# 8.0 Residential

# Introduction

There are ten core communities within the South Cariboo OCP Area. The neighbourhoods include 108 Mile Ranch, 103 Mile, Forest Grove, Horse Lake, Gateway/Buffalo Creek, Lone Butte, Canim Lake, 97/93 Mile, Ruth Lake, and Simon/Straight Lakes. Each of these varies in size and in character. Some neighbourhoods, like Horse Lake, are strictly rural residential 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. The rural character of these communities is defined by the natural environment and outdoor amenities surrounding these areas.

Soils within the South Cariboo OCP area do not generally hinder development, except for some occurrences where they are very poorly drained such as swampy areas. The strongest limiting physical factors to residential development are slopes, environmental impacts and hazards, and water availability. Cultural factors that direct growth include the desire to minimize public expenditures on roads and services, and the community's preference to maintain a quiet, rural atmosphere.

Initial results from the 2016 census show a significant population increase of 13.7% in Electoral Area 'H' (Forest Grove, Canim Lake and Gateway/Buffalo Creek), a noticeable increase of 4.1% in Electoral Area and a largely unchanged population (+0.6%) in Electoral Area 'L' (Lone Butte, Horse Lake and 93/99 Mile areas). Since as detailed population breakdown down is not available by community, the following descriptions must use data from the 2011 census.

## **108 Mile**

Located 12 kilometres north of 100 Mile House, 108 Mile is an unincorporated community on the west side of Highway 97. Home to approximately 2,690 people, 108 Mile is the largest community in the South Cariboo Area OCP.

First established by Cariboo Gold Rush travellers and then a cattle ranch, 108 Mile Ranch is now a residential community.

Residential development began in 1969 and was promoted by Block Bros as an "exciting outdoor playground for everyone". Development took place under a 1972 land use contract. The new Special Exemption R1-1 Zone has replaced the land use contract as required by Provincial legislation.

A key feature of the 108 Mile area is the 610 hectares of community parklands including 108 and Sepa Lakes and Walker Valley. These lakeshore lands and upland grazing areas were established for the enjoyment of area residents with little modification to their natural state. During the summer, cattle are allowed to graze on the upland areas to ensure the grass remains at a stable level and prevent wildfires. Walking and cycling are permitted on the waterfront trail system. The amenity is regulated by a Greenbelt

Commission and funded by a combination of a parcel levy and revenue from pasture rental fees. These outdoor recreational opportunities provide a unique sense of place in both summer and winter.

Other community amenities and services include an airport, golf course, elementary school, accommodation & dining opportunities, church, a spa & fitness centre, gas station, hardware and a grocery store. There is also two community pastures and a cluster of heritage buildings dating back its roadhouse function on the Cariboo Wagon Road.

### **105 Mile**

A smaller community, 105 Mile is nestled between 108 Mile Ranch and 103 Mile. The area features a log home construction site, railway line and church.

## **103 Mile**

Located directly north of 100 Mile House and on the east side of Highway 97, 103 Mile is an unincorporated community of 520 people built around the amenity of 103 Mile Lake and surrounded by rangeland. The area had a significant population increase of 16% between 1991 and 2011.

### **Forest Grove**

Located 20 minutes northeast of 100 Mile House, Forest Grove is an unincorporated community of 315. Forests Grove experienced a population decrease of almost 30% between 1991 and 2011.

The Forest Grove core area includes an elementary school, general store, legion, community hall and post office. The Forest Grove core area is at the crossroads connecting communities at Ruth Lake, Hawkins Lake, Canim Lake and Buffalo Creek. While the Forest Grove community has access to nature and walking trails, the trails are often difficult to locate and alternatives can be hazardous during the winter season.

## **Horse Lake**

Situated 20 minutes south east of 100 Mile House, the community of Horse Lake (including Anderson subdivision to the south and Imperial Ranchettes to the north-west) has a stable population of 1,980 (between 1991 and 2011). It is the second largest neighbourhood within the South Cariboo Area.

The area is recognized as having old growth fir, being winter rangeland for Mule deer and having some very scenic drives. There is potential for further walking and/or recreational trails within the area.

### **Gateway/Buffalo Creek**

Located 10 and 15 minutes, respectively, north-east of 100 Mile House along Canim-Hendrix Lake Road. The two unincorporated communities have a wide variety of lot sizes. The area has a combined population of 685 people and experienced a population decrease of 14% between 1991 and 2011.

### **Lone Butte**

Located 25 kilometres southeast of 100 Mile House and south of Horse Lake, Lone Butte is an unincorporated community of 420 people. Community amenities, including a community hall, are centered along Highway 24. Largely consisting of rural acreage, Lone Butte experienced a resident increase of nearly 16% between 1991 and 2011. A distinctive feature of this community is the significant German influence.

### **Canim Lake**

Located approximately an hour's drive north-east of 100 Mile House along Canim-Hendrix Lake Road, Canim Lake is an unincorporated community of 530 people on the west side of Canim Lake, including the community of Hawkins Lake. Hawkins Lake is a popular recreational area during the summer months and is considered a close-knit community.

The 1996 Official Community Plan did not include Canim Lake. The South Cariboo Area OCP has been expanded to include Canim Lake for the current update.

# 97/93 Mile

Found directly south of 100 Mile House along Highway 97, the two unincorporated communities have a combined population of 315 people. The communities experienced a population of decrease of nearly 30% between 1991 and 2011.

## **Ruth Lake**

Located 30 minutes north-east of 100 Mile House along Canim-Hendrix Lake Road, the unincorporated community has a population of approximately 100 people.<sup>1</sup>

# Simon/Straight Lakes

Located 16 minutes north-east of 100 Mile House along Back Valley Road, the community of Simon/Straight Lakes has a population of under 100 people.

<sup>&</sup>lt;sup>1</sup> The equivalent 1991 population estimate for Ruth Lake is not available.

# **Objectives**

Maintain the varied character of the area, by permitting a range of lot sizes.

Ensure the availability of sufficient land for residential development for a minimum of 8.2 ten years. 8.2.1 Provide a range of lot sizes that reflect the goal of maintaining a rural character. 8.2.2 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. 8.2.3 8.2.4 Minimize conflicts with resource uses. Recognize the importance of protecting the environment and minimizing 8.2.5 environmental impacts in new residential developments. 8.2.6 Direct development to areas free of geotechnical and environmental hazards unless 8.2.7 mitigation measures are in place to reduce risk to an acceptable level. Encourage a configuration of shoreland development which favours the development 8.2.8 of upland properties and provides adequate access to the waterfront for those upland owners. 8.2.9 Encourage the provision of affordable housing, rental housing and special needs

8.3

# **Policies**

housing.

8.3.1

The Cariboo Regional District Board will:

Designate lands for residential development as shown on Schedule 'D': Land Use Designations. The table below outlines the planning criteria, applicable zoning and development standards for the Residential designation in different communities of the South Cariboo area to be considered for future needs:

Residential Land Use Designation	Location Criteria & Land Use	Appropriate Zoning	Development Standards
Lakeshore Residential	Lakeshore single family use	RL	Min. lot area of 0.4 ha
	Lakeshore single or two family use	RL2	Min. lot area of 0.8 ha

	Lakeshore single family use	R1	Min. lot area of 0.4 ha (unserviced)
	Lakeshore single or two family use	R2	Min. lot area of 0.4 ha (unserviced)
Upland Residential	Residential 1	R 1	Min. lot area of 0.4 ha (unserviced)
	Residential 2	R 2	Min. lot area of 0.4 ha (unserviced)
Rural Residential	Upland single family, two family or non-residential use	RR1	Min. lot area of 4.0 ha
	Upland single family, two family or non-residential use	RR2	Min. lot area of 2.0 ha
	Upland single family, two family or non-residential use	RR3	Min. lot area of 0.8 ha
108 Mile	Single family use in lakeshore greenbelt setting	Special Exception R1-1	Min. lot area of 0.302 ha Min. lake setback of 45.7 m
Mobile Home Park	Mobile Home Park, see Policy 8.2.5	R4	Min. lot area of 1 ha with community sewer system or 2 ha without community sewer system
Multi-Family	Single family, two family and multi- family uses in Lone Butte and Forest Grove core areas, 108 Mile	R3	Community water, compliance with Provincial Sewerage Regulation
Spruce Hill Comprehensive Development Area (SH CDA)	Limited to Spruce Hill designation east of 108 Mile	CD1	Overall residential density of 1 dwelling unit per 1.48 ha
	Land use as per 1982 ALC approval		Commercial use limited to 8.0 ha designation on DL 3561

### **Residential Growth**

8.3.2

In order to assess the suitability of a large or complex residential development application and its compliance with the South Cariboo Area OCP including an OCP amendment, subdivision application and rezoning application, the Manager of Development Services may require the submission of information as authorized by the Cariboo Regional District Development Approval Information Bylaw. The information required may include any of the general measures in Section 1.4 of this Plan as well as comply with the following residential housing measures:

- i provides a suitable relationship to the natural environment;
- ii is compatible and sensitively integrated with neighbouring land uses including agricultural and resource uses;
- iii provides a servicing strategy that meets applicable regulatory requirements;
- iv reflects the rural character of the area; and
- v contributes to the availability of a range of housing choices in the plan area, including housing on different lot sizes and housing that is affordable and meets special needs.

Direct higher density (smaller lot) residential subdivisions to occur within and immediately adjacent to existing built-up areas, and where road access and services already exist.

Develop a checklist to encourage water conservation, maintain air quality, protect, aquifers and achieve environmental sustainability in reviewing new development applications.

## **Cluster Development**

Support Cluster Development in the plan area subject to a comprehensive review of the development application. Rural cluster developments provide a form of residential subdivision that conserves farmland and/or natural open spaces, while creating an attractive place to live. Cluster developments are designed to develop less land while allowing the same number of housing units that would be permitted under conventional rural subdivisions. Cluster site design techniques enable protection of natural, cultural or recreational features of the landscape while allowing quality new development. Variations of this technique can be used to protect specific landscape values (e.g., rural scenic character or appearance, wildlife habitat corridors, protective agricultural lands, groundwater recharge areas, etc.).

8.3.4

8.3.5

South Cariboo Area OCP Bylaw No. xxx, 2017

Rural cluster development can minimize the cost of providing public services to new home sites since they are located in close proximity to each other. Rural cluster development can provide a strong sense of community while retaining the rural atmosphere for residents within and surrounding the community. The natural environment in the area can be maintained with increased viewscapes and access to natural amenities. Cluster development will be permitted within Residential designations and implemented through density averaging or site specific zoning.

## **Mobile Home Parks**

Allow Manufactured Home Parks in areas designated Residential subject to the following provisions:

8.3.6

- Compliance with the requirements of the Residential Mobile Home Parks Bylaw 1019;
- ii Location in proximity to facilities such as a commercial core and other amenities so as to provide adequate servicing to a higher density housing development;
- iii Location in proximity to a major road or major collector road so as to minimize traffic through existing residential subdivisions;
- iv Minimum site area of 1 hectare with a community sewer system or 2 hectares without a community sewer system and a maximum site area of 5 hectares;
- v Compliance with the Sewerage System Regulation including demonstrated soil capacity to support on-site sewage disposal for year-round use;
- vi Compliance with the Groundwater Protection Regulation for an onsite well or connection to a community water system is provided; and
- vii Buffer from adjacent lands by the effective use of landscaping trees and/or fencing so as to reduce land use conflicts.

## **Affordable and Special Needs Housing**

Support efforts to develop affordable housing, rental housing and special needs housing to meet the diverse housing needs of the South Cariboo plan area.

Recognize Affordable Housing as:

- i housing provided to households who earn less than the median income in the plan area and who would otherwise pay in excess of 30% of their income on
- 8.3.8 shelter; and
  - ii typically owned and operated by a public agency or non-profit agency with financial assistance provided by senior levels of government or by a non-profit agency, which enables rent to be provided at below market rates on a "geared to income" basis; but
  - iii does not include temporary shelters or transitional housing.
- 8.3.9 Recommend that affordable housing projects are located in proximity to existing services and consider more remote locations that can satisfy all servicing requirements and meet a community need.
- 8.3.10 Encourage a range of housing types and lot sizes to provide affordable housing and housing to address special needs such as temporary dwellings.
  - Promote programs that provide housing assistance to seniors and other groups in core housing need.

Recognize other forms of affordable housing on private property including secondary suites, carriage houses and accessory dwellings.

# 8.3.13 Character

8.3.11

8.3.12

Support initiatives which promote the upkeep of private properties through landscaping and sensible management of the land, primarily through public education. The CRD will encourage actions such as:

- i the maintenance of forested land for aesthetic reasons as well as erosion control;
- ii removal of trees and fuel load in accordance with FireSmart guidelines; and
- iii the removal of unsightly and hazardous materials and structures from properties for aesthetic and safety reasons.

## **Hazard and Conflict Mitigation**

Supports the design of new developments to meet FireSmart guidelines, as documented in the Homeowners FireSmart Manual, B.C. Edition and FireSmart: Protecting Your Community from Wildfire, Second Edition.

8.3.14

Will require a wildfire hazard assessment and mitigation strategy prepared by a member of the Association of BC Forest Professionals to ensure the wildfire hazard to the property owner is minimized prior to approval of a rezoning application or subdivision of three or more lots in an area with high or extreme wildfire hazard rating

8.3.15

Require edge planning (e.g. buffers, fencing, minimum interface lot sizes) policy as identified in the 2016 CRD Agricultural Policy (Policies 6.3.5 and 8.3.6) so residential development adjacent to the ALR does not negatively impact agricultural uses.

8.3.16

### **Home Businesses**

Allow home occupations in Residential areas to encourage rural economic development.

#### **Vacation Rentals**

8.3.18

8.3.17

Supports the provision of paid accommodation for visitors through the short-term rental of residences through the use of a Temporary Use Permit, provided community residential needs are addressed.

# 108 Mile Ranch

Support the following provisions for the 108 Mile Ranch area:

- i the preservation of important natural environmental features;
- ii the provision of open space, an 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;
- iii the extension of the original 108 Mile Ranch concept;
- iv the allowance of only one dwelling unit including a secondary suite per parcel; and
- v recognition of the unique nature of the 108 Mile Ranch through as reflected in the R1-1 zoning that replaced the 1972 Land Use Contract.

## **Spruce Hill Resort and Spa**

Support development of the Spruce Hill Resort & Spa (formerly The Hills) on a 371 hectare site east of 108 Mile Ranch designated Spruce Hill Comprehensive Development on Schedule 'D' Land Use Designations, limited to the following:

8.3.20

- i establishing a maximum of three clustered health villages, with an overall density of one dwelling unit per each 1.48 hectares (total of 275 dwelling units);
- ii establishing a facility for essential oil research, production and distribution, limiting building floor area to 455 m²; and
- iii 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.
- iv See also Commercial Recreation policy 9.3.13

#### **Horse Lake**

Recognizes the potential for additional residential development in the Horse Lake community subject to:

- i Demonstrated demand;
- ii Adequate water supply from a community water system or on-site well;
- iii Well and moderately drained soils suitable for on-site wastewater disposal (e.g. Helena, Tyee, Buffalo, Canim, Exeter, Eugene);
- iv Good access to the major road network;
- v Slopes under 30%;
- vi Avoidance of flood and geotechnical hazards;
- vii Avoidance of environmentally sensitive areas;
- viii Land outside the ALR and
  - ix Land not within a Provincial Forest.

## **Acreage Reserve**

Designate Acreage Reserve on Schedule 'D': Land Use Designations for those lands not in the ALR suitable for future rural residential development and growth in the South Cariboo OCP area, subject to demand.

Subdivision of land designated Acreage Reserve on Schedule 'D': Land Use Designations to a minimum lot size of 4 hectares may be permitted subject to a determination that the demand for rural residential use cannot be accommodated by existing lands designated Residential. on Schedule 'D': Land Use Designations.

8.3.23

