

1.0 Introduction

1.1 Legislative & Regulatory Context

The Cariboo Regional District (CRD) operates under legislation of the Province of British Columbia. The *Local Government Act* (LGA) is the statute which provides for Official Community Plans and outlines the tools available to local governments to plan and regulate land uses.

The Official Community Plan (OCP) provides a general statement of the policies of the CRD about the form and character of land uses and servicing requirements in the plan area. The plan policies will guide decisions to be made by the CRD Board of Directors when considering applications for various types of development. As provided in Section 473 of the LGA, an OCP is required to include statements and map designations for the area covered by the plan respecting the following:

- a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 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 extractions;
- 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;
- g) other matters that may, in respect of any plan, be required or authorized by the minister;
- h) housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- i) targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

Section 474 of the LGA enables an OCP to include:

- a) policies relating to social needs, social well-being and social development;
- b) policies respecting the maintenance and enhancement of farming; and
- c) policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

This Official Community Plan uses data from the 2011 Census of Canada and the limited data available from the 2011 National Household Survey. This data provides both short-term and long-term directions for the Regional District's future. Updates of the plan are recommended every 10 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.

Finally, the Official Community Plan provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the Regional District's financial planning and direct applications for supportive funding.

Finally, it is important to note that the jurisdiction of the Cariboo Regional District is limited in many areas where responsibility rests with the Provincial Government. It is appropriate for these areas to be addressed in an Official Community Plan but it must be remembered that the role of Cariboo Regional District is necessarily limited. The language reflects this. As a result, the Official Community Plan provides broad-long term policy direction that is often expressed in general language. Terms such as "may" or "will consider" mean a course of action that could be followed providing specific criteria or terms are met. Terms such as "shall" or "will" indicate measures that must be applied. In addition, the objectives and policies put forward in this OCP are not to be interpreted as committing financial support. The objectives and policies of the Official Community Plan will be achieved through a variety of means including encouragement, endorsement, participation on committees, research, partnerships and staff resources, none of which necessarily require financial support.

1.2 Community Consultation & Planning Process

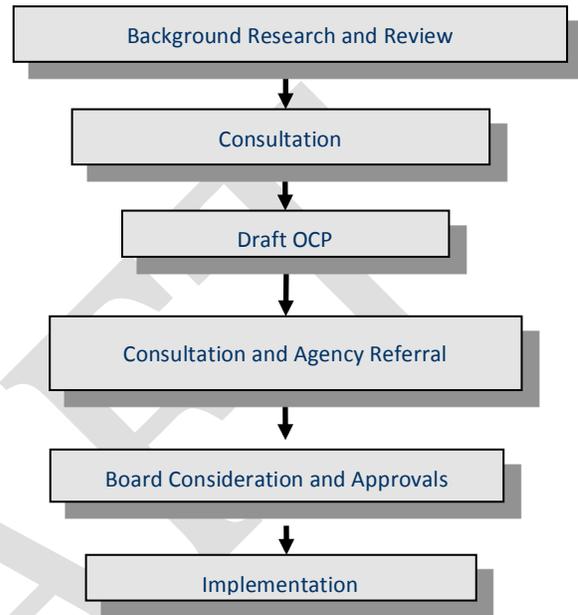
The process of updating the South Cariboo OCP was a consultative exercise with opportunities for government, First Nations and public input. The collaboration process included First Nations, five Advisory Committee meetings as well as two open houses and three community wide surveys.

The development of the Official Community Plan for the South Cariboo Area began with a review of background information relevant to the South Cariboo Area. A detailed Background Report was prepared to update the information base the development of a number of background reports and studies.

The CRD appreciates the voluntary contributions made by the Advisory Committee and other members of the public as their contributions are invaluable to the successful development of the OCP.

The following diagram outlines steps in the planning process.

Official Community Plan Process



1.3 Plan Context

The Cariboo Regional District (CRD) is located in the central interior of BC and consists of 12 electoral areas (A to L) and four member municipalities. The CRD is responsible for providing many services to the electoral areas, including land use planning and the development of Official Community Plans.

The South Cariboo OCP area consists of 10 unincorporated communities in the outlying area surrounding the District of 100 Mile House. The South Cariboo OCP area extends from the 108 Mile Ranch in the west, to Ruth Lake in the north, to Canim Lake in the east, and to 93/97 Mile and Lone Butte in the south. The other outlying communities are: 103 Mile, Simon Lake/Straight Lake, Gateway/Buffalo Creek, Forest Grove, and Horse Lake. The Canim Lake area represents an extension of the South Cariboo Area Official Community Plan boundary since the previous OCP was adopted in 1996. A map of the South Cariboo OCP area and the three affected Electoral Areas is contained in Schedule 'B' and a map of the communities is contained in Schedule 'C': South Cariboo Area Communities and Services.

1.4 General Implementation

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. Future land use designations are shown on Schedule 'D' – Land Use Designations. Implementation will take place over time through application by property owners or Cariboo Regional District initiatives. Other policies will be applied as future decisions are made. The plan also contains policies that are strategic and require action from the Cariboo Regional District. This section summarizes the key strategic actions of the Official Community Plan. The list is not exhaustive and will change according to the partnership opportunities and resources of the Cariboo Regional District. This list is provided primarily as a tool to assist the Cariboo Regional District in selecting priority tasks to implement.

- a) The Cariboo Regional District will continue to work with the relevant public agencies to ensure that the existing level of service is maintained (e.g. schools, health care, etc.) and/or improved.
- b) The Cariboo Regional District will review and implement the policies of the Official Community Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.
- c) The Cariboo Regional District will review the Zoning Bylaw to ensure that it generally reflects the status quo in terms of land use and density as well as the current directions of the Official Community Plan.
- d) The Cariboo Regional District can require development approval information pursuant to Part 14 Division 6 of the LGA. Procedures and policies for requiring development approval information are established by bylaw and apply to applications for:
 - i) Amendment to the Zoning Bylaw;
 - ii) Development Permit;
 - iii) Temporary Use Permit; and
 - iv) Subdivision.

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

- i) an assessment of drinking water source and sewage disposal;
- ii) transportation patterns including traffic flow;
- iii) the impact and assessment on local infrastructure;
- iv) assessment of capacity of public facilities including schools and parks;

- v) the impact on or need for additional community services;
- vi) the impact and assessment of the natural environment of the area affected;
- vii) assessment of slope conditions;
- viii) impact and assessment of the human/cultural environment of the area affected
- ix) an assessment of the wildfire interface; and
- x) an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

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

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