

## **South Cariboo Official Community Plan**

**Public Hearing at South Cariboo Recreation Centre, December 12, 2018 at 7:00 pm**

### **Public Hearing Minutes**

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#### **Attendees:**

**Staff:** Havan Surat (Manager of Development services), Nigel Whitehead (Senior Planner)

**Electoral Area Directors:** Chair Margo Wagner, Director Willow MacDonald

**Consultant:** Graham Farstead

**Public:** see attached list

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**MW:** Called meeting to order at 7:05PM

**HS:** Outlined current status of the OCP Project (1<sup>st</sup> & 2<sup>nd</sup> reading by Board in August). Introduced Graham Farstad

**GF:** Briefly outlined history of the OCP development, and the opportunities for public input during the project. Outlined the format of the document and the topics covered by the OCP.

**HS:** Explained the long range nature of OCPs

**Question:** There is a concern on the policy 7.3.2 in regards to minimum parcel size

**Response (HS):** That specific policy is derived from the province ALC regulation

**Question:** There is a proposal for rezoning application contrast to this specific policy

**Response (GF):** Individuals can apply for rezoning applications to vary the bylaw regulations

**Question:** Does public get chance to vote on the applications

**Response (MW):** Public cast their opinion whether in support or non-support to the application during public hearing

**Question:** Does individuals who live far away can voice their opinion or if applicant can get support from outside area public

**Response (MW):** Board usually verifies the public comment to where they actually live related to the subject property

**Question:** Water quality is a chief concern for horse lake.

**Response (MW):** water quality concern is raised during project committee meetings. Water sampling and testing has done during the recent years

GF: Discussed concerns regarding algae blooms on Horse Lake. Outlined water quality monitoring and sampling history of Horse Lake. Lake water quality has not changed substantially. It is important to regularly monitor water quality.

Public Comment: Concern in general with municipal water quality.

MW: Can discuss with Dave LAST NAME? (100MH Councillor) after the meeting.

GF: Discussed importance of riparian protection to support water quality of Horse Lake.

MW: Current research may indicate that some algae blooms have been caused by ash deposits in lakes as a result of forest fires.

Question: How much land is taken out from the ALR and whether existing lots could be subdivided? (reference to lots pre-approved by ALC for removal – Schedule J)

Response (GF, HS): There are existing smaller lots in ALR and there are individual houses on most lots within ALR. Some of the smaller lots are predated in existence before ALR formation. Although identified in OCP, removal from ALR would require an application to Board & ALC. HS outlined rezoning and subdivision process which would be required.

Public Comment: Concern regarding impact of further subdivision of the identified lots and resulting impact on Horse Lake.

Public Comment: Concern regarding protection of the environment wrt future development.

Response (GF, HS): Discussion regarding residential density table provided in the OCP and development standards provided for in the Residential section of the OCP.

Public Comment: Concern regarding lack of info and difficulty to use both 100MH and CRD websites.

Response (MW): Hard copies always available at CRD's 100 MH sub office.

Response (GF): Discussion regarding various mapping programs available through different municipal websites. Discussion regarding cost of developing programs. Stressed the excellent availability of planning staff via phone in CRD and 100MH.

Question: How does the OCP deal with the historical approvals for the Spruce Hills development? Specific concerns regarding future fire protection and drinking water source at full buildout.

Response (GF): Discussed the history of the CD zone, development to date, understanding that the current owners do not intend to continue development at this time. The current OCP designation rolls forward the previous comprehensive development concept approvals.

Response (NW): Servicing concerns would be addressed by MOTI at subdivision stage.

Question: Glad to see strong language regarding agricultural protection. Upland residential should not have parcel sizes of 0.8 hectare and a few parcels should be designated as agriculture instead of residential land use in the map (citizen identified parcels on OCP map).

Response (GF, HS): Staff noted parcels and will look into the map and text. Upland Residential in the residential density table identifies three categories of lot size: 0.8 hectare, 2 ha, 4 ha. The 0.8 hectare lot size was primarily to recognize existing small lot pattern in some upland areas such as Forest Grove.

Public Comment: General agreement that small lots could be acceptable if in areas with current community services (i.e. water system). General opposition to small lots outside serviced areas.

Public Comment: Concerned that subdivision of contiguous agriculturally viable parcel, regardless of rural residential designation, will erode the agricultural capability of the land. Anything with soil capability rating of 3 or 4 and within the ALR should be designated Agricultural and not Residential of any category.

Public Comment: Concern for protecting viable agricultural lands used for hay production. They should not be split up.

Public Comment: Discussed the importance of ranching in the Cariboo.

Public Comment: Identification of Industrial designation property that is not fully used for industrial. Suggest change from Industrial to General Residential. Identification of church property designated Residential – should be Institutional.

Response (GF): Noted by staff.

Public Comment: Concern regarding new well construction at 103 Mile. Want to see private testing of ground water quality.

Response (MW): Please contact and inform your area director (Dir. Richmond) regarding your concerns.

Public Comment: Concerns regarding road maintenance and construction methods.

Response (MW): Provided contact information for Interior Roads and MOTI.

MW: First call for final comments – 8:35 pm

Public: General discussion regarding financial challenges of the ranching industry.

MW: Second call for final comments – 8:55 pm

GF: Thank public for attending and commenting.

Public: Continued general discussion regarding drinking water quality in the area.

MW: Final call and adjournment of meeting – 9:05 PM

Name

TERRANCE LaPOINTE

Peter Crawshaw

Kristi Fremlin

Vera Wymant

Darlene LaPointe

BRIAN GREEN

TIM DRAGER

DAVE CRISK

DAVE WINGO

Adam Vienneau

GORDON NOTTINGHAM

Margo Wagner

WILLIAM Macdonald

Cameron McSorley

Address

#4915 GLOINZUM CREST

108 MILE RANCH, VOT 220

6142 Lakeshore Dr, 100 Mile House

6263 Mulligan Drive

7230 Watch Lake Rd.

4915 Gloinsum Cres.

6036 TOOMEY RD

331 - BLACK STOCK RD

250 644-5559.

6514 HWY #24 LONE BUTTE BC

7227 watch lake road Lone Butte BC.

909 SCOTT RD 100 MILE

73045. Canim Lk Rd, Canim Lake

6007 WALNUT TRAIL, 100 MILES.

4481 Chuckwagon Tr. Forest Grove

# Draft South Cariboo Official Community Plan

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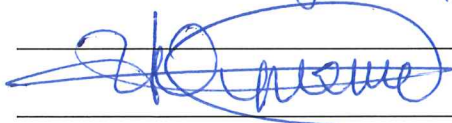
Name: Verla Wymant

Address: 7230 Watch Lake Rd  
Lone Butte BC

Please provide your comments on Draft South Cariboo Official Community Plan:

I Verla Wymant oppose the rezoning/  
subdivision of DL 1801 on Watch Lake Rd.  
for the reason being: We need to  
preserve the haying and ranching land in  
our area being that there is so little.  
If rezoning to residential happens it  
will increase traffic, and water concerns  
in that Arrowood creek contributes to be fed  
into Horse Lake.

Thank you for listening.





***Planning the Future***

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# Draft South Cariboo Official Community Plan

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Name: Darlene LaPonte  
Address: 4915 Gloinson Cres 108 Mile Raul.

Please provide your comments on Draft South Cariboo Official Community Plan:

9.3.21 Concerns to remove the word support  
by CRD for subdivision by Spruce Hills Resort.  
and making sure they pay for infrastructure including  
road & fire protection

9.3.10 Make sure only Commercial is specifically  
fitted into only commercial area.



A handwritten signature in black ink, appearing to be "D. LaPonte".

*Planning the Future*

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