



*building communities together*

## **2019 Business Plan Planning (1005)**

*Havan Surat, Manager of Development Services*

***Working in partnership with communities, large and small, to make the Cariboo Chilcotin a socially, economically and environmentally desirable region to live, work and play.***

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### **Department/Function Services**

The Planning Department is involved with two divisions of planning: current and long-range.

Current planning involves responding to inquiries for current zoning information; current Official Community Plan designations; information respecting Agricultural Land Reserve status, policies and applications; information regarding subdivision and development of private lands; and Crown land referrals and database maintenance. Current planning also involves applications to amend Official Community Plans and/or zoning/rural land use bylaws, applications for temporary land use permits, development permits or development variance permits and applications under the *Agricultural Land Commission Act*.

Long-range planning consists of the preparation, implementation, amendment and administration of land use policies to guide future growth and development over an expanse of land. Generally, long-range planning pertains to the Official Community Plans (OCP). Long range planning also involves special planning projects that might include community plans, drafting design guidelines for neighbourhoods, and planning studies.

On occasion, planning staff is required to undertake special projects, which may entail the preparation, receipt and review of proposals and papers.

Statutory Authority for Planning Services was originally provided to the Regional District by way of a Supplementary Letters Patent No. 5 in 1969.

All Electoral Area Directors are responsible for the governance of this service.

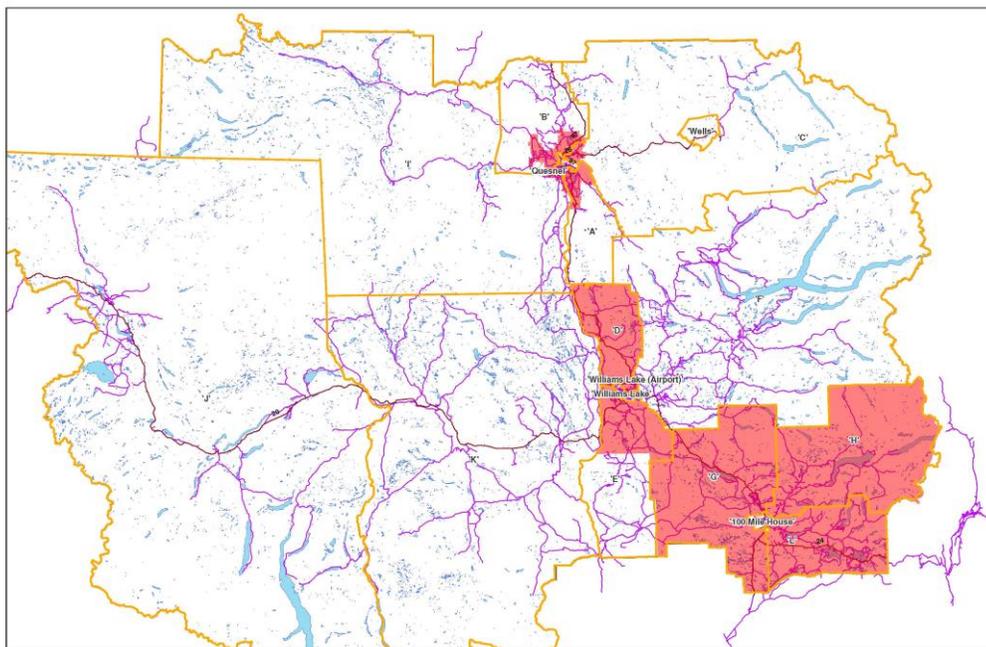
## Five Year Business Plan Goals, Rationale & Strategies

### Year 2019 - Goals

- Goal:** Create floodplain mapping for south Cariboo building inspection area.

**Rationale:** There is no current floodplain construction level mapping information for CRD. Flood hazard risk assessment study will identify high priority risk areas and provide recommendations that will impact future planning and building in the regional district.

**Strategy:** A professional consultant will undertake flood hazard risk assessment and recognize areas that need additional building and planning regulations for better solutions in regards to land development.

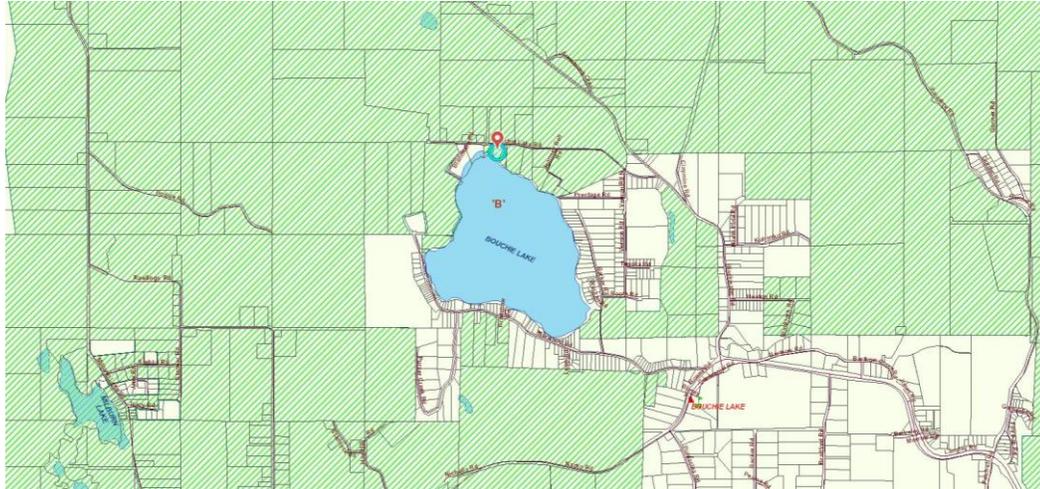


**Building Inspection Service Areas in CRD**

- Goal:** Commence the Bouchie Lake neighbourhood planning study.

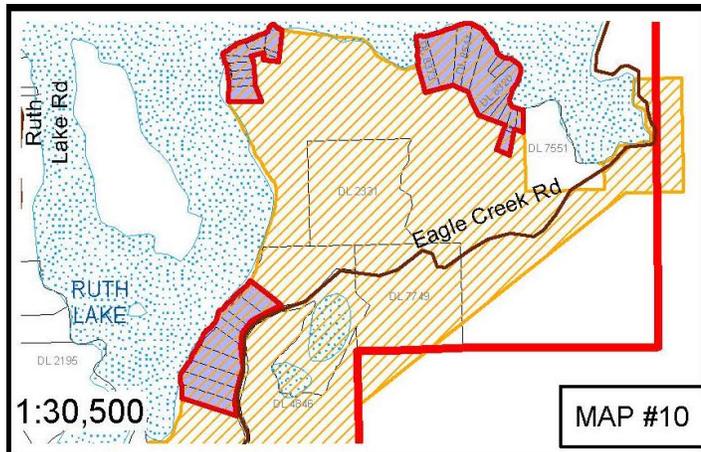
**Rationale:** There are several communities within the regional district which are not within the existing seven OCP boundaries and have no community plan. There is a need to create a neighbourhood plan for a community that has growth and potential for future development. The plan addresses the community resident needs and stakeholder requirements that will provide a framework for future sustainable development.

**Strategy:** Provide a survey to all community residents and gather their feedback on community services and future demands. Discussions with project steering committee to develop table of contents for the plan and steps for plan making process.

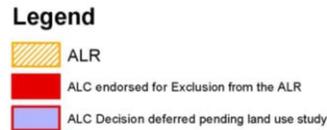


**Bouchie Lake Area, CRD**

- 3. Goal:** Amend bylaws to deal with the legalization of cannabis in British Columbia.  
**Rationale:** Cannabis is legal as of October 2018. Existing zoning and rural land use bylaws do not recognize cannabis sales and cultivation in farm lands in CRD. Based on Health Canada future regulations for cannabis sales in rural areas, local jurisdictions need to amend their zoning bylaws to include sales and cultivation in the municipalities.  
**Strategy:** Gather feedback and responses from other regional districts in the province to gather current updates in their respective local government. Update and amend all CRD zoning bylaws to regulate the use of non-medical cannabis sales in rural areas and also allow marijuana production on farm lands within the ALR.
- 4. Goal:** Planning 101 refresher session.  
**Rationale:** A refresher in planning procedure and law is needed to assist new Directors and APC members.  
**Strategy:** Provide refresher session to the Board and to the new APC members for the south, central and north in 2019.
- 5. Goal:** Evaluating agricultural land capability in Ruth Lake area.  
**Rationale:** Agricultural Land Commission has advised CRD to evaluate arable lands towards the south side of Ruth lake area in South Cariboo Area. This has been identified as one of the project tasks of South Cariboo Area Official Community Plan implementation.  
**Strategy:** Create an RFP to hire a professional agrologist for the assessment of better agricultural land capability on the south side of Ruth Lake.



**SOUTH CARIBOO AREA OCP  
Schedule 'J':  
Proposed Agricultural Land Reserve Exclusion Areas**



## Ruth Lake

### Overall Financial Impact

The 2018 requisition showed a slight increase when compared to previous year 2017.

The total number of development applications from September 2017 to August 2018 is fifty two (52), an increase when compared to forty three (43) applications from September 2016 to August 2017.

### Significant Issues & Trends

With the legalization of cannabis in Canada, public is showing interest in getting retail licenses and cannabis cultivation for recreational marihuana in the Cariboo region. There will be significant increase in number of retail applications and cultivation licenses related to growing cannabis plants on agricultural lands. Planning staff need to prepare zoning amendments that will address retail and cultivation applications.

Vacation rentals and Airbnbs are becoming quite popular in the Cariboo region and staff receive numerous complaints about the issue of noise and parking in short term rentals. CRD zoning bylaws have some definitions and regulations within the bylaws to address the short term rental issues. Staff attend numerous webinars and conferences related to vacation rentals and keep up to date on regulatory tools available for rural municipalities to solve the problems arising from these short timeframe land use issues.

The impacts of climate change will become more evident in the future, changing climate extremes for temperature and precipitation which can lead to wildfires, drought, flooding, landslides, etc. The CRD should monitor and be prepared to implement changes in land use planning to ensure we are as prepared as possible to reduce negative impacts. This information will be incorporated into future land use planning. Planning staff will collaborate with the protective services department to investigate funding options available for conducting flood hazard mapping with the help of professional consultants. The mapping provides setbacks and related building regulations for building within the setback areas.

All OCPs, Zoning Bylaws and the Rural Land Use Bylaw are now available on the website. Resource reports, such as the Agricultural Land Use Inventories, Agricultural Climate Change Adaptation Strategy, Geotechnical overview reports, etc. are also available on the website. Many professionals such as realtors and surveyors are making use of the online resources rather than directly contacting staff, however; phone enquiries continue to be the most popular method for the public to request information and the zoning email is also used on a regular basis.

### **Measuring Previous Years Performance**

- 1. Project:** Lac La Hache Official Community Plan.
  - The draft OCP has been reviewed to address legal feedback before distributing to all agencies and APC members. Few agencies and APC members have provided comments within the specified referral timeframe. The Official Community Plan has been revised to address the comments and provided to the Board for first and second readings. The Plan has been adopted by the CRD Board during the October Board meeting.
  
- 2. Project:** South Cariboo Area Official Community Plan.
  - The draft OCP has been reviewed to address legal feedback before distributing to all agencies and APC members. Few agencies and APC members have provided comments within the specified referral timeframe. The Official Community Plan has been revised to address the comments and received first and second readings from the Board.
  
- 3. Project:** Secondary Suites Bylaw.
  - The draft bylaw has been presented to the public and a survey has been posted online for public feedback. Three public hearings were conducted in central, north and south Cariboo areas respectively. The draft was presented to the Board for third reading and revised thereafter to include few additional regulations based on public input. The bylaw was adopted by the CRD Board at the May Board meeting.