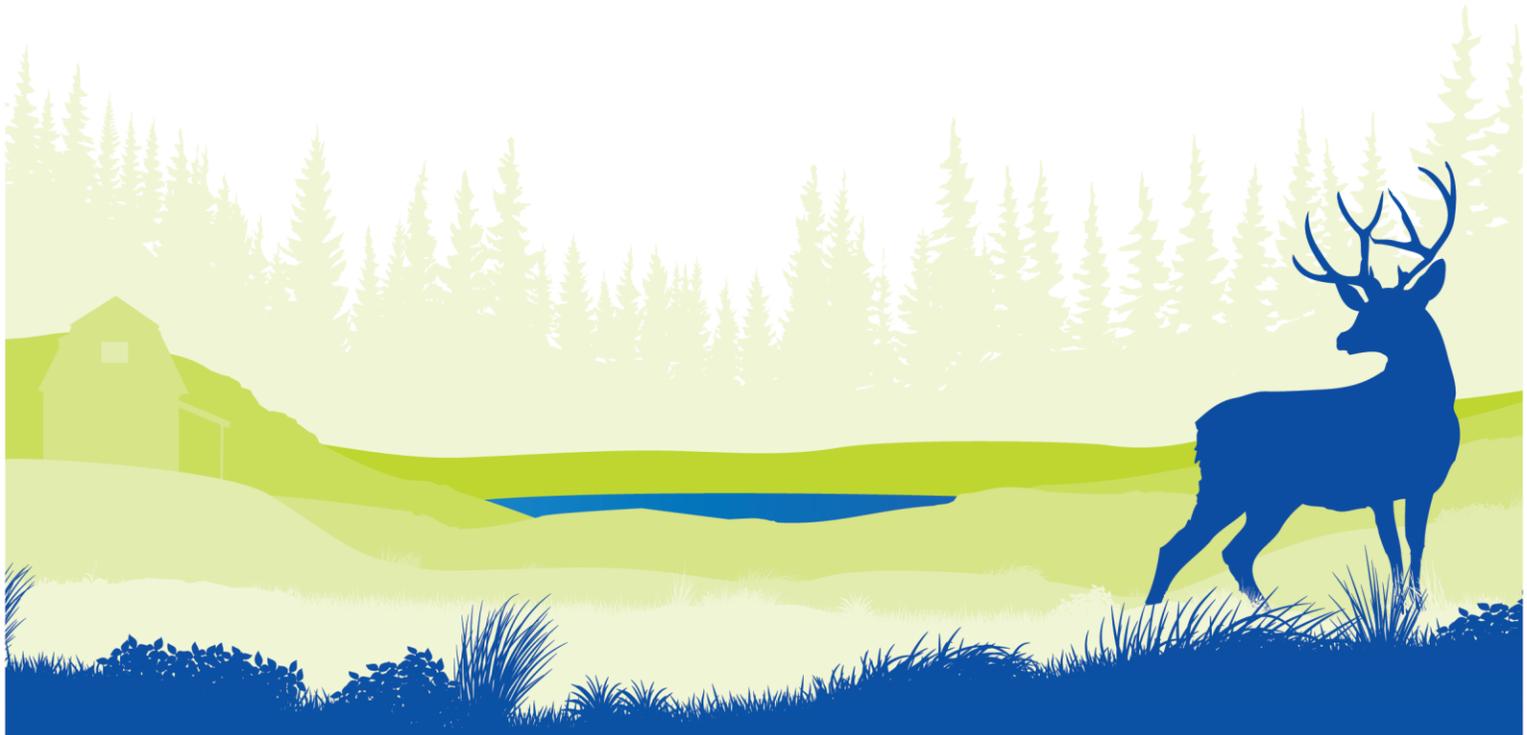


South Cariboo Area

OFFICIAL COMMUNITY PLAN UPDATE



Advisory Committee Meeting #1

Meeting Notes

November 6th 2015

South Cariboo OCP Advisory Committee Meeting #1



Meeting Notes

November 6, 2015

The first meeting of the Advisory Committee was held in the Lions Den Meeting Room at the South Cariboo Recreation Centre in 100 Mile House. The meeting took place from 2:00 to 4:15 pm on Friday, November 6, 2015

In Attendance

- **Area G**
Sonja Ramsey – 108 Mile
Ron Soeder – 108 Mile
Marilyn Niemiec – 103 Mile
- **Area H**
Director Margo Wagner
Peter Sanders
- **Area L**
Director Brian Coakley
Harold Mobbs - Lone Butte
- **Other**
Leon Chretien – South Cariboo Chamber of Commerce
- **Cariboo Regional District**
Karen Moores – Manager of Development Services, CRD
- **Consultants**
Graham Farstad – Project leader and Principal, Arlington Group
John Ingram – Principal, EcoPlan International

Absent with regrets

Area G Director Al Richmond
Nicola Maughn – Simon/Straight Lakes
Val Severin – 97-93 Mile
Doug Smith – Canim Lake,
Peter Crawshay - Horse Lake
Pam Theodore – Canim Lake Band

Karen Moores welcomed all present and thanked them for agreeing to assist in the updating of the South Cariboo OCP. All those attending were then invited to provide some brief background information about themselves and any particular areas of interest they may have.

Graham Farstad then provided a PowerPoint presentation that provided an overview of the OCP update project and the Plan Area context. The role of the Advisory Committee was then addressed as well as that of the consulting team, staff, other stakeholder groups and the general public. Additional stakeholder groups to contact include:

- Ranch Community Association (Sonia Ramsay indicated she is on the board)
- Cattlemen's Association

- Back Country Horseman
- Outriders (equestrian group)
- Trail Committee

The OCP work program, geographical area it comprises and the time frame for the overall process were also provided.

This was followed by a snapshot profile of the South Cariboo based on information provided by the CRD with updating currently underway by the Arlington Group. The profile covered an age and gender distribution of nine neighbourhood planning areas in Areas G, H and L, a dwelling unit breakdown by type and population projections. Comparisons between the South Cariboo OCP area and the District of 100 Mile House, the CRD as a whole and the Province of B.C. were also provided.

John Ingram then asked the Advisory Committee to identify the different communities that make up the South Cariboo Plan Area. Thirteen communities were identified. They were then asked to indicate what makes each community different or unique. Following that, each was asked to indicate what challenges or concerns they feel they are facing in these communities with priority given to their own communities. The results were written on post-it notes and then organized under the applicable communities. The results were documented as follows:

- **Area G**
 - **93 Mile**
93 Mile is described as an ‘isolated area of houses’. There were no stated challenges for the area.
 - **103 Mile**
The community of 103 Mile is viewed as a ‘small subdivision’, ‘surrounded by rangeland’ (largely ALR) with ‘no organization’. The area has multiple concerns with the quality of water. Issues include the extent of the water supply, the capacity of the existing water system, the current standard of potable drinking water, and the water quality for recreational purposes (algae blooms have been recorded). In addition, high roadway speeds are viewed as a concern and the need for speed enforcement was considered a priority.
 - **105 Mile**
Key community features highlighted the ‘log home Builders’, railway and church. It was stated that the lake quality is not monitored. Drinking water quality remains a challenge to be addressed.
 - **108 Mile Ranch**
108 Mile Ranch, nestled in the Walker Valley, is viewed as a quiet, safe and friendly area. It has several amenities, including an 18-hole Golf Course, an airport, an elementary school, commercial services including a restaurant, church, and Fire Hall. The area is organized, with a unique character including an ‘organic business base’. It is surrounded by a greenbelt, dotted with stables and complete with trails – people love the non-motorized use of the area & lake and that you ‘can walk up to your house on your horse’. It is an ‘enclosed, self-sustaining community’. It has potential.
It is not without its challenges – particularly when it comes to water. Issues identified include the existing standard of potable drinking water, water quality for recreational purposes, water conservation requirements – especially for gardening and fire suppression. Fire risk was highlighted as a concern, as well as the lack of trail

connectivity between 108 Mile and the surrounding communities (e.g., 100 Mile House to the south and Lac La Hache to the north). Concern was expressed over the lack of tax base being generated within 108 Mile for local improvements, such as for local sidewalks and the Rec Centre.

- **Area H**

- **Buffalo Creek**

Buffalo Creek is perceived to be a mixture of residential subdivisions, with both small and large farms throughout. There is a 'wide income distribution among' the people who live in the area.

Highlighted challenges include the water supply (limited capacity and supply) as well as the troubles of managing alternate forms of transportation.

- **Canim Lake**

Canim Lake is large with small pockets of 'dense population' – throughout both the summer and winter months – primarily consisting of small farms, acreage and lakeshore lots. There is a small store serving the community. Challenges include issues with connectivity. The area is not well served for cell bandwidth/service or for high speed internet.

- **Forest Grove**

Forest Grove is considered the hub of Electoral Area H. The 'mainly working class' area has 'some families' scattered throughout the area. The community has several amenities, including a general store, hardware store, gas station, school, community hall, library and a Fire Hall. Challenges are three-fold: first, there are concerns about the capacity and limitations of the water system; second, there is a lack of commercial zoning and the impact this has on local development; and third, there are the struggles of finding alternative transportation options for people who live in the area.

- **Gateway**

Gateway is a subdivision community, with residents likely largely on fixed incomes. Residents put a 'variable care' into their homes and/or properties. As with other areas, one of the key challenges includes finding alternate modes of transportation.

- **Houseman**

The Houseman area is located east of Gateway. Descriptive features of Houseman include 'wandering cows', 'off-road vehicles', and many horses and stables found on hobby farms. The area is in the ALR and cattle, sheep and fields of hay are also common. The area is felt to have many longstanding residents who rely on wells for their water supply. The highlighted challenge concerns the bridge over Bridge Creek.

- **Hawkins Lake**

Hawkins Lake is viewed as a location with a 'dense lakeshore population in the summer' but is still a 'close knit-community'. There is the perception that more modest housing can be found along Candle Drive. Challenges include issues with connectivity. The area is not well served (if at all) for cell bandwidth/service or for high speed internet.

- **Mahood Lake**

Mahood Lake is a very isolated but close-knit community. It has very limited engagement with the larger communities within the area. Challenges include issues with connectivity. The area is not well served for cell bandwidth/service or for high speed internet.

- **Ruth Lake**

There is a large permanent population at Ruth Lake; however the area also sees a strong seasonal influx of visitors. There are no stores or a community hall in the area. It is considered relatively remote during the winter months. Challenges include issues with connectivity and water quality. The area is not well served for cell bandwidth/service or for high speed internet. The water quality for drinking and recreational purposes has been identified as a concern.

- **Upper Bradley Creek & Wilcox Road**
The Upper Bradley Creek & Wilcox Road area is a very remote area off of the grid. It is located north and north-west of Ruth Lake. It's perceived as having a very basic form of living, where people enjoy their privacy. It is 'Greenhouse Central' for Area H. There were no stated challenges for the area.
- **Area L**
 - **Fallsway/Anderson**
Fallsway Anderson is viewed as a concentration of residences along the south side of Horse Lake. The Anderson subdivision includes much of the land on the south side of Horse Lake including the area served by the Horse Lake Water System. The use of recreational vehicles on residential land was cited as area of concern.
 - **Lone Butte**
The Lone Butte area is located along Highway 24 and consists of 'rural acreages'. Lone Butte is generally surrounded by land designated as a resource area but not in the ALR. The business centre for the area is near the intersection with Butte Road. It is described as having a few stores, a Post Office, a restaurant, and a Fire Hall. Challenges include the lack of industry or commercial development – the area has very few jobs.
 - **Ranchettes (Imperial Ranchettes)**
The Ranchettes community is a concentration of residences along the north-west waterfront of Horse Lake. It is a collection of small acreage lots relatively close to 100 Mile House. The area can be reached through non-highway routes. Areas of concern were the concentration of residences close to the waterfront and protection of water quality.

As a final exercise, participants were given three post-it notes and asked to write down what they thought were the top three challenges facing the entire Plan Area (i.e., all communities). The post-it notes were then grouped into broader themes and discussed with the group. The results were as follows:

- **Economic Development**
 - Employment
 - Jobs-Industry
 - Economic Development (includes a lack of commercially and potentially industrially zoned land in rural areas)
 - Taxes – provide for limited services due to low densities in rural areas
 - High Taxes – with limited services relative to other jurisdictions
- **Quality of Life - Environmental**
 - Water management
 - Environmental protection
 - Waste management (septic tank pollution)

- Sustainability
- **Quality of Life – Housing**
 - Alternative housing options – to address the limited housing mix (e.g. rural centres could consider alternative housing forms such as co-housing, small homes, and secondary dwellings)
 - Maintain quality of life (it was noted that the Chamber is working on a marketing campaign with the slogan - “Our life, your dream”)
 - Consistency in planning – consistent residential development standards and service levels
- **Infrastructure**
 - Transportation, in particular access to transportation in rural areas
 - Alternative transportation, including group transportation alternatives to BC Transit, better access to transit, ride sharing (a rural Uber service), service club vans, lack of safe cycling along Highway 97 from 108 to 100 Mile House
 - Infrastructure – is lacking but expensive due to the low population density
 - Fire department and fire protection, including recruitment of volunteers in an aging population, properties further than 12 kilometres from an existing fire hall, and reducing the wildfire risk by reducing the fire loads
 - Trails – including trail connectivity between areas, multi-purpose trails
 - Connectivity to high speed or cell service
- **Social Services**
 - Limited medical care options and access issues
 - Attraction of doctors
 - Limited number of senior care beds
 - Life stage support, including seniors services
 - Age distribution (i.e., an aging population which is driving concerns about the issues highlighted)

Community Engagement

The final activity was a discussion about what forms of community engagement are most likely to be the most productive. The following comments were provided:

- Facebook is a great method of contact for Cariboo events
- Community Bulletin Boards located around the area should be used — make sure posters are colourful and eye-catching
- Consider intercept surveys at Save-On or Safeway in 100 Mile House – EVERYBODY shops there from across the Plan Area
- It may be possible to combine a Public Engagement event with some other community activity
- Web and cell phone access can be issue for some rural areas
- Use a doodle poll to arrange meeting times for the Advisory Committee

Finally it was agreed that those not able to attend should be sent the PowerPoint presentation and invited to add their comments to the community exercises. The meeting concluded at 4:15 pm.