

Lac La Hache Area

OFFICIAL COMMUNITY PLAN UPDATE

Advisory Committee Meeting #1

Meeting Notes

May 19th 2016



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The first meeting of the Advisory Committee was held at the Lac La Hache Community Hall. The meeting took place from 7:00 to 10:00 p.m. on Thursday, May 19th 2016.

In Attendance

- **Lac La Hache Residents**
Brent Rutherford
Diane Wood
Doreen Belisle
Gary Young
- **Cariboo Regional District**
Al Richmond – Area G Director
Karen Moores – Manager of Development Services, CRD
- **Consultants**
Graham Farstad – Project leader and Principal, Arlington Group
Amanda Grochowich – Assistant Planner, Arlington Group

Absent With Regrets

- *Geoff Garland*

Karen Moores welcomed all present and thanked them for agreeing to assist in the updating of the Lac La Hache OCP. Graham Farstad then went through a PowerPoint presentation that provided an overview of the OCP update project as well as the results from the February Open House & community workbook/survey. The role of the Advisory Committee was addressed as well as that of the consulting team, staff, other stakeholder groups and the general public. The OCP work program, geographical area it comprises and the time frame for the overall process were also reviewed. The Lac La Hache demographic and land inventory 'snapshot' was provided before going through a high level discussion of the existing community goals and objectives found within the OCP.

Community Goals

The first activity was a review and discussion of the existing community goals in the Lac La Hache Area OCP. The intent of this activity was to determine which goals are still relevant and if any other topics needed to be included. There was a two-page handout for Committee Members to agree, disagree and provide edits/comments on the existing goals. The following comments were provided:

1. To maintain residential densities that are desirable and compatible with a rural atmosphere, and reflect the community vision expressed by the residents.
 - General agreement with goal - would like to see refined and more specific language.
2. To minimize visual, water, air and sound pollution in the Lac La Hache area by planning for the development of adequate and environmentally safe land uses.
 - General agreement with goal, providing appropriate care is provided to maintain the working agricultural/ranch lands in the community.
3. To maintain adequate public accessibility to the Lac La Hache waterfront area.

- General agreement with goal with the recognition that lake access is currently not meeting community needs (access has not been well maintained).
- 4. To ensure a road system that is safe and secure for both pedestrians and vehicular traffic.
 - General agreement with goal – would like to see strengthened focus on multi-modal transportation options and highway safety.
- 5. To minimize land use conflicts by planning for compatible adjacent uses which respect the scale of their surroundings.
 - General agreement with goal.
- 6. To provide for tourist commercial opportunities and general commercial development that meets the needs of the community.
 - General agreement with goal – would like to see strengthened focus on commercial/industrial opportunities that could bring families into the area and more specific language.
- 7. To protect land adjacent to the Agricultural Land Reserve from incompatible development, and to encourage agricultural activities on land with agricultural potential.
 - General agreement with goal – would like to see more specific language.
- 8. To support the Agricultural Land Commission in its program to protect land within the Agricultural Land Reserve from incompatible development.
 - General agreement with goal with the recognition that productive agricultural enterprise must still be possible on the land.
- 9. To encourage the protection and promotion of the historical character of the community of Lac La Hache, particularly along the highway corridor.
 - General agreement with goal.
- 10. To protect the lake and watercourses, which are part of the Lac La Hache watershed, from degradation and adverse environmental impacts.
 - General agreement with goal, providing ranchers can still maintain their water access for their cattle.
- 11. To continue liaison with the relevant agencies and representatives of the province as it affects the subject area and in relation to these community goals.
 - General agreement with goal.

Other areas discussed as meriting a Community Goal include:

- Encouraging a vibrant downtown core complete with social and cultural opportunities
- Providing local food and craft opportunities.

OCP Objectives

Following the Community Goal discussion, Graham led the Advisory Committee through the existing OCP Objectives. A four page summary was available for reference purposes. The following comments were provided:

- Agriculture
 - Concern that properties between 5-10 acres are 'glorified residential lots' and not viable for agriculture in the Cariboo.
 - Concern that residential land in the ALR is receiving too high of a tax break.
 - Support for keeping the larger tracts of land for agriculture and encouraging infill development.
 - Investigate CRD procedure and process on spraying.
- Acreage Reserve

- Support for the designation, given the intent.
 - Need to investigate several specific properties.
- Development Permit Areas
 - Support the concept of an aquatic/lakeshore DPA.
- Industrial & Commercial
 - Would like to see language refined.
- Residential
 - Logical to encourage development towards areas with sewer systems. Less for those without.
 - Would like to refine the language and have some area-specific objectives.
- Parks, Recreation & Open Spaces and Physical Environment
 - No discussion occurred.
- Transportation
 - Highway safety has been noted as a concern.
 - Would like language to support CRD's role in the upgrading/widening of Highway 97 – while recognizing that it is a Provincial project and may not have much authority.
 - Would like more information about how the Ministry's plans for widening through Lac La Hache.
- Water Resource & Water Serviced Area
 - Water quality was discussed as a top concern, noting Interior Health is responsible for septic quality.
 - Tablets were used in the Emerald Crescent neighbourhood to check sewage systems several years ago.
- Solid Waste
 - Positive comments about local landfill.

Community Engagement

Given the stated concern over the low turnout at the February Open House, there was a discussion about the forms of community engagement to be the most productive for the residents of Lac La Hache. The following comments were provided:

- Additional stakeholder groups to contact included the Old Age Pensioners Organization No. 176, Lac La Hache and Firehall.
- Need to combat general apathy of residents.
- Attend Community Market in Lac La Hache on Saturday mornings.
- Attend the Garlic Festival on August 27 & 28 with a manned booth.
- Contact local CBC for interview spots (e.g. by Al Richmond).
- Post notices on Mailboxes and utilize key community members to contact residents.

It was noted that the engagement materials may give the wrong impression about the level of jurisdiction the CRD may have in certain areas (e.g. water quality and transportation) and that care should be taken in the future. Recommend providing space for residents to comment on what the CRD is doing well in the next round of engagement.

The meeting concluded at 10:00 pm.