Cariboo Regional District

South Cariboo Area

Official Community Plan

Bylaw No. 5171, 2018

CARIBOO REGIONAL DISTRICT

South Cariboo Area Official Community Plan Bylaw No. 5171, 2018

LIST OF AMENDMENTS TO SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN BYLAW NO. 5171, 2017 UP TO (see date at bottom of last page of amendments) WHICH ARE INCLUDED IN THIS CONSOLIDATED VERSION OF THE BYLAW

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Bylaw No.	File No.	Purpose	Adopted

CARIBOO REGIONAL DISTRICT

BYLAW NO. 5171, 2018

A bylaw to guide land use decisions within the South Cariboo Area of Electoral Areas 'G', 'H' and 'L'.

WHEREAS the Regional Board wishes to adopt an Official Community Plan pursuant to Part 14 of the *Local Government Act*, R.S.B.C 2015 c.1;

AND WHEREAS Sections 473 and 474 of the *Local Government Act* lists the subjects that must and may be addressed in a Plan, respectively;

AND WHEREAS the Regional Board has provided opportunities for consultation with persons, organizations and authorities that it considers may be affected by the Official Community Plan in accordance with Sections 475 and 476 of the *Local Government Act*;

AND WHEREAS after first reading of the bylaw the Regional Board has, examined the Official Community Plan in conjunction with its most recent capital expenditure program, financial plan and Solid Waste Management Plan that is applicable in the Cariboo Regional District to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS the Regional Board has referred the Official Community Plan to the Agricultural Land Commission for comment with respect to land in the Agricultural Land Reserve pursuant to Section 477 of the *Local Government Act*;

NOW THEREFORE, the Board of Directors of the Cariboo Regional District, in open meeting assembled, enacts as follows:

1. CITATION

   This bylaw may be cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Bylaw No. 5171, 2018" or "South Cariboo OCP".

2. APPLICATION

This bylaw is applicable to all land within the boundaries of the South Cariboo Area of Electoral Areas ‘G’, ‘H’ and ‘L’ as shown in thick black outline on Map ‘B’.

3. SCHEDULES AND MAPS

The following schedule and maps are attached to and form part of this bylaw:

a) Schedule ‘A’: OCP Text;
b) Map 'B': OCP and Electoral Area Boundaries;
c) Map ‘C‘: South Cariboo Area Communities and Services;
d) Map ‘D’: Land Use Designations;
e) Map E’: Agricultural Land Reserve;
f) Map 'F': Environmentally Sensitive Areas;
g) Map ‘G’: Aquifer Protection Development Permit Area;
h) Map ‘H’: Aquatic Habitat Development Permit Area;
i) Map 'I': Topography and Slope Analysis;
j) Map ‘J': Proposed Agricultural Land Reserve Exclusion Areas;
k) Map 'K': Commercial Development Permit Area;
l) Map 'L': Major Road Network and Gravel Pit Reserves; and
m) Map 'M': Trails Network.

4. SEVERANCE

If a section, sentence, clause, or phrase of this bylaw is for any reason found to be invalid by the decision of a court in competent jurisdiction, such decision shall not affect the validity of the remaining portions of the bylaw.

5. REPEAL

South Cariboo Area Official Community Plan Bylaw No. 3100, 1995 as amended, is hereby repealed.

READ A FIRST TIME this_____day of _____,_2018.

READ A SECOND TIME this _____ day of _____, 2018.

A PUBLIC HEARING was held on the _____ day of_____ , 2018.

READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED this ___ day of _____, 2019.

_____
Chair

_____
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5171, 2018 cited as the "Cariboo Regional District South Cariboo Area Official Community Plan Bylaw No. 5171, 2018", as adopted by the Cariboo Regional District Board on the ____ day of _____, 2019.

_____
Manager of Corporate Services

Acknowledgements

The Development of the South Cariboo Area Official Community Plan has been a collaborative process, with the general public as vital contributors. Their input throughout the planning process has helped shape the Plan. Regional District staff, at all levels, also provided an important role and critical expertise. The following participants are especially acknowledged:

Electoral Area Directors

Area G - Al Richmond

Area H - Margo Wagner

Area L - Brian Coakley

OCP Advisory Committee Members from Electoral Areas G, H & L

Tsq'escen' (Canim Lake)

Stswecem'c Xgat'tem (Canoe Creek/Dog Creek)

Xats'ull/Cmetem' (Soda Creek/Deep Creek)

Northern Shuswap Tribal Council (NSTC)

Northern Secwepemc te Qelmucw (NStQ)

Cariboo Regional District Staff

Arlington Group Planning + Architecture Inc.

EcoPlan International

Associated Environmental Consultants

Preamble

It is recognized that the South Cariboo Official Community Plan area is within the traditional territory of the Secwepemc people.

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Photography Credits

James Abbott – end of Section 2.5

Graham Farstad – all other photographs

List of Abbreviations

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
APEGBC	Association of Professional Engineers and Geoscientists of British Columbia
BCSLA	British Columbia Society of Landscape Architects
CRD	Cariboo Regional District
DPA	Development Permit Area
GHG	Greenhouse Gas Emissions
HVAC	Heating, Ventilation and Air Conditioning Equipment
LGA	Local Government Act
MFLNRORD	Ministry of Forests, Lands and Natural Resource Operations & Rural Development
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
QP	Qualified Professional
TSA	Timber Supply Area

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 statement of objectives and policies of the CRD to guide decisions on planning and land use management in the OCP Area. 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 extraction;

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 OCP uses data from the 2011 and 2016 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 to the South Cariboo OCP are recommended every 10 years to evaluate whether or not the Plan is still accurate in reflecting community trends, needs and desires.

Finally, the South Cariboo OCP 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 CRD's financial planning and direct applications for supportive funding. However, as stated in s.478 of the LGA, an OCP does not commit or authorize a regional district to proceed with any project that is specified in the Plan.

Finally, it is important to note that the jurisdiction of the CRD 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 CRD is necessarily limited. The language reflects this. As a result, the South Cariboo OCP 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 the South Cariboo are not to be interpreted as committing financial support. The objectives and policies of the South Cariboo OCP 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

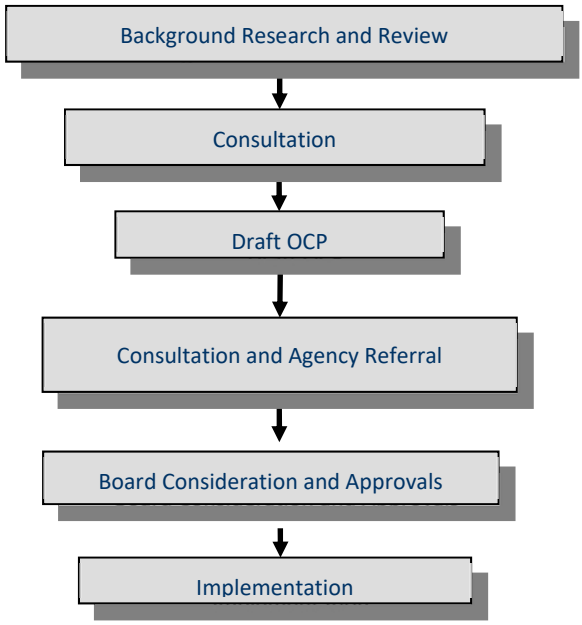
The process of updating the South Cariboo OCP was a consultative process with opportunities for government, First Nations and public input. This process included six Advisory Committee meetings, two open houses and three community wide surveys.

The development of the South Cariboo OCP 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 British Columbia (B.C.) 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 Map 'B': OCP and Electoral Area Boundaries and a map of the communities is contained in Map 'C': South Cariboo Area Communities and Services.

All maps in the South Cariboo OCP Area are graphic depictions of an electronic assignment of Land Use Designations and other information on a property-by-property basis. Due to the scale of the maps, in the event of any perceived lack of clarity as to land designation, the electronic version, stored at the offices of the Cariboo Regional District, should be consulted, and will prevail.

1.4 General Implementation

The South Cariboo OCP is organized into sections that provide policies and objectives related to different land uses, environmental protection, infrastructure, arts, culture & heritage, development permit areas, temporary use permits and implementation measures. Proposed land use designations to accommodate anticipated housing needs and other land uses are shown on Map 'D': Land Use Designations. Implementation will take place over time through application by property owners or CRD initiatives. Other policies will be applied as future decisions are made. The South Cariboo OCP also contains policies that are strategic and require action from the CRD. This section summarizes the key strategic actions of the OCP. The list is not exhaustive and will change according to the partnership opportunities and resources of the CRD. This list is provided primarily as a tool to assist the CRD in selecting priority tasks to implement.

a) The CRD will continue to work with the relevant public agencies with the object of maintaining or improving existing service (e.g. schools and health care).
b) The CRD will review and implement the policies of the OCP when considering decisions with regard to zoning, land use, servicing and development in the South Cariboo OCP Area.
c) The Cariboo Regional District will review the Zoning Bylaw to ensure consistency with the South Cariboo OCP.

d) The CRD 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 the following:

i) Amendment to the Zoning Bylaw;

ii) Development Permit; and

iii) Temporary Use Permit.

Cariboo Regional District Development Approval Information Bylaw No. 5008, 2016 applies to all lands within the South Cariboo OCP Area. The collection of information is required in order to determine the suitability and impact of a change in zoning or a temporary use permit and to determine if a development permit application complies with the applicable guidelines. 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. Development approval information is required under the following circumstances:

i) to ensure the suitability of drinking water sources and sewage disposal;

ii) To determine transportation patterns and the suitability of proposed mitigation measures;

iii) To assess the impact on local infrastructure;

iv) To assess the capacity of public facilities including schools and parks;

v) To determine the impact on or need for additional community services;

vi) To assess the impact on the natural environment;

vii) To mitigate natural hazards due to slope conditions and other risks;

viii) To assess the impact on the human/cultural environment;

ix) To minimize the wildfire interface risk; and

x) To assess how the development addresses on-site issues such as emergency use, accessibility and water conservation.

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

2.0 Context

2.1 Plan Area

The Cariboo Regional District is located in the central interior of British Columbia. It encompasses an area of 80,262 km^2. The majority of the population is concentrated in a central corridor roughly defined by the Fraser River Basin and Highway 97. Three main urban centers have developed along Highway 97, the southernmost being the District of 100 Mile House. Quesnel is located at the north end of the Regional District and Williams Lake is located halfway between the two. To the east and to the west of this "urban corridor" is a large, sparsely settled area where the economy and way of life are largely dependent on the natural resource potential of the land.

European exploration in the Cariboo took place in the 1790's and early 1800's, which led to fur trading. This gave way to ranching, which became established in the Cariboo during the Gold Rush in the 1860's. Roadhouses were established along the Gold Rush trail to serve the miners travelling to and from the gold fields in the North Cariboo. The roadhouses serviced the early demand for agricultural products and included mixed farms with dairy, poultry, livestock, equine and vegetable production. Ranch operations were subsequently established throughout the Cariboo, mainly in areas that offered grazing opportunities on Crown land.

The agriculture industry expanded during the early 1900's after the building of the Pacific Great Eastern Railway (now part of CN Rail). This led to the building of a stockyard in Lone Butte to ship cattle by rail to the Lower Mainland and dairy production in Forest Grove and Canim Lake that was sent by rail to a creamery in Quesnel. While the mix of agricultural production has changed over time, agricultural remains a key economic driver. This includes forage, berry and vegetable crops as well as equine, beef, sheep, poultry land and rabbit production.

There are ten core communities within the South Cariboo OCP Area. The communities are 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. Detailed information is provided in the Residential section.

2.2 Demographics and Population Projections

As of the 2011 Census, the total population of the South Cariboo OCP Area was 7,600. This represented approximately 12% of the total CRD population of 62,390. In comparison, the District of 100 Mile House, the largest service centre of the South Cariboo Area, has a much smaller population of 1,885.

The age group characteristics of neighbourhoods have planning implications to ensure appropriate services such as schools and parks are provided, and to ensure that sufficient amount of housing options is available. Overall, approximately 51.9% of the population is male, while 48.1% is female. In the South OCP Area, the 50 to 69 age cohort makes up the most significant proportion of the population, particularly in comparison to the number of residents aged 20 to 39.

A sizeable proportion of children, youth, and seniors are likely to be socially and/or economically dependent on working-age people. The dependency ratio measures the size of the "dependent" population in relation to the "working age" population.

The dependent population consists of the youth population 0 to 19 years and the seniors' population 65 or older. The working-age population is generally considered to consist of the 20 to 64 age groups. The South Cariboo OCP Area has a higher dependency ratio compared to both the CRD and the Province of B.C. as a whole. The South Cariboo Area's dependency ratio of 67.0 indicates there are 67 dependents for each 100 workers in the South Cariboo OCP Area. The CRD has a slightly lower dependency ratio at 64.6, while B.C. is significantly lower at 59.5.

Current population projections by BC Stats indicate a slow but steady population decline of approximately 9% or 1,300 people over the next 25 years (2015 – 2040) for the Local Health Area 25. The geographic boundaries of Local Health Area 25 most closely approximate the South Cariboo OCP Area but also include the District of 100 Mile House, Lac la Hache and 70 Mile House.

Census data released in February 2017, indicates the population decline has reversed or stabilized since 2011. Between 2011 and 2016, there was a significant population increase from 1,569 to 1,784 people or 13.7% in Electoral Area 'H'. Area 'H' includes Forest Grove, Canim Lake and Gateway/Buffalo Creek. Electoral Area 'G', which includes 108 Mile, 103 Mile, and Simon/Straight Lakes, showed a smaller increase of 4.1% or 200 people - from 4,955 to 5,156. Electoral Area 'L' showed a nominal increase of 0.6% from 4,177 to 4,204 people. Area 'L' includes Lone Butte, Horse Lake and 93/99 Mile areas.

2.3 Housing

Within the South Cariboo OCP Area, there are approximately 9,900 hectares of land zoned for residential purposes. A current breakdown of the built area cannot be provided as valid data from the 2011 National Household Survey is not available. However, the built environment consists overwhelmingly of single family dwellings with modular & manufactured homes, and duplexes making up the remainder. More detailed information on the built environment of each community is contained in Appendix A of the South Cariboo Area OCP Technical Background Report.

Soils within the South Cariboo OCP Area, as a general rule, do not hinder development except for some occurrences where they are very poorly drained such as swampy areas. Therefore, the strongest limiting factor to residential development remains land with steep slopes.

2.4 Economy

The South Cariboo OCP Area is largely a resource-based economy although tourism also provides an important contribution.

Forestry

According to BC Stats, 83% of jobs in the Cariboo region in 2013 were related to the forest products manufacturing industry. This observation conveys the level of economic dependency that the region has on Forestry. With this in mind, the Cariboo and South Cariboo in particular have experienced substantial impacts as a result of the Mountain Pine Beetle outbreak that swept across the province, beginning in 2000. Although the spread of the beetle has subsided, it has left millions of hectares of standing dead pine on the landscape. Changes on the landscape are not only represented by economic changes but other impacts include changes in hydrology, increased fire risk and magnitude, and changes to the Annual Allowable Cut throughout pine dominant regions in B.C.

The total area of 100 Mile House Timber Supply Area (TSA) is about 1.24 million hectares. The main communities within the TSA are 100 Mile House, 108 Mile Ranch and Clinton; smaller communities include Lac La Hache, Forest Grove, 70 Mile House, Lone Butte and Bridge Lake. The 100 Mile House Natural Resource District administers the TSA.

Before the uplift in 2006, the forestry sector provided 1,488 direct, indirect and induced employment (and before the Community Forest Agreement was removed from the TSA). This figure increased to 1,757 people employed from 2007 to 2011 based on the average harvest (employment gains from the increased harvest levels were partially offset by efficiency gains by industry). The employment is expected to drop to 593 by 2022 without a mitigation scenario although it is expected that the community forests will make a small employment contribution of 6 additional people.

Of the total forest sector jobs, 31% are involved with harvesting and silviculture, 45% are in timber processing and 24% are indirect plus induced jobs generated by the forest sector.

Agriculture

Cattle ranching and forage production are the primary agricultural activities in the Cariboo. The region produces approximately 20% of the beef cattle in the province. Ranching became established in the Cariboo during the 1860's Gold Rush and spread from Fort Alexandria (south of Quesnel) along the Cariboo Wagon Road to service the early demand for agricultural products. Ranch operations have subsequently been established throughout the Cariboo, mainly in areas that offer grazing opportunities on Crown Land.

A large proportion of land within the South Cariboo OCP Area is in the ALR as documented in Map 'E': Agricultural Land Reserve. The agriculture capability of land available for cultivation ranges from Class 3

to 6 but is dominated by lower capability Class 5 soils (59% or 13,156 ha). Most Class 5 soils are not cultivated but are important for pasture and grazing purposes. Typical limitations are stoniness and or topography, which are generally not considered to be improvable. Over half (54% or 1,445 ha) of the land that is currently cultivated (i.e. forage and pasture) occurs on Class 3 land that is primarily limited by an adverse climate. While some soil has limitations, improvements are possible and can result in success. It should also be noted that agricultural operations that are not soil-based are permitted in the Agricultural Land Reserve (ALR), such a poultry, greenhouse and nursery operations, and can be encouraged in areas zoned for agriculture.

A high percentage of ALR land is privately owned. There is potential for future farm development through irrigation, as shown in the 2015 Agriculture Water Demand Model.

Tourism

The Cariboo-Chilcotin tourism potential is linked to its outdoor recreation and wilderness setting which features a wide variety of fish and wildlife, extensive mountain ranges, grasslands, forests, and an abundance of lakes and rivers. Because of its close link to the land base, tourism can be successfully integrated with other land uses such as agriculture, recreation, forest harvesting, renewal, and settlement.

The South Cariboo Tourism Portal website was created to highlight tourist attractions, accommodations and restaurants local to the South Cariboo region. The portal was created through a partnership between the District of 100 Mile House, Village of Clinton, 100 Mile Development Corporation, Cariboo Regional District and Thompson Nicola Regional District. The site is the primary marketing tool for the South Cariboo Tourism Development and Cooperative Marketing Program that was established in 2001. Tourism is the second largest industry in the area and this program was designed to facilitate economic growth locally.

Tourism has the potential to increase within the South Cariboo area because of its close proximity to natural, historical and cultural resources. Although the summer months are considered “high time” for tourism, there are a number of tourism opportunities that take place in the fall and winter months within the area. These activities include cross-country skiing, snowmobiling, snowshoeing, ice fishing, dog sled races and guide outfitting.

Commercial Services

The District of 100 Mile House is clearly defined and established as the commercial heart of the South Cariboo. The fringe areas' commercial services either complement these services or supply a locally-oriented type of servicing. Several neighbourhoods located within the South Cariboo OCP Area contain retail commercial uses, a gas station or a restaurant.

2.5 Community Direction

Consultation with residents took place through two rounds of Open Houses (total of six held in 108 Mile Ranch, Forest Grove and Lone Butte), a booth at the Garlic Festival and three community surveys. When asked to select the top three things aspects they like the most about living in the South Cariboo Area, the following were identified (ranked from highest to lowest):

- Rural lifestyle (29%)
- Access to nature and recreation opportunities including lakes (26%)
- Friendly and welcoming community (16%)
- Affordable housing (8%)
- Agricultural and ranching opportunities (5%)
- Cost of living (4%)
- Availability of commercial, health and social services in the South Cariboo (4%)
- Opportunities to work nearby (3%)
- Resource opportunities (e.g., forestry) (2%)
- Infrastructure services (e.g., water, garbage, recycling) (2%)
- Other (1%)

Out of a list of nine possible options, the main challenges facing the South Cariboo OCP Area were identified by respondents as:

- Commercial and economic development (17%)
- Declining regional population (15%)
- Improving transportation options and connections (13%)
- Protecting the natural environment (12%)
- Maintaining and protecting agricultural lands (10%)
- Enhancing social services (10%)
- Other (10%)
- Improving and expanding infrastructure services (e.g. water) (9%)
- Supporting regional arts & culture (3%)
- Housing and residential development (3%)

When asked about the concerns they have about their specific community in South Cariboo Area, the following aspects were identified (ranked from highest to lowest):

- Limited work opportunities (21%)
- Availability and range of commercial services (17%)
- Limited transportation options (16%)
- Limited social services such as medical services (16%)
- Climate change impacts (8%)

- Other (8%)
- Pollution and environmental degradation (5%)
- Limited housing choices (5%)
- Infrastructure services (e.g. water, garbage, recycling) (4%)
- Housing affordability (1%)

Overall, key themes included concern over economic development opportunities in the area, how to retain/encourage residents to the area, a desire for increased services (e.g. medical, commercial and transportation focused) and the protection of the natural environment.

3.0 Planning Strategy

3.1 Community Vision Statement

The Community's vision for the South Cariboo Area reflects its aspiration for the future. The vision involves principles for sustainable development, managed growth, respect for the environment and strong communities. The community vision for the South Cariboo Area is:

Amidst a spectacular natural setting, the South Cariboo Area is home to healthy and prosperous communities of all ages. It models how sustainable agriculture, forestry and tourism can drive a strong, connected economy.

3.2 Community Goals

The policies presented in the South Cariboo OCP are structured to address the following goals:

1. Maintain a rural character within the South Cariboo OCP Area.
2. Protect watercourse health by planning for the development of environmentally safe land uses in order to minimize pollution.
3. Work with the Ministry of Transportation and Infrastructure to ensure a road system that is safe for both vehicular and non-vehicular traffic.
4. Ensure the level of commercial and industrial activities within the South Cariboo OCP Area meets the needs of the rural communities and is compatible with the scale and rural character of each one.
5. Protect and encourage agricultural activities on land with agricultural potential, in particular within the Agricultural Land Reserve.
6. Minimize land use conflict by planning for compatible adjacent uses which respect the scale of their surroundings and are compatible with its visual character.
7. Promote an active and healthy community by providing sufficient recreational opportunities to meet the needs of the residents and communities.
8. Encourage the recognition and protection of the South Cariboo's historical character.
9. Maintain an ongoing dialogue with the various provincial agencies on issues which have the potential to adversely affect people, habitats and the land within the South Cariboo OCP Area.

4.0 First Nations

4.1 Introduction

Indigenous people have lived in the South Cariboo Area for thousands of years prior to the arrival of settlers and gold seekers in the mid-1800s. The original people of the South Cariboo are the Secwepemc, or Shuswap Nation, an Interior Salish group whose larger traditional territory ranges from the eastern Chilcotin Plateau and the Cariboo Plateau southeast through the Thompson Country to Kamloops and beyond. Southern Secwepemc territory spans the Selkirk Mountains and includes the northern part of the Columbia Valley region. There are five principal Secwepemc communities with traditional territories in the South Cariboo OCP Area:

- Tsq'escen' (Canim Lake)
- Stswecem'c Xgat'tem (Canoe Creek/Dog Creek)
- Xats'ull/Cmetem' (Soda Creek/Deep Creek)
- T'exelc (Williams Lake)
- Esketemc (Alkali)

Tsq'escen', or the Canim Lake Band, is the only First Nation with a populated reserve in the OCP Area. Their main reserve, Canim Lake #1, is located northeast of 100 Mile House, about six kilometres west of Canim Lake. The community has a growing membership of about 600, with about 70% of members living on reserve, mostly at Canim Lake #1. An administration office is located in the community along with an elementary school, health centre and an Elders' centre.

Tsq'escen' (Canim Lake), Stswecem'c Xgat'tem (Canoe Creek/Dog Creek), Xats'ull/Cmetem' (Soda Creek/Deep Creek), T'exelc (Williams Lake) are all part of the Northern Shuswap Tribal Council (NSTC) and a related Treaty Association, Northern Secwepemc te Qelmucw (NStQ). NStQ has been in treaty negotiations since in 1994 and are currently into Stage Five - Final Negotiations" of the six-stage treaty process. NStQ has not yet negotiated for the final land package. This will be done during Stage 5, the Final Agreement Phase. Esketemc began negotiations in 1994, Esketemc signed on to begin negotiations and since 1998 Esk'etemc has been negotiating an Agreement-In-Principle (AIP).

4.2 Objectives

4.2.1 Improve communication and collaboration between the CRD and Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members on land use, transportation, natural resource management, and environmental planning matters of joint concern in the South Cariboo OCP Area.

4.2.2 Support First Nations' efforts and opportunities to recognize, protect and develop interpretive sites, signs and programs for important cultural sites and features.

4.2.3 Work with agencies and partners, including Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members to enhance, protect and develop interpretative sites, signs and programs concerning environmentally sensitive areas and its biodiversity.

4.3 Policies

The Cariboo Regional District Board will:

4.3.1 Support the establishment of Protocol Agreements with OCP Area First Nations communities to address issues of mutual concern including the referral of development applications.

4.3.2 Consult with Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members on development proposals within the South Cariboo OCP Area through appropriate planning avenues.

4.3.3 Support consultations with Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members in all processes related to recreation areas and trails, and their operation on Crown land or Treaty settlement land.

4.3.4 Encourage and support the Province of B.C. to work with regional partners, including Tsq'escen' (Canim Lake), to improve safety of Canim Lake Road.

4.3.5 Recognize and celebrate the rich Northern Secwepemc cultural and cultural features that exist in the OCP Area.

4.3.6 Support the Province of B.C. and other interest groups in identifying and protecting features and sites of Indigenous and archaeological significance within the South Cariboo OCP Area.

5.0 Environmental Management

5.1 Introduction

The South Cariboo OCP Area includes the Cariboo Plateau and Cariboo Basin sections of the Fraser Plateau ecoregion. To the south are the lower, drier hills of the Thompson-Okanagan, and to the north is the Central Cariboo, extending into the vast forests of Northern B.C. At the 1,000 metre elevation, there are four distinct seasons – cold snowy winters, warm summers, and cool weather in the spring and fall. The beautiful natural setting includes numerous lakes and rivers, rolling hills, and forests of Douglas Fir, lodge pole pine, aspen and birch.

Mule deer are common in the Cariboo area, and they are of considerable recreational and economic importance for wildlife viewing, recreational hunting, and the guiding industry. In the Cariboo, mature Douglas Fir forests provide critical habitat for mule deer during winter months. Mule deer in the Cariboo are particularly stressed during the winter, as they are exposed to deep snow and cold conditions. Their survival during that time is dependent on old growth or mature Douglas Fir stands with well-developed canopies that intercept the snow, provide security and thermal cover, and provide food through litterfall.

Suitable mule deer winter range is comprised of multi-layered, uneven-aged stand structure with sufficient crown closure for snow interception and litter fall. The multi-layered, mix age stand structure allows for thermal and security cover and sufficient forage productions will supporting natural stand succession. In addition to stand structure, slope and aspect are important topographic factors in MDWR as they influence snow characteristics, site temperature and stand development.

The Cariboo and South Cariboo in particular have experienced substantial impacts as a result of the Mountain Pine Beetle outbreak that swept across the province beginning in 2000. Although the spread of the beetle has subsided, it has left millions of hectares of standing dead pine on the landscape. Changes on the landscape are not only represented by economic changes but other impacts include changes in hydrology, increased fire risk and magnitude, and changes to Annual Allowable Cut throughout pine dominant regions in B.C.

Climate Change and GHG emissions

As one of 187 local governments that are signatory to the B.C. Climate Action Charter, the Cariboo Regional District is committed to reducing greenhouse gases (GHGs) and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, B.C.'s GHG emissions are to be reduced by at least 33% below 2007 levels by 2020. A further emission-reduction target for the year 2050 is 80% below 2007 levels. The three areas where local government can play a role in reducing greenhouse gas emissions are in the

transportation, waste management and building sectors.

While GHG emissions inventories for area communities are not available, information for the CRD and Unincorporated Areas in the CRD indicate that the GHG emissions sources are similar to the B.C. average. Road transportation accounts for 64% of emissions and buildings account for 32%. In 2015, the CRD's corporate GHG emissions were 1,187 tonnes of CO_2 equivalent plus 457 tonnes of CO_2 from contracted services.

Geotechnical Hazards

Steeply sloped lands can be a constraint to the development of roads and buildings, especially if combined with soils which create unstable conditions. The north side of Horse Lake is characterized by slopes of more than 20% between District Lot 679 and District Lot 1206, Lillooet District. However, this area is already partially developed with lakefront properties on District Lot 679 and District Lot 1115, Lillooet District. In the area where the boundary was extended near Canim Lake there is a concentration of steep slopes that will require special consideration.

The topography along Bridge Creek suggests that the creek is subject to erosion and would be impacted by the disturbance of its banks. Slopes along the creek vary from 0 to over 30%. Slopes of more than 20% are found on the north side of Horse Lake Road behind the existing residential subdivisions.

Water Resources

Water is at the base of healthy communities and balanced ecosystems. The importance of proper land use practices is essential to maintain this equilibrium. Improper land use practices can negatively impact both surface water and groundwater systems, whatever their size, and have negative consequences for human settlements, the sustainability of resource based development and the natural environment.

The South Cariboo OCP Area includes hundreds of lakes of various sizes and wetlands. It includes a small portion of the San Jose River watershed and a larger portion of the Bridge Creek watershed. Both watersheds ultimately drain into the Fraser River. The San Jose River flows northwest to Lac La Hache and Williams Lake, while Bridge Creek flows from the southeast quarter of the area, north and west to 100 Mile House, then north and east to Canim Lake. Bridge Creek flows through the Clearwater and North Thompson Rivers before eventually reaching the Fraser River at Lytton. Bridge Creek serves as a backup source of drinking water for 100 Mile House and a well next to a tributary is the primary source of drinking water for 100 Mile House.

Within the South Cariboo OCP Area, there is no waterbody that has not been impacted by some form of development. Aquatic habitats are impacted by residential development and its resulting changes on water quantity and quality, increased water requirements, removal of riparian habitat along stream and lakes, and increased nutrients from livestock, land fertilization and sewage fields. Of particular concern is the quality of riparian habitat in streams such as Bridge Creek and along Horse Lake, which is classified as highly sensitive. As part of the background research, a review of Horse Lake Water Quality was conducted, and results are available in Appendix B of the South Cariboo OCP Area Technical Background Report.

5.2 Environmental Objectives

General Environmental Objectives

5.2.1 Pursue an approach to land use development which recognizes watersheds as a critical component to the long-term viability of the South Cariboo OCP Area.

5.2.2 Avoid development on and protect environmentally sensitive lands such as unique and specialized ecosystems, including critical fish habitat and spawning areas, old growth management areas, high value wetlands for moose, mule deer winter range, steep slopes, floodplains, watersheds and soils subject to erosion.

5.2.3 Ensure land use activities in the South Cariboo OCP Area do not adversely impact on fish and wildlife and their habitats.

Energy & Conservation

5.2.4 Encourage energy conservation through higher efficiency products, reducing household demand, and reducing transportation needs.

Climate Change

5.2.5 Recognize the likely impacts and vulnerabilities of regional climate change within the OCP Area and plan for resiliency.

5.2.6 Reduce GHG emissions within the OCP Area as per the B.C. Climate Action Charter reduction targets.

5.2.7 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

Geotechnical Hazards

5.2.8 Minimize risk to people and property damage as a result of natural hazards.

5.2.9 Ensure development does not occur in areas subject to known hazardous conditions unless the hazard has been sufficiently addressed and mitigated by a Qualified Professional.

Water Resource Management

5.2.10 Safeguard the quantity and quality of ground and surface waters within the Bridge Creek watershed as they are the drinking water source for the District of 100 Mile House.

5.2.11 Ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, riparian habitat and related terrestrial ecosystems.

5.3 Environmental Policies

The Cariboo Regional District Board will:

General Environmental Policies

5.3.1 Endeavour to preserve and protect Environmentally Sensitive Areas by avoiding development or minimizing the impact of development on lands with endangered species or ecosystems as shown on Map 'F': Environmentally Sensitive Areas.

5.3.2 Avoid development in Hazardous Areas unless the risk can be satisfactorily mitigated by a Qualified Professional Engineer or Geoscientist.

5.3.3 Recommend through the Development Approval process (i.e. rezoning application, development permit or temporary use permit) the use of one or more of the following tools, where applicable, to direct development away from Environmentally Sensitive and Hazardous Areas:

i Conservation Agreement through a priority covenant registered under Section 219 of the *LTA* with the CRD as a party to the agreement, to protect sensitive areas, provide environmental protection or enhance recreation including trails, interpretive signs, benches that are a public benefit to the community without compromising the environmental sensitivity of the area;

ii Common property in a bare land strata subdivision to allow flexibility in conserving the feature or area;

iii Density bonus transfer or density averaging, to the developable portion of the site;

iv Development variance permit to vary conditions other than use or density;

v Voluntary stewardship through a contract, lease or trust to protect the feature or area in favour of and managed by a land trust or conservation organization; and

5.3.4 Work with farmers and other stakeholders to support soil conservation, pest management, and water management that does not degrade land and aquatic resources by referring to Provincial and Federal guidelines.

5.3.5 Actively support and promote through educational activities and staff resources (subject to Provincial funding) the removal of invasive plants on private and public lands.

5.3.6 Not support activities and land uses which may alter the fish bearing potential of Bridge Creek, Buffalo Creek, Ruth Lake, Horse Lake, and other local watercourses.

5.3.7 Require that where a non-geotechnical report has been requested, the report must be prepared by a relevant Qualified Professional (e.g., Registered Professional Biologist, certified arborist, member of the BCSLA) acceptable to the CRD.

Energy & Conservation

5.3.8 Encourage collaboration with other levels of government, First Nations, utilities and other stakeholders to address energy and emissions management and promote best practices in energy efficiency.

5.3.9 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. drainage swales; stormwater detention ponds, solar orientation of buildings etc.).

5.3.10 Encourage and support initiatives to upgrade wood-burning appliances through programs such as the woodstove exchange program.

5.3.11 Improve energy efficiency and reduce energy consumption though lighting, door, window and HVAC equipment upgrades in public buildings such as community halls and arenas.

5.3.12 Encourage water conservation measures in areas with community water systems such as the program to replace older toilets with low volume fixtures in 108 Mile.

5.3.13 Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize passive solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.

5.3.14 Request that the orientation of lots in subdivision proposals and building designs maximize their passive solar power potential.

5.3.15 Continue to support recycling through a variety of measures including the Regional Solid Waste Management Plan, public education, in-house programs to increase e-documents that reduce waste and new initiatives such as composting.

Climate Change

5.3.16 Participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.

5.3.17 Will take steps, as a signatory to the Climate Action Charter, to address and support the goals of the Charter including achieving carbon neutrality in its corporate operations.

5.3.18 Strongly encourage that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents in the South Cariboo OCP Area.

5.3.19 Encourage a "lead by example" approach to energy and emissions planning including a commitment to setting corporate targets, by:

i Seeking funding support for measuring the Regional District's carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and

ii Identifying best carbon reduction opportunities and setting specific reduction targets.

5.3.20 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.

5.3.21 Support a land use strategy that encourages infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.

5.3.22 Continue to support opportunities to directly address climate change and energy sustainability through such projects as:

i new trails and bike paths that support alternative transportation options.

ii pilot transit projects or expansions of existing transit systems that would support rural residents travelling to the District of 100 Mile House for work or services;

iii supporting Smart Growth planning principles as applicable to rural areas; and

iv protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.

5.3.23 Target the reduction of greenhouse gas emissions through provincially funded initiatives available to the CRD.

5.3.24 Encourage local production of goods and commercial stores in community townsites to reduce the need for movement of goods and commuting of local residents.

Geotechnical Hazards

5.3.25 Strive to limit development on lands that may be susceptible to a potential natural hazard or have been identified as hazardous by the CRD or other agencies having jurisdiction, unless the applicant can prove the land can be safely used for the use intended.

5.3.26 Avoid new development on slopes of 30% or more for new development or mitigate potential geotechnical hazards to ensure safe use of the intended land use through the rezoning or subdivision process. Map 'I': Topography and Slope Analysis shows the topography of the South Cariboo OCP Area including slopes of 30% or more.

5.3.27 Require a site specific geotechnical report prepared by a Qualified Professional registered and in good standing with APEGBC through the development approval information process where the rezoning of land would result in a development subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche.

5.3.28 Require that where a site specific report by a Qualified Professional experienced in geotechnical engineering certifies that the land may be used safely for the use intended, that it be registered as a priority in a Section 219 covenant on title to ensure safe use for all subsequent owners as per as per Section 56 of the *Community Charter* or Section 86 (1)(d) of the *LTA,* as applicable.

5.3.29 Any development for habitable use abutting a watercourse or susceptible to flooding must be in accordance with the Flood Hazard Area Land Use Management Guidelines of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (MFLNRORD), as amended.

Water Resource Management

5.3.30 Co-operate with senior governments to provide a coordinated strategy for the stewardship of lakes and watercourses to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.

5.3.31 Strongly encourage the Ministry of Environment and Climate Change Strategy to establish a regular testing program to monitor water quality on lakes where residential, commercial or industrial development occurs.

5.3.32 Discourage actions or activities which may reduce the water quality of any lake, stream or waterbody and encourage private landowners to follow Ministry of Environment and Climate Change Strategy guidelines for watershed management when logging or developing their land.

5.3.33 Prohibit or restrict industrial activity in the area of Forest Grove that is classified as a protective area as shown in the Aquifer Protection Development Permit Area for the purposes of protecting the ground water table from possible leachate contamination due to industrial uses.

5.4 Aquifer Protection Development Permit Area

Designation

The Aquifer Protection Development Permit Area is designated under Section 488 (1) (a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Area

The Aquifer Protection Development Permit Area applies to aquifers as shown on Map 'G': Aquifer Protection Development Permit Area.

Justification

The objective of the Aquifer Protection Development Permit Area is to protect the quality of water in aquifers from contamination due to risks from ground or surface activities.

In particular, the ground water table in the Forest Grove area has been identified as sensitive by Kala Groundwater Consulting Ltd. The well that serves the Forest Grove community area draws water from an aquifer below the majority of properties in Forest Grove.

Development Requiring a Permit

5.4.1 A Development Permit is required, except where specified under Development Permit Exemptions, for any development of land within the Forest Grove townsite. A Development Permit is required prior to the following:

i Subdivision of land for industrial use;

ii Rezoning of land for industrial use; and

iii Building Permit for the construction of, addition to or alteration of an industrial building.

Guidelines

5.4.2 No industrial activity including home-based business is permitted in the hatched protective area of Forest Grove shown on Map 'G': Aquifer Protection Development Permit Area. This protective area in the Plan is in consideration of the sensitivity of the ground water table in the Forest Grove area. It is intended to eliminate the risk of contamination of the ground water table by possible leachates from industrial uses.

5.4.3 The CRD Board shall only consider rezoning applications for industrial uses at Forest Grove in the "Forest Grove townsite" or in other areas designated for Industrial use, as shown on Map 'D': Land Use Designations. The CRD Board will also consider

amendments to Industrial use for lands currently designated Commercial, provided that the proposed industrial use will be of a use and scale compatible with the area.

5.4.4 The rezoning of a property for industrial use shall be subject to the applicant demonstrating the suitability of the soil to support the proposed uses on the subject property in conformance with the applicable Ministry of Health or B.C. Environment standards. This is to ensure that the aquifer and related ground water in the Forest Grove area are not negatively impacted by the introduction of a new industrial usage.

5.4.5 The applicant must provide a report by a Qualified Professional demonstrating the suitability of the soil for sewage disposal and to ensure the aquifer will not be detrimentally affected by the proposed development.

Exemptions

5.4.6 A Development Permit is not required for any of the following:

i Interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting;

ii Routine building repairs and maintenance including new roof, replacement of siding, window and door replacement;

iii Building code and safety requirements and upgrades such as the installation of fire protections systems, fire exits, construction of ramps for persons with disabilities, etc.;

iv Building additions not exceeding 20 square metres or more than 20% of the existing floor area;

v Exterior decks, walkways, ramps, stairways, canopies and awnings;

vi Construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, or trails;

vii Farm buildings and activities on land within the ALR;

viii Accessory buildings or structures that are subordinate to the principal uses and do not exceed a total area of 20 square metres; and

ix Subdivision of land in which the number of parcels is not increased.

5.5 Aquatic Habitat Development Permit Area

Purpose

The Aquatic Habitat Development Permit Area (DPA) is designated under Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity. It is not the intent of this section to supersede Provincial or Federal regulations. Note that works in or around a stream as defined by the *Water Sustainability Act* require Provincial permitting and approvals.

For the purposes of the Aquatic Habitat DPA:

> “Lake” means body of water, typically freshwater, which can be formed by glaciers, river drainage, surface water runoff, or ground water seepage. Lakes can range in size from a small pond to a larger reservoir.
>
> “Pond” means a body of water encircled by vegetation, and generally shallow enough for sunlight to reach the bottom, i.e. a small lake.
>
> "stream" means
>
> (a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
>
> (b) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer;
>
> "stream channel", in relation to a stream, means the bed of the stream and the banks of the stream, both above and below the natural boundary and whether or not the channel has been modified, and includes side channels of the stream;
>
> "wetland" means a swamp, marsh, fen or prescribed feature;
>
> "natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
>
> “Sensitive Fish Habitat Areas” are areas critical for fish, either because of species distribution, feeding area, spawning, rearing or resting areas (shade, deep pools). Map ‘D’: Endangered Species and Ecosystems shows Critical Fish Habitat that includes the sensitive spawning and rearing habitat areas identified by the Department of Fisheries & Oceans. Additional areas may be identified by a QEP during the site assessment stage.

Area

The Aquatic Habitat DPA applies to all properties, any portion of which is within 15 metres of the natural boundary of a watercourse, pond or lake coloured green on Map 'H': Aquatic Habitat Development Permit Area or within 30 metres of the natural boundary of a watercourse, pond or lake coloured yellow on Map 'H': Aquatic Habitat Development Permit Area. . Map 'H': Aquatic Habitat Development Permit Area is based on large scale Provincial TRIM map series at 1:20,000. An increased setback of 30 metres applies to areas with Critical Fish Habitat based on the documentation provided on Map 'F': Environmentally Sensitive Areas. As a map of lakes, watercourses and wetland areas, it is for general reference only. More detailed assessments may be required as part of the review process. Watercourses include rivers, streams and creeks as defined in the CRD's Shoreland Management Policy. It is recommended that this document be consulted, particularly Section 1 – Onsite Effluent Disposal Guidelines, and Section 2 – Riparian Buffer Zone Guidelines.

Justification

The primary objective of the Aquatic Habitat DPA designation is to regulate development activities on lakes, wetlands, watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes. The Aquatic Habitat DPA consists of a 15 metre horizontal distance from the natural boundary of a lake, pond or watercourse in order to minimize the disturbance of buildings and other activities which impact riparian areas. A 30 metre horizontal distance from the natural boundary of a lake, pond or watercourse applies to those areas with Critical Fish Habitat as documented on Map 'F': Environmentally Sensitive Areas and Map 'H': Aquatic Habitat Development Permit Area.

Exemptions

5.5.1 The Aquatic Habitat DPA does not apply to the following:

i The construction, alteration, addition, repair, demolition and maintenance of farm buildings and farm fences and normal farm practices that are subject to the *Farm Practices Protection (Right to Farm) Act*;

ii Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act. Only if the existing foundation is moved or extended into a riparian assessment area would an Aquatic Habitat DPA be required. However, as per Provincial Legislation, a building that is damaged by fire, decay, or otherwise to an extent greater than 75% of its determined value above its foundations, as determined by a Building Official, would require a Development Permit;

iii A Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; or

iv Removal of noxious weeds or invasive plants as defined by provincial government legislation.

v Construction of an access point to a water body is permitted subject to:

a) The access point is restricted to providing one access point for a dock, a pathway to a lake, wetland or watercourse, or a water intake;

b) The access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken;

c) An access trail has a pervious/permeable surface, such as gravel, or soil, that allows the passage of water;

d) the total width of all access points is limited to 25% of the lot's water frontage, to a maximum of 15 metres;

e) If shoreline vegetation has been removed, construction of a new access point is directed to that area in order to protect and maintain remaining vegetated areas;

f) Authorizations are obtained from provincial or federal agencies, where applicable.

Development Requiring a Permit

5.5.2 Unless exempted under Section 5.5.1, a Development Permit is required prior to the subdivision of land or the construction of, addition to or alteration of a building or other structure on lands within the Aquatic Habitat DPA.

Riparian Assessment

5.5.3 A riparian assessment report is required prior to the issuance of a development permit within the Aquatic Habitat DPA. The riparian assessment report must be submitted in respect of the proposed development by a Qualified Environmental Professional (QEP) under contract to the development applicant, including:

i Certification that the QEP is registered to practice in the Province of B.C. by the appropriate regulatory body, qualified to undertake the assessment. And has used the appropriate assessment methods;

ii Description and map of all pertinent aspects of the proposed development;

iii Confirmation of the boundaries of the riparian assessment area,

iv Description of the natural features, functions and conditions in the riparian assessment area that support fish life processes;

v Recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and

vi Professional opinion that either the development as proposed would not result in serious harm to fish as defined under the *Fisheries Act.*

5.5.4 The purpose of the riparian assessment is to minimize the impact of residential, commercial or industrial development on the natural environment, its ecosystems and biological diversity within the Aquatic Habitat DPA.

Development Permit Guidelines

5.5.5 The following Guidelines apply to the Aquatic Habitat DPA:

i Removal, alteration, disruption or destruction of vegetation should be avoided;

ii A vegetated area or buffer must be not less than 15 metres from the natural boundary is required. The vegetated area or buffer is for the protection of the riparian ecosystem but may include a disturbed area for the construction of roads, trails, wharves and docks of up to 25% of the parcel width along the natural boundary, based on the recommendations of the QEP.

iii In Critical Fish Habitat areas, the vegetated area or buffer must be 30 metres from the natural boundary.

iv Disturbance of soils should be minimized;

v The use impervious or semi-impervious surfaces should be minimized;

vi The construction or erection of buildings and structures should take place outside the Aquatic Habitat DPA except where prevented by the parcel size or configuration;

vii Utility corridors should be minimized;

viii The minimum setback of a sewage disposal from any lake, wetland or watercourse is 30 metres. If a property owner plans to install a septic system and field with a setback of less than 30 metres from a lake, wetland or watercourse, the property owner must engage an appropriately qualified engineer or geoscientist to review the proposed siting of the sewage disposal system (e.g. septic system and field) to ensure there will be no detrimental impacts on the adjacent water body. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with the written approval of the Health Authority or the Ministry of Environment and Climate Change Strategy. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.

ix The perimeter of the vegetated area or buffer may be required to be identified prior or during all phases of construction, using materials such as brightly coloured tape or snow fencing, to prevent any accidental disturbances. Construction materials generated by construction activities such as excavation operation, demolition of existing structures and stockpiling operations shall be stored outside the Aquatic Habitat DPA or as per the QEP mitigation plan.

x Where shoreline vegetation has been removed from the property leading to erosion or other damages, or damage to the leave strips occurs during construction, the riparian assessment report shall include recommendations for rehabilitation. A replanting scheme may be required based on the QEP's recommendations. Local or native riparian species are to be used in the replanting scheme. Note that shoreline damage is required to be reported to MFLNRORD and rehabilitation will require permitting under the *Water Sustainability Act*.

xi Notification from the QEP that the proposed development will not negatively affect the functioning of a watercourse or riparian area.

xii Written confirmation from the QEP that the proposed development does not conflict with other federal, provincial or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.

xiii For any topics not addressed in the Aquatic Habitat DPA, the CRD's Shoreland Management Policy, 2004 and the Province of B.C.'s Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia are to be followed.

6.0 Agriculture

6.1 Introduction

Cattle ranching and forage production are the primary agricultural activities in the Cariboo. The region produces approximately 20% of the beef cattle in the province. Ranching became established in the Cariboo during the 1860's Gold Rush and spread from Fort Alexandria (south of Quesnel) along the Cariboo Wagon Road to service the early demand for agricultural products. Ranch operations have subsequently been established throughout the Cariboo, mainly in areas that offer grazing opportunities on Crown Land.

The expansion of residential settlements contributes to the removal of land from agricultural use. In an effort to preserve agricultural land, the provincial government enacted the *Agricultural Land Commission Act* which designates land suitable for farm use throughout British Columbia as the Agricultural Land Reserve (ALR). Approvals for non-agricultural development, for subdivision, for the exclusion of land from the ALR, and for the removal of soil and the placing of fill within the ALR must be obtained by the Agricultural Land Commission (ALC).

The purposes of the ALC, as set out in Section 6 of the *Agricultural Land Commission Act*, are to preserve agricultural land; to encourage farming on agricultural land in collaboration with other communities of interest; and to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

- Economic, cultural and social values
- Regional and community planning objectives
- Other prescribed considerations

Due to this enabling legislation, the management of agricultural resources is primarily a provincial responsibility. However, the CRD does have an important role working with the ALC to nurture the agricultural sector. The intent of CRD Agricultural Policy is to promote compatibility between agricultural and non-agricultural land uses, while complementing the existing agricultural policies in OCPs. The policies of this OCP reflect this relationship.

6.2 Objectives

6.2.1 Protect the economic viability of the agricultural sector of the community and encourage its improvement and expansion.

6.2.2 Support the ALC in protecting agricultural land and agricultural opportunities in the South Cariboo OCP Area.

6.2.3 Protect agricultural land by maintaining large parcel areas which can economically sustain agricultural production.

6.2.4 Work with the ALC to identify ALR lands that may be suitable for non-farm development and that can better contribute to community development and economic sustainability.

6.3 Policies

The Cariboo Regional District Board will:

6.3.1 Encourage agricultural operations on land designated as Agriculture as shown on Map 'D': Land Use Designations.

6.3.2 Support the protection of land within the Agriculture Land Reserve as shown on Map 'E': Agricultural Land Reserve and as expressed through the *Agricultural Land Commission Act*, its regulations, and general orders of the Commission except as noted in Policy 6.3.3.

6.3.3 Fine tune the ALR boundaries in the South Cariboo OCP Area, in co-operation with the ALC, with the object of excluding land from the ALR consisting of small lots with low agricultural capability and significant constraints to improvement as shown on Map 'J': Proposed Agricultural Land Reserve Exclusion Areas. These lots are located:

i Along Horse Lake;

ii South-west and west of Horse Lake;

iii Along Ruth Lake;

iv In the Forest Grove townsite;

v Between 105 Mile and Watson Lakes; and

vi Along the Canim-Hendrix Road in the Gateway/Buffalo Creek community.

6.3.4 Support the protection of normal farm practices within the ALR including the *Farm Practices Protection (Right to Farm) Act.*

6.3.5 Evaluate new developments in respect to their implications and impacts on the agricultural uses in the area.

6.3.6 Support edge planning (e.g. buffers, fencing, minimum interface lot sizes) policy as identified in the 2016 CRD Agricultural Policy.

6.3.7 Maintain a minimum parcel size of 32 hectares for land designated as Agriculture except for the subdivision of land:

i In compliance with the Homesite Severance policy of the ALC;

ii Divided by a major road with a right of way width greater than 30 metres; and

iii For parkland dedication purposes.

6.3.8 Support public education as an important means to minimize conflict between agricultural and other land uses.

6.3.9 Use building setbacks, drainage protection, retention of vegetation, provision of vegetation screens, fences, the creation of larger or longer parcels and other available measures deemed necessary, to provide for the buffering or separation of non-agricultural development from farming operations in the ALR as detailed in the 2016 CRD Agricultural Policy. Such provisions should apply on the non-agricultural side of the ALR interface.

6.3.10 Work with stakeholders to advance the principles of food systems planning, including education programs on the importance of agricultural enterprises and local food production.

6.3.11 Support Temporary Use Permits and applications that would develop agriculture production and local food markets

6.3.12 Engage with the agricultural community, educational institutions and other stakeholders to support opportunities for innovation and entrepreneurship.

6.3.13 Encourage business support services for agricultural producers and rural businesses.

6.3.14 Support the development of agri-tourism activities such as farm-stay and ranch vacations, sleigh rides and tractor rides, farm-gate marketing, and weddings on agricultural lands to enhance their economic viability subject to ALR regulations.

6.3.15 Subject to zoning, guest ranches may be permitted in a designated Agricultural Area.

6.3.16 Recognize climate change will impact the agricultural sector at the local scale and will work with stakeholders to undertake adaptive action.

7.0 Resource Areas

7.1 Introduction

The backbone of the economy of the Cariboo is resource-based industries, with the agricultural and forestry sectors being predominant. According to BC Stats, in 2013 83% of jobs in the Cariboo region were related to the forest products manufacturing industry. This observation conveys the level of economic dependency that the region has on Forestry.

With this in mind, the Cariboo and South Cariboo in particular have experienced substantial impacts as a result of the Mountain Pine Beetle outbreak that swept across the province beginning in 2000. Although the spread of the beetle has subsided, it has left millions of hectares of standing dead pine on the landscape. Changes on the landscape are not only represented by economic changes but other impacts include changes in hydrology, increased fire risk and magnitude, and changes to the Annual Allowable Cut throughout pine dominant regions in B.C.

The 100 Mile House Timber Supply Area (TSA) consists of approximately 1.24 million hectares and includes the South Cariboo OCP Area. Substantial declines in living pine stands occurred in the TSA from 1999 to2014. Less than one quarter of the Annual Allowable Cut (ACC) of 1.948 million cubic metres is attributable to live trees. In addition, the 100 Mile House Community Forest has an area of 18,000 hectares and an Annual Allowable Cut (ACC) of 20,000m^3 in the South Cariboo OCP Area. The 100 Mile House Community Forest is owned by the 100 Mile Development Corporation, which in turn is owned by the District of 100 Mile House.

7.2 Objectives

7.2.1 Recognize the South Cariboo resource base as essential to the long term sustainable economic development of the area.

7.2.2 Support sustainable resource management and forest harvesting practices which protect the environment and the visual integrity of the landscape.

7.3 Policies

The Cariboo Regional District Board will:

7.3.1 Designate land with resource operations as Resource on Map 'D': Land Use Designations. Sand, gravel and other mineral extraction deposits are shown on Map 'K': Major Road Network and Gravel Pit Reserves.

7.3.2 Discourage the subdivision of parcels designated Resource Area that would result in lots less than 32 hectares in area in order to protect watersheds, encourage the continuation of rangeland operations and minimize conflict with residential uses.

7.3.3 Encourage the Ministry of Forests, Lands and Natural Resource Operations to continue referrals of mineral exploration proposals to the CRD for review and comment.

7.3.4 Work with provincial agencies and other stakeholders to protect the resource land base and promote sustainable forest operations while balancing recreation and other interests.

7.3.5 Encourage forestry operations to implement Best Management Practices, in particular in the areas of water resource and watershed protection.

7.3.6 Continue to support a wood friendly culture and support local value-added forestry industry.

7.3.7 Continue to support the sustainable operation of the 100 Mile House Community Forest.

7.3.8 Minimize conflict between land uses on designated Resource land and adjacent uses through effective land use planning, including setbacks and screening.

7.3.9 Recognize sand and gravel resource extraction opportunities within the South Cariboo OCP Area but limit those activities to areas designated for such uses in this Plan.

7.3.10 Recognize all mining and mineral exploration activities will be subject to the *Mines Act* and *Mineral Tenure Act*.

7.3.11 Require sand and gravel extraction to be conducted in a manner that minimizes impact and conflict with neighbouring land uses.

8.0 Residential

8.1 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, such as Horse Lake, are strictly rural residential and do not provide commercial, institutional or other services. Other neighbourhoods, such as Forest Grove and Lone Butte have townsites where commercial and industrial activities are concentrated and are surrounded by areas designated Upland Residential. 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 five-year population increase of 13.7% in Electoral Area 'H' (Forest Grove, Canim Lake and Gateway/Buffalo Creek), a modest 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 a 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 OCP Area.

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 are 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 townsite includes an elementary school, general store, legion, community hall and post office. The Forest Grove townsite 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 OCP 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 the 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 in the Lone Butte townsite are centered along Highway 24, including a community hall. 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 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 OCP Area 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.[1]

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.

[1] The equivalent 1991 population estimate for Ruth Lake is not available.

8.2 Objectives

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

8.2.2 Ensure the availability of sufficient land for residential development for a minimum of ten years.

8.2.3 Provide a range of lot sizes that reflect the goal of maintaining a rural character.

8.2.4 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.

8.2.5 Minimize conflicts with resource uses.

8.2.6 Recognize the importance of protecting the environment and minimizing environmental impacts in new residential developments.

8.2.7 Direct development to areas without geotechnical or environmental hazards and, where present, ensure mitigation measures are in place to reduce such hazards to acceptable levels.

8.2.8 Encourage a development configuration that provides adequate access to the waterfront for upland owners.

8.2.9 Encourage the provision of affordable housing, rental housing and special needs housing.

8.3 Policies

The Cariboo Regional District Board will:

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

Residential Land Use Designation	Location Criteria & Land Use	Development Standards
Lakeshore Residential	Lakeshore single family use	Min. lot area of 0.4 ha
	Lakeshore single or two family use	Min. lot area of 0.8 ha
	Lakeshore single family use	Min. lot area of 0.4 ha (unserviced)
	Lakeshore single or two family use	Min. lot area of 0.4 ha (unserviced)
Upland and Rural Residential	Upland single family, two family or non-residential use	Min. lot area of 4.0 ha
	Upland single family, two family or non-residential use	Min. lot area of 2.0 ha
	Upland single family, two family or non-residential use	Min. lot area of 0.8 ha with a community water system
108 Mile	Single family use in lakeshore greenbelt setting	Min. lot area of 0.302 ha Min. lake setback of 45.7 m
Mobile Home Park	Mobile Home Park, see Policy 8.3.6	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 townsites, 108 Mile	Community water, compliance with Provincial Sewerage Regulation
Spruce Hill Comprehensive Development Area (SH CDA)	Limited to Spruce Hill designation east of 108 Mile Land use as per 1982 ALC approval	Overall residential density of 1 dwelling unit per 1.48 ha 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 OCP Area including rezoning, development permit or Temporary Use Permit 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, including housing on different lot sizes and housing that is affordable and meets special needs.

8.3.3 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.

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

Cluster Development

8.3.5 Support Cluster Development 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.).

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.

Multi-Family Housing

8.3.6 Consider the introduction of multi-family housing in the townsites in the South Cariboo OCP Area subject to the following criteria:

i Servicing by a community water system and sewage disposal in compliance with Sewerage System Regulation;

ii Location in reasonable proximity to commercial facilities and services;

iii Provision of nearby public open spaces or on-site recreational opportunities;

iv Access to a primary highway or a major collector road to minimize the impact of the traffic on adjacent residential properties;

v Easy vehicular and pedestrian access and egress;

vi Demonstrated demand such as the provision of housing for existing residents wanting to remain in their community; and

vii Detailed site plan that addresses building form and character for the applicable townsite, drainage, parking, any geotechnical concerns, and landscaping including integrating the development with adjacent residential areas.

Mobile Home Parks

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

i Compliance with the requirements of the Residential Mobile Home Parks Bylaw 1019;

ii Location in proximity to the Forest Grove or Lone Butte townsites 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

8.3.8 Support efforts to develop affordable housing, rental housing and special needs housing to meet the diverse housing needs of the South Cariboo OCP Area.

8.3.9 Recognize Affordable Housing as:

i Housing provided to households who earn less than the median income in the OCP Area and who would otherwise pay in excess of 30% of their income on shelter; and

ii Including publicly owned or owned and operated by a non-profit agency, subsidized 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;

iii Including housing secured at below market rates through a Housing Agreement between the CRD and the property owner;

iv Including secondary suites and carriage houses; but

v Not including shelters or transitional housing.

8.3.10 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.

8.3.11 Encourage a range of housing types and lot sizes to provide affordable housing and housing to address special needs such as temporary dwellings.

8.3.12 Promote programs that provide housing assistance to seniors and other groups in core housing need.

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

Character

8.3.14 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.

Home Businesses

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

Hazard and Conflict Mitigation

8.3.16 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,* as amended from time to time.

8.3.17 Will require a wildfire hazard assessment and mitigation strategy prepared by a member of the Association of B.C. 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

8.3.18 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.

Vacation Rentals

8.3.19 Not permit the provision of paid accommodation for visitors through the short-term rental of residences for less than 30 days.

108 Mile Ranch

8.3.20 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 to the north-west outside the ALR;

iv Not more than one dwelling unit including a secondary suite, and a carriage house where applicable, 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

8.3.21 Recognize 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 Map 'D': Land Use Designations, limited to the following:

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 m^2; 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 9.3.10.

Horse Lake

8.3.22 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

8.3.23 Designate Acreage Reserve on Map '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.

8.3.24 Subdivision of land designated Acreage Reserve on Map '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 Map 'D': Land Use Designations.

9.0 Commercial

9.1 Introduction

The South Cariboo OCP Area is comprised of small rural communities. It is not expected that large-scale commercial enterprise such as a department store or supermarket chain food store will locate within the South Cariboo OCP Area in the foreseeable future. The CRD supports a limited range of commercial land uses within the South Cariboo OCP Area but recognizes the District of 100 Mile House as the most logical location for higher order retail uses and land intensive commercial activities (e.g. shopping malls). Commercial land uses that are supported in the South Cariboo OCP Area are those that service local rural neighbourhoods and for recreation purposes.

Local Commercial

Local Commercial services cater to the needs of local communities and may include but are not limited to a general/convenience store, rural agency liquor store in association with the foregoing, restaurant, post office, gasoline sales and service station, bakery and drug store. Local Commercial facilities in the South Cariboo OCP Area are located in the 108 Mile, Forest Grove and Lone Butte townsites. This small-scale commercial activity serves the local trading areas in outlying communities and reduces the need for trips to larger service centres such as the District of 100 Mile House for minor purchases. While demand is stable, there should be room to accommodate the commercial expansion within these townsites.

Highway Commercial

Highway Commercial refers to commercial uses catering to the travelling public. This includes motels, restaurants and service stations that provide commercial services for motor vehicle traffic passing through the South Cariboo as well as local residents. Highway Commercial may include more specialized uses such as a taxidermist, art gallery or recreational vehicle sales. Highway Commercial uses may overlap with local commercial and recreational commercial uses. Highway Commercial uses will be located within townsites or along Provincial Highways, primarily at key intersections.

Recreational Commercial

Tourism is one of the provinces' top industries following resource extraction and manufacturing. The Cariboo-Chilcotin tourism potential is linked to its outdoor recreation and wilderness setting which features a wide variety of fish and wildlife, extensive mountain ranges, grasslands, forests, and an abundance of lakes and rivers. Because of its close link to the land base, tourism can be successfully integrated with other land uses such as agriculture, recreation, forest harvesting, renewal, and settlement. The largest are the 108 Mile Ranch Resort and nearby Spruce Hill Resort & Spa. Other popular

summer destinations for tourists from Alberta and other parts of BC are located on Ruth Lake, Horse Lake and Canim Lake.

Tourism has the potential to increase within the South Cariboo OCP Area because of the numerous scenic lakes and the close proximity to natural, historical and cultural resources. Although the summer months are considered "high time" for tourism, there are a number of tourism opportunities that take place in the fall and winter months within the area. These activities may include cross-country skiing, snowmobiling, snowshoeing, ice fishing and guide outfitting.

9.2 Objectives

9.2.1 Provide sufficient opportunities for commercial development to meet the local needs of area residents and incidental tourist needs.

9.2.2 Support local community commercial uses in locations that can be conveniently accessed by rural residents and integrated with the surrounding rural area.

9.2.3 Support sustainable commercial recreation uses in locations that take advantage of the natural amenities of the Cariboo and are compatible with surrounding residential uses.

9.2.4 Promote commercial activities which have low water usage requirements, low air emissions, as well as low or recyclable solid and liquid waste disposal.

9.2.5 Lobby the Province of B.C. to improve maintenance, improvements and winter access to Provincial Parks and boat launch, as they are part of the economic development and support local resorts and restaurants.

9.3 Policies

The Cariboo Regional District Board will:

9.3.1 Designate lands for commercial development on Map 'D': Land Use Designations. The Commercial land use designation is intended to apply to local, highway, and recreational commercial development. The commercial designation allows for mixed commercial residential uses.

9.3.2 The designation of a parcel for commercial use shall generally be subject but not restricted to the following criteria:

i The use offers direct access to a major road;

ii The commercial use provides for efficient traffic movement, vehicular access and egress, and sufficient off-street parking;

iii The proposed use is compatible and in character with surrounding land uses;

iv The site will provide on-site sewage capabilities according to the applicable Ministry of health or Ministry of Environment standards and a potable water supply;

v If located within the ALR, the designation and/or rezoning will be subject to approval from the ALC;

vi Local commercial uses are supported in existing rural settlement areas where they cater to the needs of the local communities and provide safe access to a major road; and

vii Local commercial uses are encouraged to provide a mix of land uses on the same property and amenities for local residents and visitors such as a seasonal patio.

9.3.3 Support Recreational Commercial uses based on the following criteria in addition to the general criteria listed above:

i Small scale lakeshore setting that blends in with the surrounding rural area with a small environmental any physical footprint;

ii The use will not generate excessive customer traffic through residential areas;

iii The design of the site will show due regard for adjacent land and water uses and will take advantage of existing terrain features and vegetation to help buffer adjacent residential properties from potential noises and provide adequate landscape buffering and screening;

iv The use will not reduce public access to the waterfront; and

v Road design will ensure safe access and egress and off-street parking and loading areas will be provided.

9.3.4 Highway Commercial uses may be supported along Highway 97 provided they complement existing commercial uses in a settlement area or offer unique services that are not otherwise available and provide safe access with a connecting road.

9.3.5 Not permit commercial development in areas subject to geotechnical or natural hazards unless the site can be shown to be safely used for the intended purpose by a Qualified Professional registered and in good standing with the APEGBC.

9.3.6 Require any commercial development to be subject to the form and character requirements of the Commercial Development Permit Area as a condition of approval for any zoning change.

9.3.7 Permit commercial development in the Forest Grove townsite provided the proposed development:

i Is located outside the protective area as shown on Map 'G': Aquifer Protection Development Permit area;

ii Is compatible with the surrounding land uses;

iii Complies with the Provincial Sewerage Regulation;

iv Provides a report from a Qualified Professional indicating that the site can be safely used for the intended purpose without a negative impact on the aquifer from the effluent discharges; and

v Provides documentation proving that the water table on the subject property is lower than that of the community well.

9.3.8 Support improved telecommunications and high speed internet access (also known as broadband internet) to enhance the rural economy.

9.3.9 Encourage developers to incorporate energy conservation features and green building, site design and construction standards, such as Leadership in Energy and Environmental Design (LEED©), BUILT GREEN® and Passive House.

9.3.10 Support commercial development of the Spruce Hill Resort & Spa (formerly The Hills) on an eight hectare site east of 108 Mile Ranch, limited to the following:

i Expansion of the existing commercial recreation facility consisting guest accommodations; and

ii Establishing a health village.

9.4 Commercial Development Permit Area

Purpose

The Commercial Development Permit Area is designated under Section 488 (1)(f) of the *Local Government Act* as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and industrial development.

Area

The Commercial Development Permit Area applies to local commercial and institutional lands as shown on Map 'K': Commercial Development Permit Area. Any rezoning for commercial use shall be included within the commercial Development Permit Area.

Justification

The general objective of the designation is to ensure that the redevelopment and future development of commercial areas is compatible with the form and character of South Cariboo OCP Area communities.

At 108 Mile, the existing large commercial development, characterized by large setbacks and extensive continuous parking areas, is out of character with the 108 Mile Ranch community and does not provide an inviting or aesthetic gateway to the community. In addition, the existing commercial node at 108 Mile Ranch is located along Highway 97, the principal transportation corridor through the OCP Area, a major view corridor, and a major contributor to the image of the 108 Mile Ranch. The improvement of the appearance of commercial and industrial development along Highway 97 would enhance the 108 Mile Ranch and provide a more appealing vista for the Highway corridor.

At Lone Butte, Highway 24 is the transportation corridor through the townsite and contributes significantly to the image of Lone Butte. Tourists pass through Lone Butte either to access the Interlakes area or as a means to connect Highway 97 and Highway 5. The designated Development Permit Area has a Historic Water Tower which has been renovated and integrated into a rest area thanks to the efforts of the Lone Butte community, and a hotel dating back to the 1920's which was used by railway travelers. Following the opening of the railway, the Fawn Creek Post Office was moved to Lone Butte in 1922. Hence, the existence of this community is tied with the coming of the railway through the Cariboo region. The objective of the designation is to ensure that further development of this area re-establishes and/or maintains the distinctive architectural style and form of existing buildings such as the old hotel, the fire hall and the pub.

At Forest Grove, the townsite is located at the crossroads west to Gateway/Buffalo Creek, Highway 97 and 100 Mile House; north-east to Ruth Lake and Hawkins Lake; and east to Canim Lake. The existing buildings represent a rural ambiance that generally reflects the country-western character of the Cariboo. The objective of the designation is to ensure that further development of this commercial zone maintains this character.

Development Permit Exemptions

9.4.1 A Development Permit is not required for any of the following:

i Interior renovations that do not affect the exterior of the building;

ii Painting;

iii Routine building repairs and maintenance including roofing, replacement of siding, window and door replacement;

iv Building code and safety requirements and upgrades such as the installation of fire protections systems, fire exits, construction of ramps for persons with disabilities, etc.;

v Building additions not exceeding 20 square metres and more than 20% of the existing floor area;

vi Exterior decks, walkways, ramps, stairways, canopies and awnings;

vii Construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, or trails;

viii Farming building and activities on land within the ALR;

ix Accessory buildings or structures that are subordinate to the principal uses and do not exceed a total area of 20 square metres; and

x Subdivision of land in which the number of parcels is not increased.

Development Requiring a Permit

9.4.2 Unless exempted under Section 9.4.1, a Development Permit is required prior to the :

i Construction of, addition to or alteration of a building or other structure on lands within the Commercial DPA.

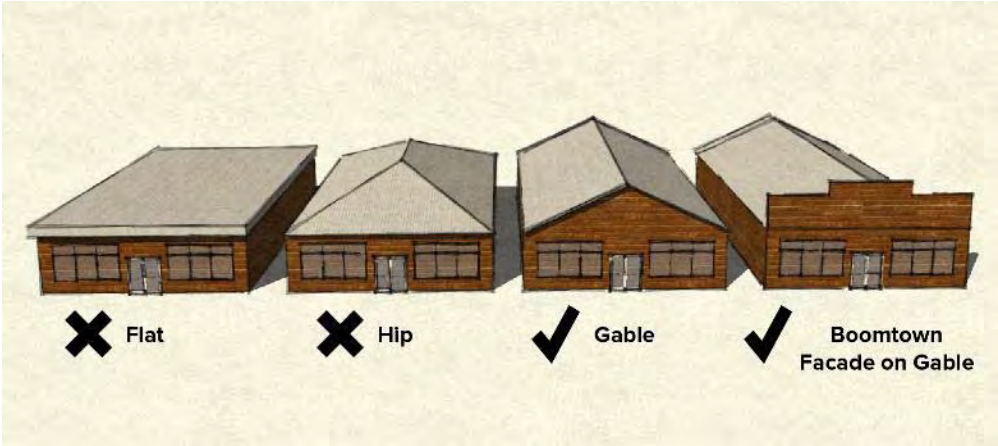
General Guidelines

General principles of building siting and design are provided to help guide quality building standards appropriate to the highway corridors.

9.4.3 Character:

i The distinctive character and form of new buildings shall strongly relate to the historic pattern and character of the established commercial area.

Figure 1 - Character



9.4.4 Building massing and design:

i The use of wood is strongly encouraged;

ii Long continuous blank wall surfaces should be avoided;

iii Long building walls shall be articulated by a regular pattern of windows, variations in building materials and textures, building massing, and architectural features;

iv Varied rooflines shall be used to avoid the appearance of long, flat building facades;

v Rooftop mechanical equipment shall be screened from view;

vi Where more than one building is to be constructed on the site, the buildings should share common architectural features, building materials and a coordinated colour theme;

vii Maximum building height is two storeys except for tourist accommodation where a high ground floor ceiling height is provided and the building footprint is kept small.

Figure 2 - Building Massing

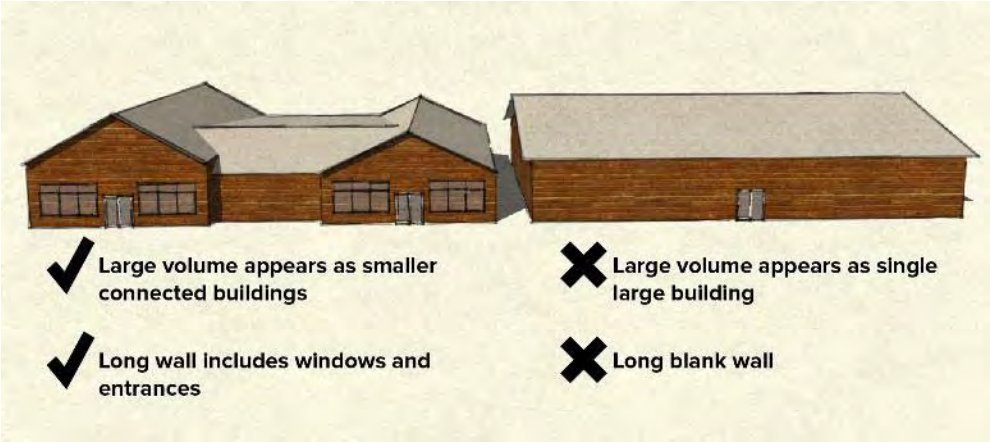
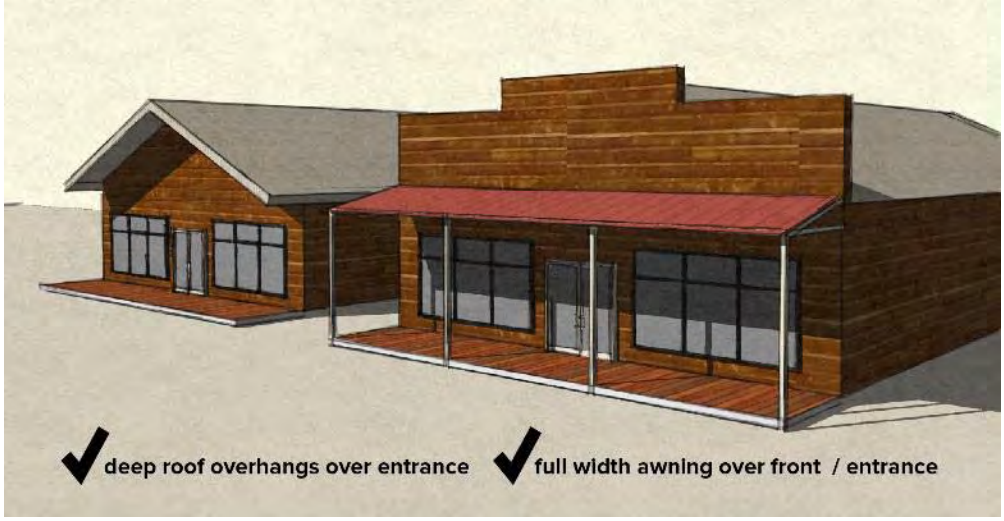


Figure 3 – Design



9.4.5 Shipping containers are not permitted except for temporary storage unless screened from any road and cannot be sited within a front or side setback area.

9.4.6 Front yard/highway frontage siting:

i Maintain the traditional street line of the established commercial area. For local commercial and in historic commercial areas, this typically suggests small setbacks from the sidewalk if provision is made for landscaping, patio or veranda. For highway commercial uses, this typically suggests larger setbacks.

9.4.7 Landscaping:

i Include tree species and shrubs native to the Cariboo to stabilize graded areas and to screen and buffer the areas listed below.

ii Include supplementary screening in the form of fencing, hedging, planting, other screening materials or a combination of materials in the following areas:

a) Around outdoor storage areas

b) Around waste containers

c) Around heating and cooling equipment and other service areas

d) Between parking areas and the street

iii Retain existing mature vegetation where possible to maintain the landscape character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas.

iv Where highway commercial areas border lands that are in the ALR, properties will be fenced on the commercial side as per CRD Agricultural policy to discourage trespass onto agricultural lands. A minimum 15 metre setback/buffer shall be provided between highway commercial uses and agricultural lands. The buffer can be landscaped but should not be incorporated into the overall land use activities (e.g. storage).

9.4.8 Access and Parking:

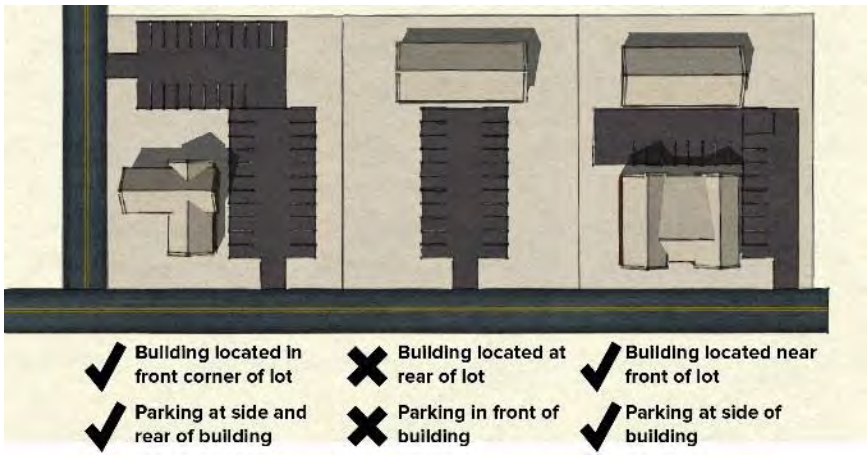
i Parking spaces should be located at the back or side of the buildings and screened from adjoining properties by landscaping;

ii New development must provide safe and efficient vehicle entrances, exits and site circulation;

iii Large parking areas should be broken into smaller groups and separated with landscaping; and,

iv Where applicable, bicycle racks should be installed by the sidewalk in front of the development to allow cyclists to lock their bikes and provision made for parking of ATVs.

Figure 4 - Access and Parking



9.4.9 Signage:

i The general character of signs should positively relate to the architectural character of the associated building; and,

ii The scale of free standing signs should be consistent with the commercial use. The sign should have a landscaped base and incorporate the use of wood.

9.4.10 Building Materials should enhance the general character of the development giving consideration to the following:

i Wood or stone products as major elements

ii Hardie Board or HardiePlank® siding; and

iii Consistent with the heritage and character of the area.

Figure 5 - Building Materials

9.4.11 Shipping Containers:

i Are only permitted within the Commercial Development Permit Area provided the colour and building materials comply with the general guidelines; and

ii Must not be visible from the roadway.

Specific Guidelines

108 Mile:

9.4.12 New buildings should:

i Be designed to conceal their true size and bulk through the articulation of the street-facing façade and roofline. Wide building facades should be articulated as an assembly of smaller, side-by-side structures;

ii Emphasize main entrances as the architectural focal point of the building;

iii Use pitched roofs or 'boomtown facades' for the street-facing portions of the structure; and

iv Be sited with buildings prominently facing the front and parking to the side or rear.

Lone Butte:

9.4.13 New building should strongly relate to historic rural train-depot character of this area with:

i Hipped, gabled or cross-gabled roofs;

ii 'boomtown' facades which are square or step-topped false facades screening a street-facing gabled roof;

iii larger building volumes articulated as a main primary volume with smaller additions and extensions;

iv The front exterior of buildings sheltered by deep roof overhangs or by shed roofs extending from the height of the first floor of the building;

v Signage affixed to the façade or timber or post-framed freestanding signs;

vi siting of buildings close to the access road with parking to the side or rear; and

vii Durable exterior materials including shiplapped wood, wood shingles, chinked logs, and corrugated or standing-seam steel.

Forest Grove:

9.4.14 New buildings should reinforce a country-western character in the area including the use of:

i A single-story volume with a street-facing gabled roof, and shed roofs extending from below the eaves of the gabled roof.

ii 'boomtown' facades which are square or step-topped false facades screening a street-facing gabled roof

iii signage affixed to the façade and/or to timber or post-framed freestanding signs

iv Post-supported shed roofs sheltering the exterior of the front and sides of the building

v siting of buildings close to the access road with parking to the side or rear; and

vi Durable exterior materials such as band-sawn wood and corrugated or standing-seam steel.

10.0 Industrial

10.1 Introduction

Industrial designated areas are located primarily on Highway 97 between 97 Mile and 93 Mile, 105 Mile and Lone Butte. The Lone Butte townsite has several which are designated industrial. Forest Grove also has one area designated industrial. A large majority of the land designated for industrial use is currently vacant, most of which is zoned for heavy industrial use. In addition, approximately 600 hectares of vacant unsurveyed Crown land are designated for industrial use in the 93-97 Mile area.

10.2 Objectives

10.2.1 Ensure an adequate supply of Industrial land is available to accommodate future industrial development.

10.2.2 Minimize potential conflict between industrial and non-industrial uses.

10.2.3 Support initiatives to stimulate the regional industrial economy.

10.3 Policies

The Cariboo Regional District Board will:

10.3.1 Direct industrial uses to lands designated as Industrial on Map 'D': Land Use Designations.

10.3.2 Be open to industrial development opportunities that can contribute to local economic development and improve the utilization of existing designated Industrial land.

10.3.3 Favor industrial uses that are compatible with the scale of the area. These uses may vary between 93-97 Mile, Forest Grove and 108 Mile.

10.3.4 Zone lands designated for industrial use Light Industrial (M-1), General Industrial (M-2) or Heavy Industrial (M-3) depending on the proposed uses and their suitability for a particular site or community.

10.3.5 Require industrial developments, in collaboration with the Ministry of Transportation and Infrastructure, to provide safe and efficient traffic movement including vehicular access and egress.

10.3.6 Not support the designation or rezoning of land as Industrial that is incompatible with or detrimental to the environment. Heavy industrial uses will only be considered if impacts to the environment can be minimized and buffered from neighbouring residential and agricultural land uses.

10.3.7 Support industrial programs that reduce waste and minimize impacts on the environment.

10.3.8 Review screening and landscaping requirements including:

i Appropriate setbacks to prevent noise, light and other nuisances from negatively impacting adjoining lands, and

ii Fencing and landscaping to buffer the industrial uses from neighbouring uses.

10.3.9 Encourage infill of existing vacant or redevelopment of underutilized sites, for a range of industrial activities, rather than designate additional industrial lands.

11.0 Institutional

11.1 Introduction

Institutional uses consist of schools, places of worship, cemeteries, libraries, community halls, fire halls, community care facilities and post offices.

Public Education Facilities

Schools and school facilities play a significant role in the South Cariboo OCP Area, not only for education but also for community recreation, cultural activities, and educational program opportunities during non-school hours.

School District No. 27 (Cariboo Chilcotin) is the public school district responsible for the administration of school facilities in the South Cariboo OCP Area. The school district has elementary schools in each of the three electoral areas which comprise the OCP. In addition, the Canim Lake First Nation operates Eliza Archie Elementary School on Canim-Hendrix Lake Road. High school students are bussed to the Peter Skene Ogden Secondary School in 100 Mile House.

Health Services

Health services are provided to residents of the South Cariboo OCP Area through a variety of facilities located in the District of 100 Mile House. These include the 100 Mile District General Hospital, medical and dental clinics, ambulance service, and health care programs administered through the Interior Health Authority.

100 Mile District General Hospital is located in the District of 100 Mile House, and currently has a capacity of 16 beds. The number of beds is subject to variation with the availability of funding from the Province of B.C. The Hospital Society administers the Mill Site Lodge and Fischer Place which has 79 rooms for long term care, all equipped with ceiling lifts, and five short-stay beds, including one palliative care suite.

Interior Health Authority encompasses 107,704 square kilometres with a population of approximately 63,700 people. The health unit includes a head office in Williams Lake and a sub-office in 100 Mile House. Other than health services, the Health Authority has an Environmental Health Officer responsible for the inspection of subdivision plans, sewage disposal systems and public water systems. Health staff inspect and provide services to safeguard the health and wellbeing of all residents. The staff is responsible for providing services which promote positive health outcomes for all residents. Environmental Health officers are responsible for subdivision plan review, administration of sewerage disposal systems, commercial food premises and manufacturers, public facility which have the potential to pose health risks and public drinking water systems.

Airport

The South Cariboo (108 Mile) Regional Airport is a registered aerodome capable of handling some commercial passenger service, corporate traffic, flight training and medical evacuation services. The airport is owned by the CRD and operated by a private contractor with management oversight by an Airport Commission. The airport is operated year-round airport and has an asphalt runway with a length of 1,613 metres. The lighting system allows for traffic at night and during adverse weather conditions. In 2014, the airport had a total of 2,482 plane arrivals and departures, including 68 medical evacuations.

11.2 Objectives

11.2.1 Provide local government facilities and private institutional services that meet the needs of the community and ensure that institutional and public uses are located where they best serve residents and visitors.

11.3 Policies

The Cariboo Regional District Board will:

11.3.1 Direct institutional and public uses to lands designated as Institutional on Map 'D': Land Use Designations.

11.3.2 Encourage the location of institutional uses in the Forest Grove, Lone Butte and 108 Mile Ranch communities to serve their respective communities.

11.3.3 As part of the annual budget process, continue to balance the growth and service needs of the community with the desire and ability to afford increased services.

11.3.4 Collaborate with Interior Health, other Provincial ministries and agencies, the District of 100 Mile House and School District No. 27 on issues of common interest.

11.3.5 Annually review community needs, school enrollment and other issues and opportunities with School District No. 27.

11.3.6 Encourage places of worship to locate on sites with convenient access and minimize traffic to surrounding neighbourhoods.

11.3.7 Support the continued use of community halls and libraries for local residents and visitors.

11.3.8 Continue to support the presence of a regional airport at 108 Mile Ranch.

12.0 Transportation

12.1 Introduction

Road Network

The South Cariboo OCP Area contains two primary highways[2]: Highway 24 and Highway 97, and two main collector routes; Canim Lake/Hendrix Road and Horse Lake Road. The most important is Highway 97, which crosses the entire OCP Area on a north-south axis. Highway 97 is the main transportation corridor in the Cariboo and the longest provincial highway in the province, extending from the Canada-United States border near Osoyoos in the south to the British Columbia-Yukon border in the north. Highway 24 starts at the Highway 97 intersection in the east (93 Mile) and traverses through the Interlakes area east to Little Fort where it meets with Highway 5.

The Canim Lake/Hendrix Road is a major collector route, providing access to the Buffalo Creek, Gateway, Forest Grove and Ruth Lake communities. At Forest Grove, the road heads east to Canim Lake and Mahood Lake and eventually to Hendrix Lake. The other major collector route is the Horse Lake Road that connects Highway 97 at 100 Mile House with Highway 24 at Sheridan Lake.

The Ministry of Transportation and Infrastructure (MoTI), for both safety and transportation efficiency reasons, has a long term plan to upgrade Highway 97 to four lanes between Cache Creek and Prince George. The objectives of the Cariboo Connector project are to increase safety and decrease traveling times while providing northern communities with a first-class trade corridor that will support increased commercial traffic to meet the needs of an expanding economy. Phase I consisted of 18 projects between 2007 and 2011 including four-laning south of 100 Mile House (83 to 94 Mile) and intersection improvements between 100 Mile House and the 108 Mile Ranch. Nine additional projects in Phase 2 will add 30 km of new four-lane sections of which eight have been completed.

Public Transit

The 100 Mile House Fixed Route Transit System began in September 1993. There are four kinds of transit services available to the area:

- Fixed route providing scheduled service to major destinations and residential areas in 100 Mile House, 103 Mile House and 108 Mile Ranch,

[2] Also referred to as provincial highways.

- Transit provides service by request only on Thursdays from Lac La Hache to 100 Mile House,
- HandyDART provides shared door-to-door, accessible transit for those unable to take regular transit, and
- Health Connections provides service to Williams Lake.

12.2 Objectives

12.2.1 Support a safe and efficient transportation system

12.2.2 Work with MoTI to ensure the long term safety and essential economic role of the Highway 97 corridor through the South Cariboo OCP Area.

12.2.3 Encourage alternative modes of transportation, where feasible.

12.2.4 Support public and private transit options in cooperation with B.C. Transit and the District of 100 Mile House to permit the safe, efficient travel of local residents.

12.3 Policies

The Cariboo Regional District Board will:

12.3.1 Designate the road network as shown on Map 'L': Major Road Network and Gravel Pit Reserves.

12.3.2 Maintain the existing road network and work with MoTI to ensure the safety and efficient circulation of the transportation system.

12.3.3 Work with MoTI to ensure the transportation network is safe and suitable for all users - pedestrians, cyclists and motor vehicles - by striving for recognized engineering, environmental and safety standards.

12.3.4 Work with MoTI to manage development along highways.

12.3.5 Liaise with MoTI - identified specific improvement projects.

12.3.6 Work with MoTI to support the Cariboo Connector program to improve safety and capacity of Highway 97 from Cache Creek to Prince George.

12.3.7 Collaborate with other stakeholders to support new transportation initiatives, such as electrical vehicle charging stations and car sharing programs.

12.3.8 Encourage alternative passenger transportation options that reduce single occupant automobile trips (e.g. ridesharing services) within the financial capacity of the CRD.

12.3.9 Continue to work with community partners and the province to develop an integrated trail network for both recreation and transportation purposes. The network should incorporate safe, permeable and all-season design guidelines giving priority to:

i 100 Mile House to 108 Mile;

ii 100 Mile House to Horse Lake;

iii Highway 24 in the Lone Butte area; and

iv Canim-Hendrix Lake Road in the Buffalo Creek area.

13.0 Infrastructure Services & Public Utilities

13.1 Introduction

Water Services

A large majority of the rural communities within the Cariboo Regional District are not serviced by a community water system. The low density of development and the availability of in-ground potable water supplies wards off the need to implement community water systems; thus, most individual parcels have their own private well. Within the OCP Area, six communities are serviced by a community water system: 103 Mile, 108 Mile, Forest Grove, Horse Lake (Anderson Subdivision), Canim Lake and Gateway. The boundaries of these community water systems are shown on Map 'C': South Cariboo Area Communities and Services.

Water Allocation

The Province of B.C. adopted new legislation in 2015 to modernize B.C.'s water laws, regulate groundwater use and strengthen provincial water management in light of growing demands for water and a changing climate. The *Water Sustainability Act* came into force in 2016. This new legislation requires irrigators, industries, waterworks and others who use groundwater for non-domestic purposes to obtain a water licence and pay water fees and rentals. The *Water Sustainability Act* allows people and businesses to drill a new well without a groundwater licence; however, it requires them to obtain a licence before using the water from the well for a non-domestic purpose.

Fire Protection

The South Cariboo OCP Area contains three fire protection areas and portions of three others. Three volunteer fire departments are operated by the CRD: 108 Mile, Forest Grove and Lone Butte. Other areas in the OCP Area receive fire protection from the District of 100 Mile House, Canim Lake First Nation and Hawkins Lake volunteer firefighters association (independent).

Liquid Waste

The most commonly used method of sewage disposal within the Plan area is with a septic tank and drain field system. This is a subsurface disposal method, utilizing anaerobic bacteria to decompose waste material within the septic tank, and utilizing oxygen and bacteria to further purify this waste material within the drain field.

Solid Waste Disposal

The Cariboo Regional District developed a Regional Solid Waste Management Plan with an implementation timeline of 2013 - 2022. The goal of the Regional Solid Waste Management Plan is to reduce the quantity of solid waste requiring landfill disposal to the greatest extent possible consistent with community resources and the nature of the solid waste stream. Recent initiatives include compacting waste at transfer sites before trucking to reduce landfill hauls and chipping wood waste in a centralized and accessible area to reduce the travel distance to deliver material to the chipper. Broad objectives in the ten year Plan include:

- Make recycling accessible to all residents of the Cariboo Regional District
- Gradually increase solid waste diversion to 50% by 2022
- Decrease per capita waste generation to 889Kg/person/year
- Decrease per capita residuals going to landfill to 500Kg/person (current 775Kg/person)
- Decrease residential residual generation rate to 5.70Kg/person/week
- Expand participation of Intuitional/Commercial/Industrial (ICI) Sector in waste diversion programs

13.2 Objectives

13.2.1 Operate and maintain effective and reliable community infrastructure services over the long term.

13.2.2 Provide services that meet community needs in a manner consistent within the financial capabilities of the CRD and that minimize long term operational costs.

13.2.3 Pursue infrastructure development and servicing methods that minimize the impact on the environment.

13.2.4 Maintain water quality and quantity for domestic uses and fire protection where communities are committed to funding, infrastructure costs to provide adequate fire protection for CRD owned utilities.

13.3 Policies

The Cariboo Regional District Board will:

13.3.1 Direct development to areas that are serviced or where services are planned.

13.3.2 Encourage servicing partnerships for construction.

13.3.3 Review development and growth needs in terms of overall response times and level of protective services to relevant residential areas.

13.3.4 Support crime prevention programs such as Crime Prevention Through Environmental Design with the R.C.M.P.

13.3.5 Support volunteer efforts in fire protection services, community-based policing, and crime prevention programs.

Sewage Disposal

13.3.6 Support adequate sewage disposal for new development in accordance with the requirements of the Ministry of Health through Interior Health and the Ministry of Environment, as applicable.

13.3.7 Work with relevant agencies to raise community awareness of the importance of properly maintained sewage disposal systems in order to minimize any negative impact on the environment.

Solid Waste Management

13.3.8 Continue to implement the 2010 Solid Waste Management Plan.

13.3.9 Collaborate with local groups to educate and encourage residents to practice recycling, reuse, reduction of waste, and composting to minimize the requirements for solid waste disposal sites.

13.3.10 Support composter program for residential users to encourage compositing and food recovery initiatives to reduce levels of food waste as well as divert organic materials from landfills.

13.3.11 Support initiatives of other levels of government and organization' efforts to reduce waste and implement diversion programs.

Water Supply

13.3.12 Operate the CRD owned water systems in compliance with the *Drinking Water Protection Act* requirements.

13.3.13 Encourage all properties with wells or water licenses to meet appropriate Provincial standards.

13.3.14 Employ potable water planning best practices throughout rural areas.

13.3.15 Upgrade the 103 Mile water system to increase the water quality to residents, improve the efficiency of delivery and extend its service life.

13.3.16 Rebuild and enhance the 108 Mile water system including the installation of a second well and a water filtration and treatment plant.

13.3.17 Encourage developments with substandard water quality or quantity to upgrade their facilities or undertake a community water system.

13.3.18 Support measures to reduce water consumption through public education and other water conservation measures.

Telecommunications

13.3.19 Encourage the provision and expansion of telecommunications coverage through infrastructure upgrades.

13.3.20 Encourage utility companies to co-ordinate and share corridors and telecommunication companies to co-locate facilities on cell phone towers, whenever possible.

14.0 Parks, Recreation, and Open Space

14.1 Introduction

Outdoor recreation sites such as parks and trails are fundamental to the health and wellness of residents within a community. Parks provide activities for recreation such as hiking and walking, as well as protection for wildlife habitat, sporting fields and play areas for children. The area offers a variety of outdoor recreational activities including boating, fishing, hiking, horseback riding, cycling, bird & wildlife viewing, ATV and snowmobiling, cross country skiing, and golfing.

Two Provincial parks offering recreational day uses are located within the South Cariboo OCP Area: Ruth Lake and Canim Beach. There are also three forest recreation sites - Lower Lake, Irish Lake, and Greenlee Lake. These recreation sites each include a boat launch, picnic area and campsites.

The 108 Mile Greenbelt includes 600 hectares (1,500 acres) surrounding the residential subdivisions of 108 Mile Ranch. These lands were set aside as recreation and greenbelt space and are managed by the CRD. A Greenbelt Commission oversees the day-to-day management of the greenbelt lands and a regulatory bylaw is in place to regulate the uses and activities permitted on those lands. Taxation is collected from the residents of the area to pay for maintenance. This greenbelt is utilized mostly by horseback riders, snowmobilers, cross-country skiers and hikers.

Other recreational facilities and services in the South Cariboo include:

- South Cariboo Recreation Centre, located at 175 Wrangler Way (CRD owned and managed by Canlan Ice Sports under an operating agreement with the CRD and 100 Mile House)
- 100 Mile & District Curling Rink at the Recreation Centre (CRD owned)
- Main Beach, West Beach and Stewart Beach at 108 Mile Greenbelt
- 99 Mile Recreation Area
- Forest Grove curling rink and soccer fields in District of 100 Mile House

The CRD is also working to improve accessibility to recreational facilities within the regional district. Eighteen wheelchair accessible trails have been completed, three of which are located in the South Cariboo OCP Area - the 108 Greenbelt, South Cariboo Recreation Centre and 99 Mile Recreation Area.

14.2 Objectives

14.2.1 Provide opportunities at appropriate locations for the development of parks, or the preservation of land and water areas with high scenic potential, to fulfil the public need for recreational activities and wildlife viewing.

14.2.2 Protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all.

14.2.3 Support the development of a healthy rural community by encouraging access to active lifestyles, protected parks & green spaces, and accessible community services.

14.2.4 Ensure adequate lakeshore access for upland property owners and visitors.

14.3 Policies

The Cariboo Regional District Board will:

14.3.1 Designate areas for parks, recreation, open space on Map 'D': Land Use Designations. This includes:

i Provincial Parks;

ii Land that has been set aside for recreational purposes by the Ministry of Forests, Lands, Natural Resource Operations & Rural Development through Recreation Sites and Trails B.C.;

iii Crown land which would be designated as an area for Use, Recreation and Enjoyment of the Public (UREP) by BC Lands;

iv Lands which constitute the "108 Mile Greenbelt" and the 108 Mile Ranch Golf Course; and

v Lands which are owned or managed by a community organization for recreational uses or are preserved as open space under private ownership.

14.3.2 Work with provincial agencies and private property owners to preserve and protect area residents' access to outdoor recreational space.

14.3.3 Encourage the Crown or local clubs to maintain a current map of trail and bike networks.

14.3.4 Encourage local clubs to work with Provincial Crown agencies, property owners, and residents to enhance and maintain public access to recreational trails.

14.3.5 Recognize the importance of existing trails as designated on Map 'M': Trails Network.

14.3.6 Support and encourage the development of walking, cycling, equestrian, snowshoe and cross-country trails including accessible trails. Preference will be given to trails that:

i Increase tourism and economic opportunities within the area;

ii Provide enhanced recreational opportunities including the development of greenways;

iii Create buffers between neighbouring land uses, where appropriate;

iv Function as alternative transportation corridors linking communities, providing access to schools, commercial development, and community amenities;

v Protect important natural and recreational areas; and

vi Improve public safety.

14.3.7 Support regional trail connectivity including access to the 99 Mile Recreation Area in the District of 100 Mile House.

14.3.8 Encourage the development of directional and interpretive signage for trails to enhance their usage, contribute to a more enjoyable experience and recognize the natural history of the Cariboo.

14.3.9 Recognize the role of volunteers in maintaining and developing cultural and recreational amenities and events in the community.

14.3.10 Support and encourage the development of public-private partnerships to create new parks and trails and/or enhance existing ones (e.g. non-profit societies).

14.3.11 Recommend, when commenting on subdivisions, strategies for providing for the continuation of trail networks and/or green spaces. Strategies may include registering easements, rights-of-way and conservation covenants.

14.3.12 Pursue innovative ways to preserve or acquire the use of land to meet linkage and open space needs. Avenues to achieve this may include, but are not limited to subdivision dedication, gifting agreements, lease or lease-to-purchase, co-ownership, density bonusing, conservation covenants, community foundations or trusts, non-profit societies or crown land transfers.

14.3.13 Require the management of trail networks to be the responsibility of other lead agencies or community organizations as the CRD does not have a community parks service.

14.3.14 Support signage for lakeshore access to ensure dedicated access locations are known to the public.

14.3.15 Recognize the recreational and economic development opportunities afforded by mapped mountain bike trails.

15.0 Arts, Culture & Heritage

15.1 Introduction

The Cariboo Regional District recognizes the longstanding history and culture of the South Cariboo area. Important aspects include encouraging access to arts & cultural opportunities, respecting local culture and fostering a sense of community.

Part of the plan area's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The Province protects these sites, whether known or unrecorded, through the *Heritage Conservation Act*. This protection applies to both private and Crown land and means that you must have a provincial heritage permit to alter or develop within an archaeological site. Archaeological site locations are not identified in this plan due to their sensitive nature.

15.2 Objectives

15.2.1 Promote, support, and inspire arts & culture initiatives throughout the South Cariboo OCP Area.

15.2.2 Support community efforts to recognize significant historical sites, events, and people from the South Cariboo OCP Area.

15.2.3 Encourage the preservation and enhancement of buildings and sites of historical and archeological value within the South Cariboo OCP Area.

15.3 Policies

The Cariboo Regional District Board will:

15.3.1 Continue to encourage cultural events, local festivals and the arts.

15.3.2 Support initiatives that recognize and link places of community significance.

15.3.3 Support initiatives that document and recognize the history and heritage of the South Cariboo.

15.3.4 Recognize historic places in the South Cariboo by including them on the CRD Community Heritage Register.

15.3.5 Consider the development of a Heritage Strategy for the South Cariboo in cooperation with the District of 100 Mile House.

15.3.6 Recognize the role of volunteers in maintaining and developing cultural and heritage amenities.

15.3.7 Encourage activities and events that generate inter-generational and inter-cultural interest, participation and interaction.

15.3.8 Recognize existing sites, buildings and structures of historical value with appropriate signage and explanatory plaques.

15.3.9 Recognize and protect the 108 Mile Ranch Heritage Site.

15.3.10 Work with the CRD Heritage Committee, the Heritage Conservation Branch of the Province of B.C., and the Northern Shuswap Tribal Council to document and protect buildings and sites of historical and archeological value.

15.3.11 Consult with the B.C. Archaeology Branch regarding developments potentially impacting an archaeological site.

15.3.12 Encourage protection of archeological sites by supporting provincial and public education initiatives.

15.3.13 Recognize and protect the historical cemeteries within the South Cariboo OCP Area.

16.0 Temporary Use Permits

16.1 Background

The CRD can issue Temporary Use Permits through the authority of the *LGA*.

16.2 Designation

Temporary Use Permit may be issued in all areas in the South Cariboo OCP.

16.3 Conditions

The Cariboo Regional District Board:

16.3.1 Will consider an application for a Temporary Use Permit within the South Cariboo OCP Area subject to the following conditions:

i The use must be clearly temporary or seasonal in nature;

ii The use must not have the potential to cause undesirable health, safety or environmental impacts;

iii The use must not have a negative impact on adjacent lands;

iv The use will create a low demand for water and sewer services;

v The use will be authorized for the earlier of three years after the permit was issued or such time as specified in the permit; and

vi The use will not result in permanent alteration of the site upon which it is located, and

16.3.2 May require as a condition of issuing a Temporary Use Permit that the owner of the land provide security to guarantee the performance of the terms of the permit.

16.3.3 May require the owner of the land to give an undertaking to:

i Demolish or remove a building or other structure, and

ii Restore land described in the permit to a condition specified in the permit by a date specified in the permit.

16.3.4 Notwithstanding Section 16.3.1, the CRD Board will not consider a Temporary Use Permit for a vacation rental of less than 30 days.

17.0 Plan Implementation

The adoption of this OCP is an initial step toward the realization of the planning objectives and implementation of the policies for the South Cariboo OCP Area. The Plan provides guidelines for future development decisions with emphasis on protecting the rural character of the South Cariboo OCP Area.

Adoption of this Plan will make possible but will not ensure the rezoning of each parcel of land designated for Residential, Commercial, Industrial, Resource Area, Agricultural, Institutional, or Parks and Recreation uses. The appropriate time for such action is when the regional board is satisfied that rezoning is appropriate and will further the goals and objectives of the Plan. Any rezoning of land must be consistent with the land use designations of this OCP and be undertaken in accordance to the provisions of the LGA.

The CRD will work in conjunction with the various provincial ministries as detailed throughout the text of the Plan to ensure the realization of the OCP objectives and policies.

Following the adoption of the OCP, other CRD bylaws may be updated to ensure their compliance with the new OCP. These measures include amendments to the Cariboo Regional District Zoning Bylaw No. 3501, 1999 as amended. New bylaws to implement the policies of this Plan may also be required.

Setting out an implementation framework is an integral component of the planning process. The Plan's implementation depends on the decisions and actions of many individuals, businesses, the Regional District, and a number of federal and provincial agencies that have jurisdiction on various matters. The CRD's means of implementing the Plan include zoning, building permits, development permits, subdivision approval, rights-of-way, covenants, land acquisition, economic development initiatives, social planning and partnerships with senior governments and other stakeholders. While the LGA does not require the CRD to commit to, or authorize, any specific project set out in the Plan, all decisions must be consistent with the Plan.

17.1 Objectives

17.1.1 Consult with affected and interested stakeholders while the South Cariboo OCP Plan is in force.

17.1.2 Take appropriate measures to implement the policies contained in this OCP Plan.

17.2 Policies

The Cariboo Regional District Board will consider measures to implement the OCP including the following:

17.2.1 Updates of CRD bylaws, including the Zoning Bylaw;

17.2.2 Annual spending as adopted by the CRD in its budget;

17.2.3 Communications and potential partnerships with community groups to advance the objectives of this Plan; and

17.2.4 Communication with local First Nations, other local governments, other senior governments and their agencies to advance the objectives and policies of this Plan.

17.3 Partnership Actions Arising from the Plan

The Cariboo Regional District Board will:

17.3.1 Support the establishment of Protocol Agreements with First Nations communities to address issues of mutual concern including the referral of development applications.

17.3.2 Consult with local governments to address issues of mutual concern including the referral of development applications.

17.3.3 Collaborate with the Ministry of Environment and Climate Change Strategy concerning the regular monitoring of lake quality and the protection of aquifers, community watersheds, and riparian areas;

17.3.4 Continue to co-ordinate with the Provincial ministries to improve the awareness of emergency forest fire response programs and FireSmart guidelines;

17.3.5 Continue to co-operate with the ALC and the B.C. Ministry of Agriculture concerning matters related to agriculture within the OCP Area;

17.3.6 Continue to work with the Ministry of Lands, Forests and Natural Resource Operations concerning matters related to Provincial Forests, Woodlots and Forest Recreation sites;

17.3.7 Continue to work with the B.C. Ministry of Energy, Mines and Petroleum Resources concerning matters related to sand and gravel aggregates;

17.3.8 Continue to co-operate with the MoTI concerning the maintenance and improvement of Provincial highways including completion of the Cariboo Connector; and

17.3.9 Co-operate with the Interior Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives.

17.4 Development and Monitoring of Indicators

The Cariboo Regional District in collaboration with appropriate partners will develop and monitor indicators to document progress toward the goals and objectives of this OCP and may consider the following:

GOALS & OBJECTIVES	STRATEGY	MEASURABLE OUTCOME*
Maintain a rural atmosphere within the South Cariboo OCP Area.	This is a critical goal but measurement poses a challenge. New residential building construction and new rural subdivision development are both measurable.	• Value of rural residential construction (new building & renovations) are signs of confidence (CRD) • Assessed value of improvements shows year to year value changes (BCAA Class 1 improvements) • Number of new rural subdivision lots (MoTI)
Ensure the level of commercial and industrial activities within the South Cariboo OCP Area meets the needs of the rural communities and is compatible with the scale & rural character of each.	Develop measures of commercial & industrial activity	• Record number of businesses in commercial & industrial zones (CRD) • Record number of home occupations & home based industry (CRD)
Protect and encourage agricultural activities on land with agricultural potential within the ALR.	Document and monitor changes in agricultural activities & land use intensity	• Document # properties with farm tax status (BCAA) • Document land in ALR under cultivation (may require survey) • Document farm gate receipts (Min. Ag., CRA)
Promote an active and healthy community by providing sufficient recreational opportunities to meet the needs of the residents and communities within the South Cariboo	Measure CRD public education initiatives to promote healthy lifestyles	• Document initiatives to promote healthy lifestyles - social media (CRD) • Document CRD programs and enrolment in indoor recreation facilities (CRD)

OCP Area.	Develop measures for utilization of CRD indoor recreation facilities Document CRD outdoor recreation initiatives	• Document length of trail network & partnerships (CRD)
Encourage the protection and recognition of the history & historical character of the South Cariboo OCP Area	Record and communicate South. Cariboo heritage	• Listing of historic places on the Heritage Register (CRD) • Record Interpretive signage& historic plaques (CRD)
Promote, support, and inspire arts & culture initiatives throughout the South Cariboo OCP Area.	Develop measures to measure arts & culture in the South Cariboo and CRD support	• Document number of arts &culture events and festivals (CRD) • Identify CRD initiatives to support arts & culture (CRD)
Improve communication and collaboration between the CRD and Tsq'escen' (Canim Lake) and Northern Shuswap Tribal Council members	Document Section 4.3 Policy Implementation	• Establish Protocol Agreement(s) • Land use referrals to Tsq'escen' (Canim Lake & NSTC) • Meetings to address areas of common concern (recreation & trails, archaeological protection, agriculture) (CRD)

*Data source for measurement indicator is shown in brackets. Outcomes are structured to enable quantitative measurement. The frequency of measurement may vary depending on development activity and CRD priorities. The timing of undertaking projects under measurable outcomes depends on department goals and CRD Board initiatives. In general, an increase in measurable outcomes reflects a positive direction although some qualification may be required. Once the Plan is adopted, it should not be considered an inflexible or final document. As more information becomes available, as policy changes are made at the Provincial level, and as further studies are completed, the Plan should be reviewed and amended as needed, while at the same time reflecting the aspirations of the community. Amendments to this Plan shall comply with the provisions of the LGA. Individual amendments should be undertaken as required and a comprehensive review undertaken every decade.

18.0 Maps ‘B’ to ‘M’

Map 'B': OCP and Electoral Area Boundaries;

Map ‘C‘: South Cariboo Area Communities and Services;

Map ‘D’: Land Use Designations;

Map ‘E’: Agricultural Land Reserve;

Map 'F' Environmentally Sensitive Areas;

Map ‘G’: Aquifer Protection Development Permit Area;

Map ‘H’: Aquatic Habitat Development Permit Area;

Map 'I': Topography and Slope Analysis;

Map ‘J': Proposed Agricultural Land Reserve Exclusion Areas;

Map 'K' Commercial Development Permit Area;

Map 'L': Major Road Network and Gravel Pit Reserves; and

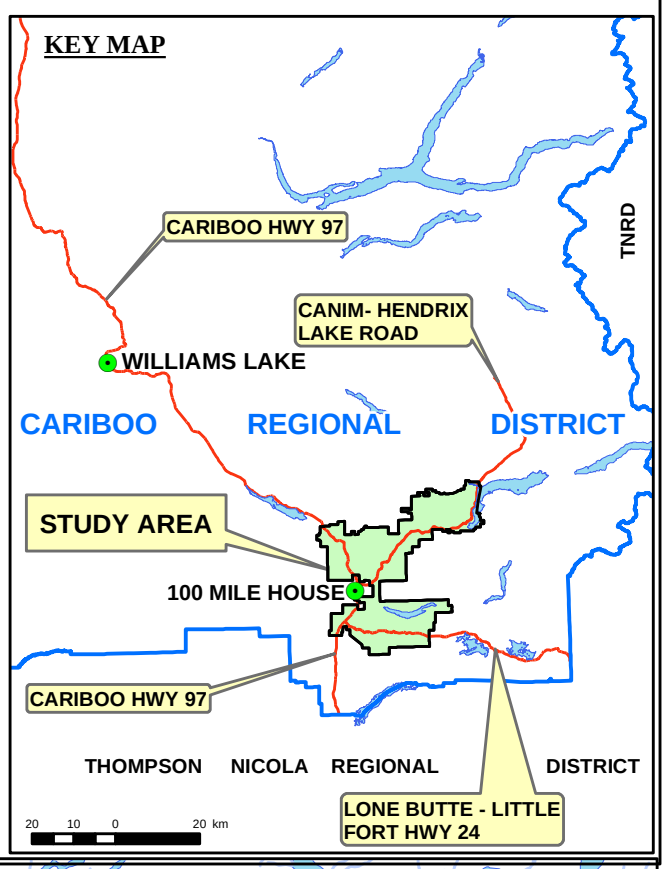
Map 'M': Trails Network.

SOUTH CARIBOO AREA OCP

Schedule 'B':
OCP and Electoral Area Boundaries

Legend

- SOUTH CARIBOO OCP BOUNDARY
- Parcels
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- FIRST NATIONS RESERVE
- STREAMS
- ROADS



N

'G'

'H'

'L'

CANIM LAKE IR # 1

CANIM LAKE IR # 2

CANIM LAKE IR # 3

100 MILE HOUSE

100 MILE HOUSE

TIMOTHY LAKE

CHUB LAKE

CANIM LAKE

108 MILE LAKE

WATSON LAKE

BUFFALO LAKE

EDWARDS LAKE

HATHAWAY LAKE

DEKA LAKE

HORSE LAKE

SHERIDAN LAKE

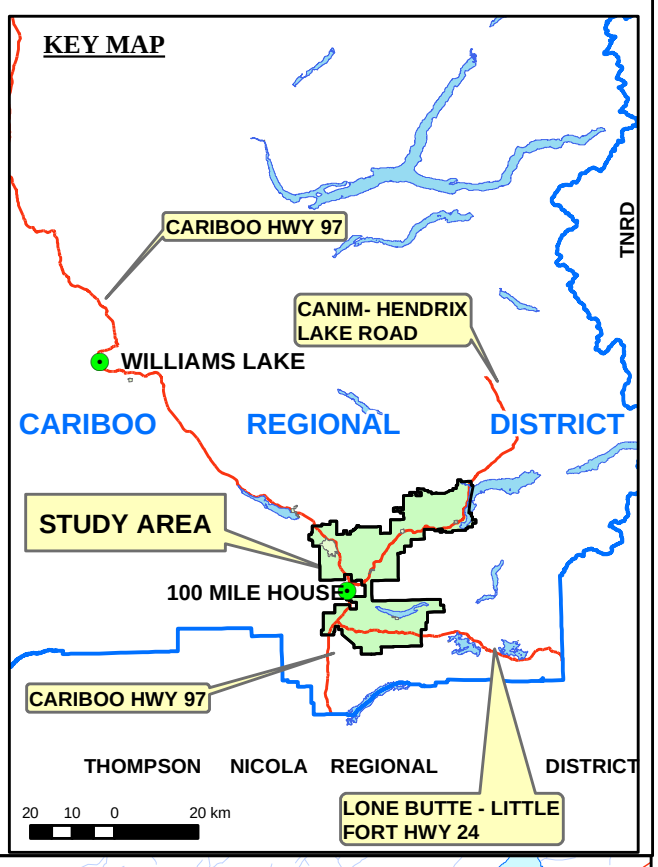
5,000 2,500 0 5,000 m

SOUTH CARIBOO AREA OCP

Schedule 'C':
South Cariboo Area Communities and Services

Legend

- SOUTH CARIBOO OCP BOUNDARY
- COMMUNITIES
- PARCELS
- FIREHALL
- COMMUNITY HALLS
- LIBRARIES
- SOUTH CARIBOO TRANSFER STATIONS
- WATER SERVICE AREA
- FIRST NATIONS RESERVE
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- LAKE
- ROADS
- STREAM



N

'H'
CANIM LAKE
RUTH LAKE
'G'
CANIM LAKE IR #3
CANIM LAKE IR #1
CANIM LAKE WATER
108 MILE
'G'
SIMON / STRAIGHT LAKES
FOREST GROVE
FOREST GROVE WATER
'H'
108 WATER
CANIM LAKE IR #2
GATEWAY / BUFFALO CREEK
103 MILE
103 MILE WATER
GATEWAY WATER
100 MILE HOUSE
'L'
'G'
HORSE LAKE
'L'
97 / 93 MILE
HORSE LAKE WATER
LONE BUTTE
'L'

5,000 2,500 0 5,000 m

Cariboo Regional District

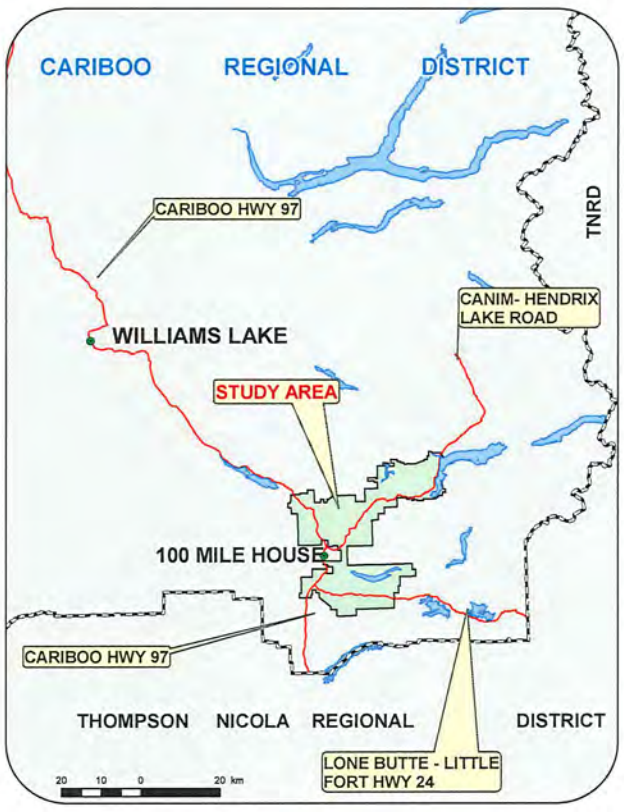
SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN

Schedule 'D': Land Use Designations

Legend

South Cariboo Land Use Designations

- Agriculture (AG)
- Resource Area (RA)
- Commercial (C)
- Institutional (P)
- Industrial (M)
- Parks, Recreation & Open Space (OSP)
- Lakeshore Residential (RL)
- Upland Residential (UR)
- Rural Residential (RR)
- 108 Mile Ranch Residential (108 R)
- Spruce Hill Comp. Dev. Area (CD)
- Multi-Family Residential (MF)
- Mobile Home Park (MHP)
- Acreage Residential (AR)
- Lake
- Stream
- Sensitive Hazardous Area
- Road
- First Nations Reserve
- South Cariboo OCP Boundary



'H'

'G'

'H'

'G'

'L'

100 MILE HOUSE

CANIM LAKE IR # 3

CANIM LAKE IR # 1

CANIM LAKE IR # 2

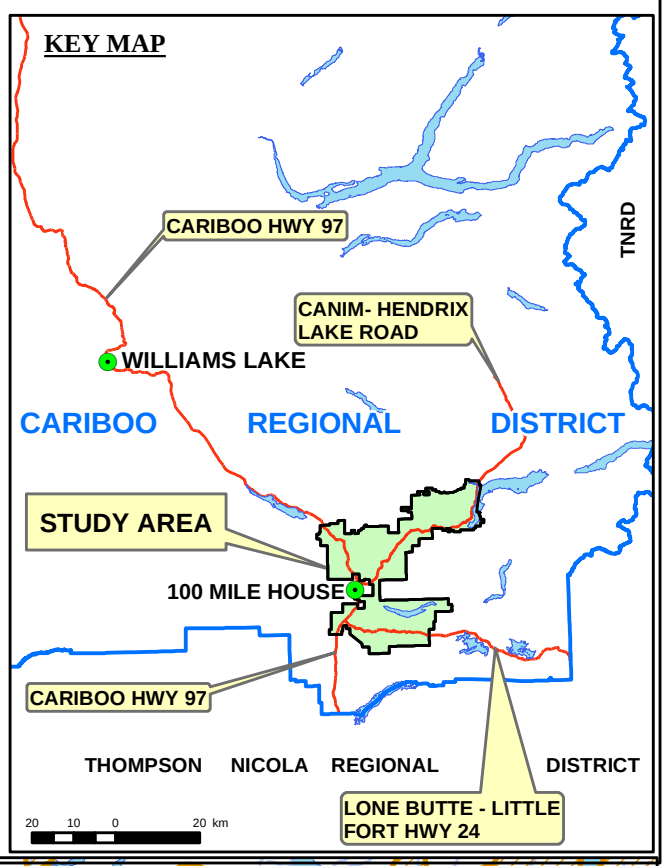
20,000 10,000 0 20,000 m

SOUTH CARIBOO AREA OCP

Schedule 'E':
Agricultural Land Reserve

Legend

- SOUTH CARIBOO OCP BOUNDARY
- AGRICULTURAL LAND RESERVE
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- FIRST NATIONS RESERVE
- STREAMS
- ROADS



N

'G'
'H'
'H'
'G'
'L'
'L'
'G'
CANIM LAKE IR # 3
CANIM LAKE IR # 1
CANIM LAKE IR # 2
CANIM LAKE
100 MILE HOUSE
100 MILE HOUSE
HORSE LAKE
SHERIDAN LAKE

5,000 2,500 0 5,000 m

SOUTH CARIBOO AREA OCP

Schedule 'F':
Environmentally Sensitive Areas

- MULE DEER WINTER RANGE
- OLD GROWTH MANAGEMENT AREAS
- HIGH VALUE WETLANDS FOR MOOSE
- CRITICAL FISH HABITAT
- WILDLIFE HABITAT AREA

ENDANGERED SPECIES & ECOSYSTEMS

- RED LISTED SPECIES & ECOSYSTEMS
- BLUE LISTED SPECIES & ECOSYSTEMS
- YELLOW LISTED SPECIES & ECOSYSTEMS

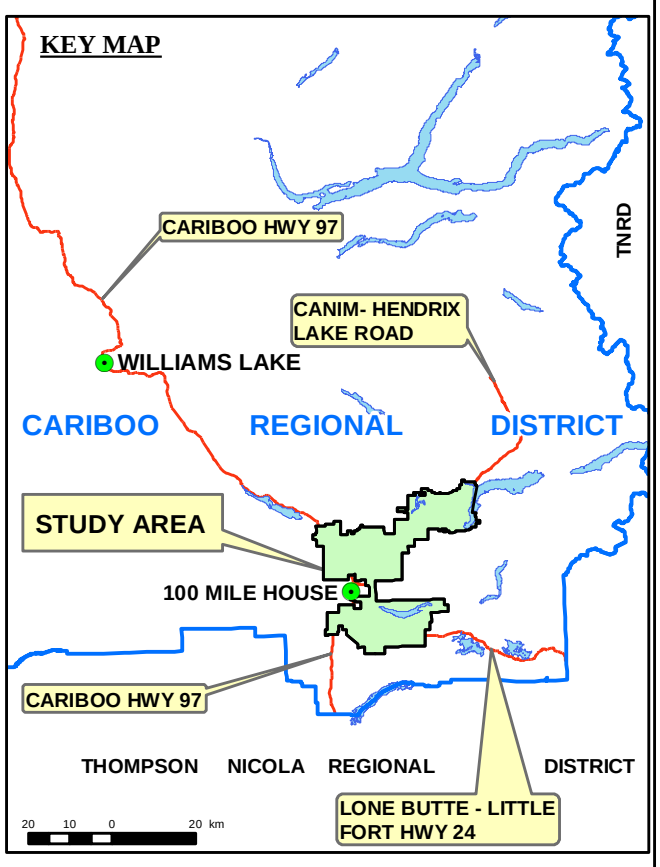
WILDLIFE FEATURES BUFFERS

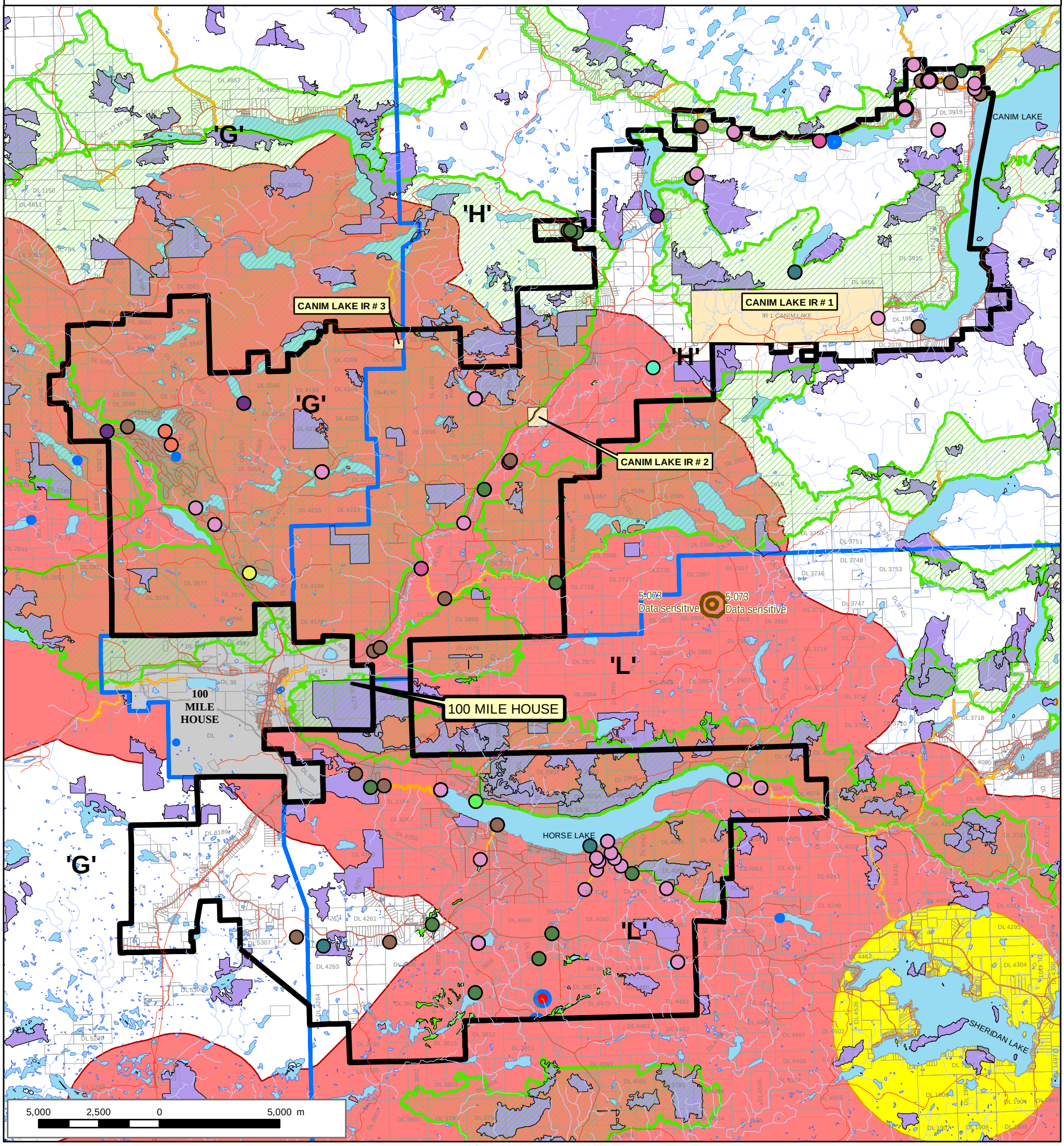
- RED LISTED SPECIES & ECOSYSTEMS

FISH SPECIES

- Brook Trout
- Burbot
- Chub (General)
- Coarse or non-game fish
- Kokanee
- Lake Chub
- Lake Trout
- Largemouth Bass
- Largescale Sucker
- Longnose Sucker
- Minnow (General)
- Mountain Whitefish
- Northern Pikeminnow
- Peamouth Chub
- Prickly Sculpin
- Rainbow Trout
- Redside Shiner
- Sucker (General)

- SOUTH CARIBOO OCP BOUNDARY
- 100 MILE HOUSE
- ROADS
- FIRST NATIONS RESERVE
- ELECTORAL AREAS - (G, H, L)
- STREAMS





SOUTH CARIBOO AREA OCP

Schedule 'G':
Aquifer Protection Development Permit Area

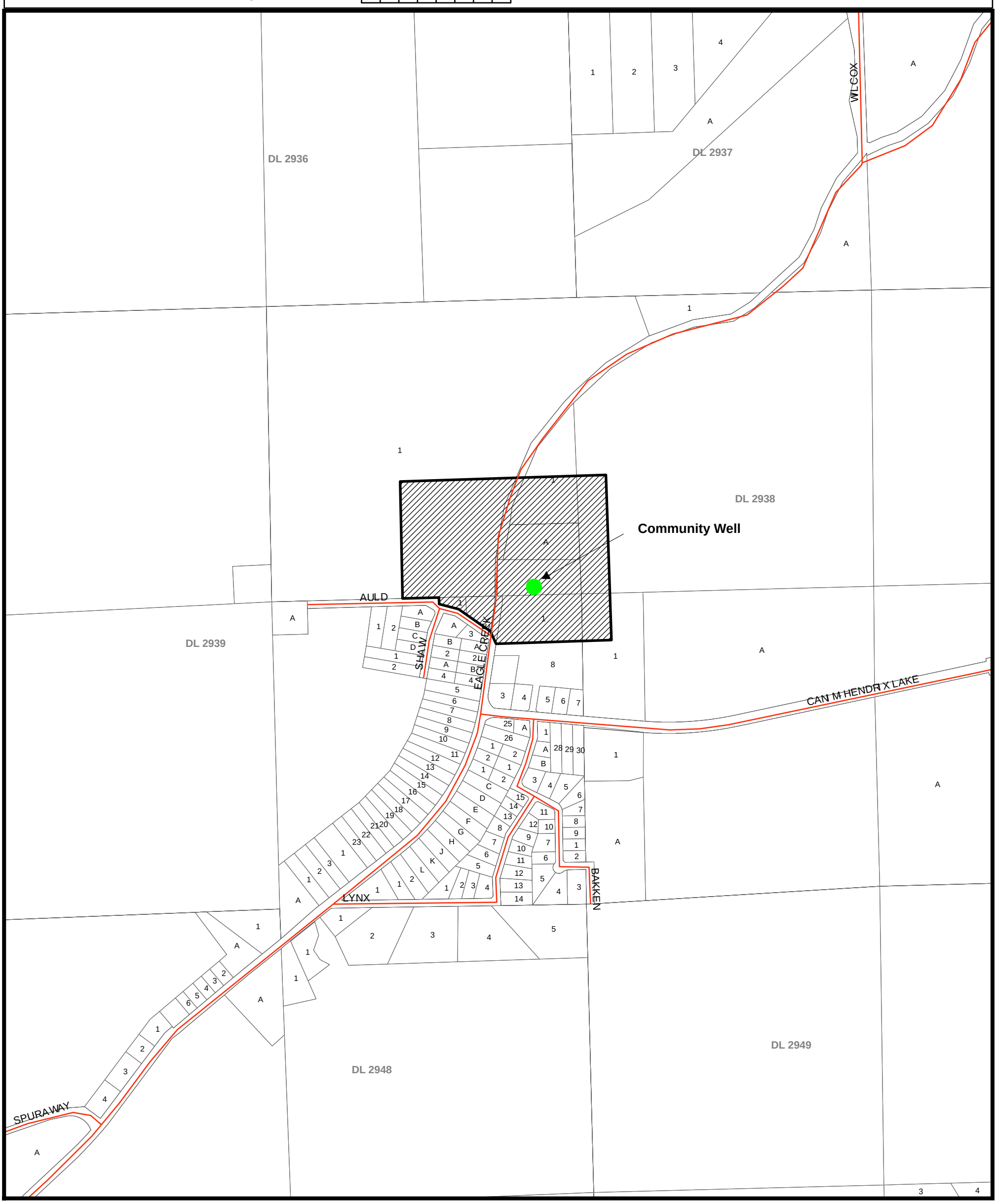
Legend

- Community Well
- Protective Area
- Parcels

SCALE 1:135,000

0 0.1 0.2 0.4 km

SOURCE: kala Groundwater Consultang Ltd

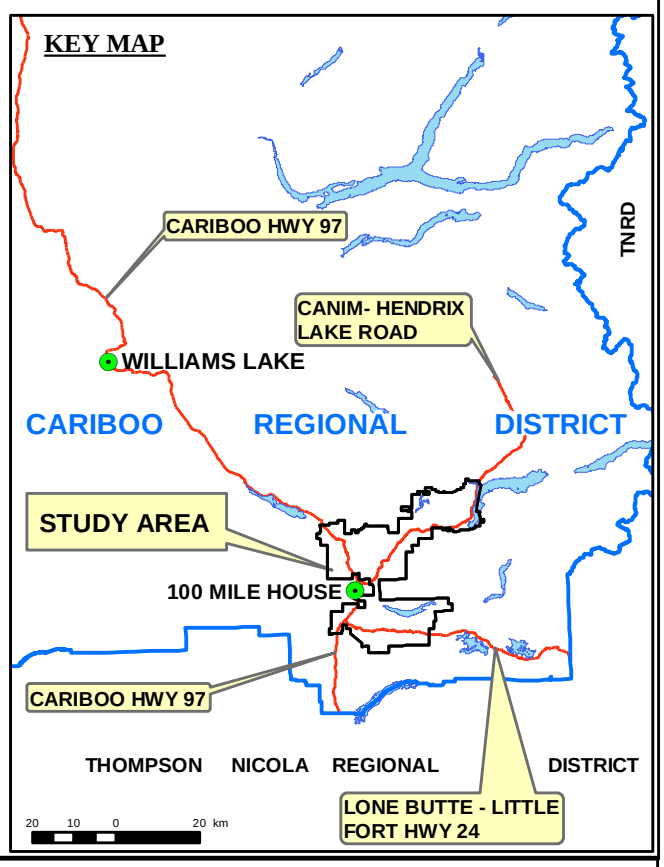


SOUTH CARIBOO AREA OCP

Schedule 'H':
Aquatic Habitat Development Permit Area

Legend

- CREEKS
- LAKES
- WETLANDS
- HIGH VALUE WETLANDS FOR MOOSE
- AQUATIC HABITAT DEVELOPMENT PERMIT AREA - 15 m SETBACK (For Lakes, Wetlands and Watercourses)
- AQUATIC HABITAT DEVELOPMENT PERMIT AREA - 30 m SETBACK (For Critical Fish Habitat)
- ROADS
- FIRST NATIONS RESERVE
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- SOUTH CARIBOO OCP BOUNDARY



N

'G'

'H'

'L'

CANIM LAKE IR # 1

CANIM LAKE IR # 2

CANIM LAKE IR # 3

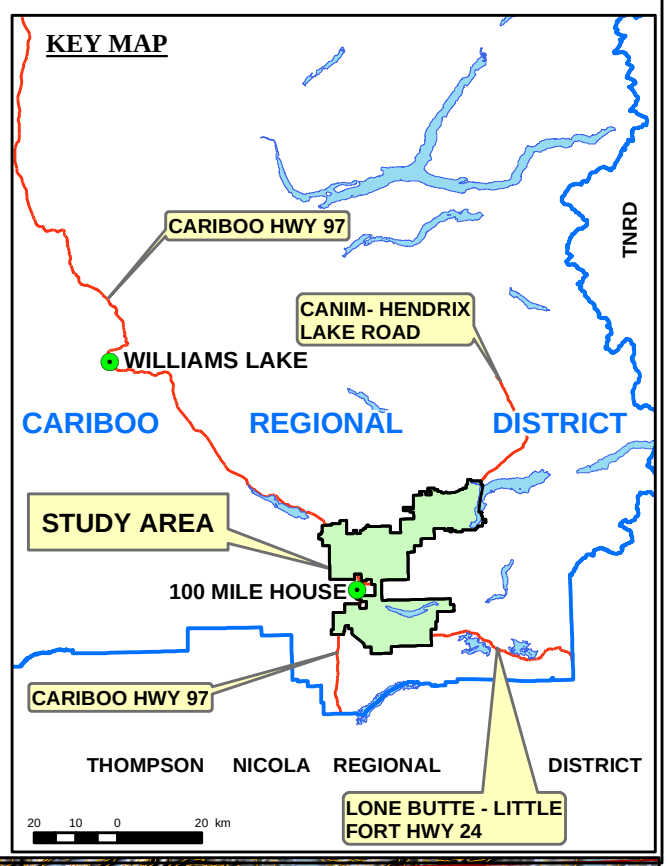
100 MILE HOUSE

HAWKINS LAKE
GREENLEE LAKE
THOMSON LAKE
CANIM LAKE
RUTH LAKE
LUCILE LAKES
BECKER LAKE
BOBBS LAKE
NETTIE LAKE
SODA LAKE
TUBBS LAKE
UPPER LAKE
SUCKER LAKE
LOWER LAKE
LILYLEAF LAKE
108 MILE LAKE
SEPA LAKE
MILCH LAKES
SIMON LAKE
ROUNDUP LAKE
TATTON LAKE
STRAIGHT LAKE
105 MILE LAKE
ELLIOT LAKE
103 MILE LAKE
SAYONI LAKE
DAVY LAKE
CAMEL LAKE
EDMUND LAKE
HORSE LAKE
ABBS LAKE
IRISH LAKE
HARTWIG LAKE
GUESSAGAIN LAKE
PARTING LAKES

5,000 2,500 0 5,000 m

SOUTH CARIBOO AREA OCP

Schedule 'I':
Topography and Slope Analysis



Legend

Slopes

- 30% or More
- Contour (60m)
- Streams
- Highways
- Roads
- Parcels
- Lakes
- OCP Boundary
- First Nations Reserve
- Electoral Areas - (G, H, L)
- 100 Mile House

N

'G'
'H'
'G'
'H'
'L'
'G'
'L'
CANIM LAKE
CANIM LAKE IR # 3
CANIM LAKE IR # 1
CANIM LAKE IR # 2
100 MILE HOUSE
97
24
HORSE LAKE
SHERIDAN LAKE

5,000 2,500 0 5,000 m

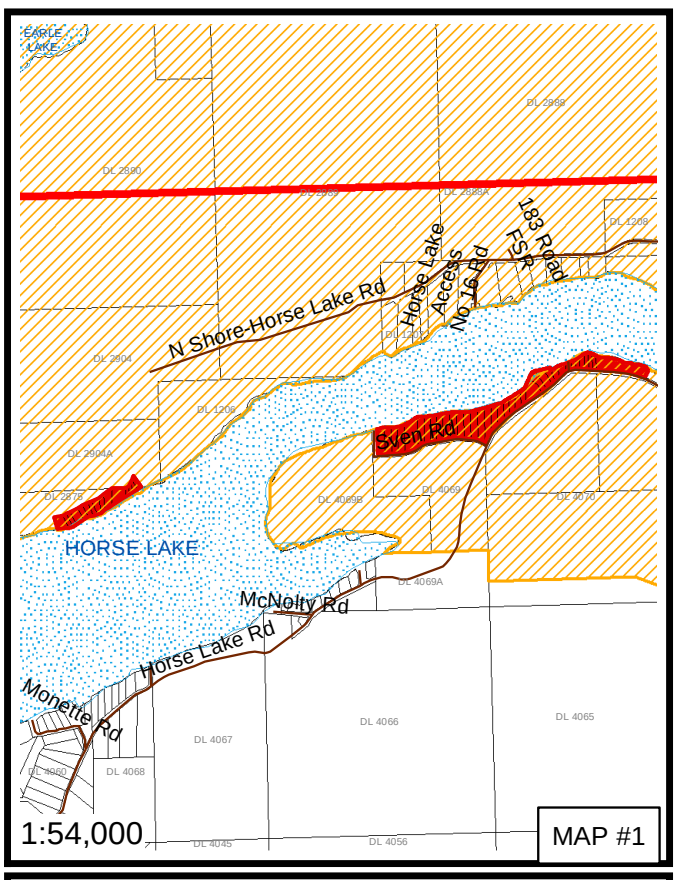
SOUTH CARIBOO AREA OCP
Schedule 'J':
Proposed Agricultural Land Reserve Exclusion Areas

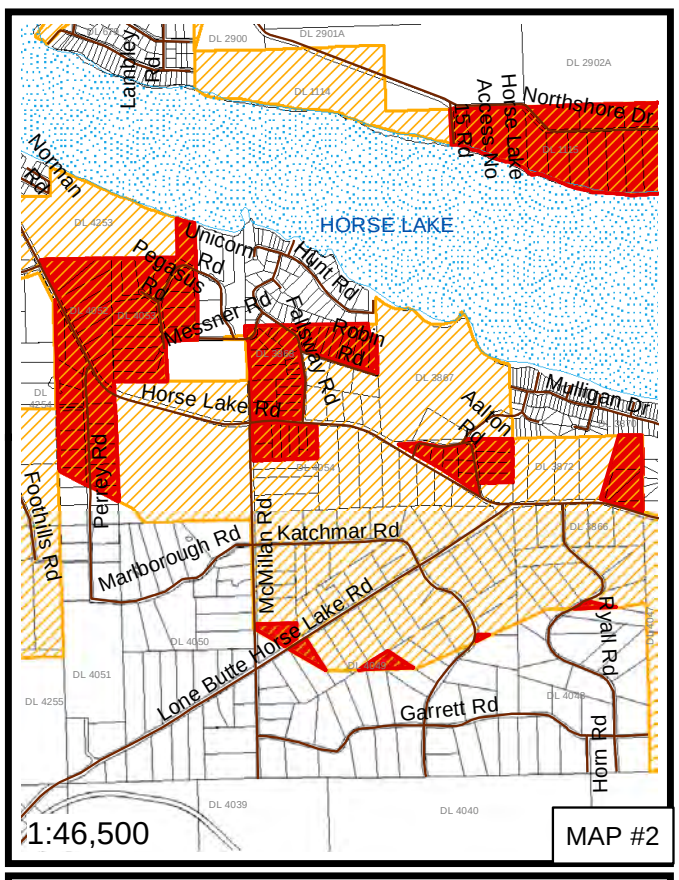
N

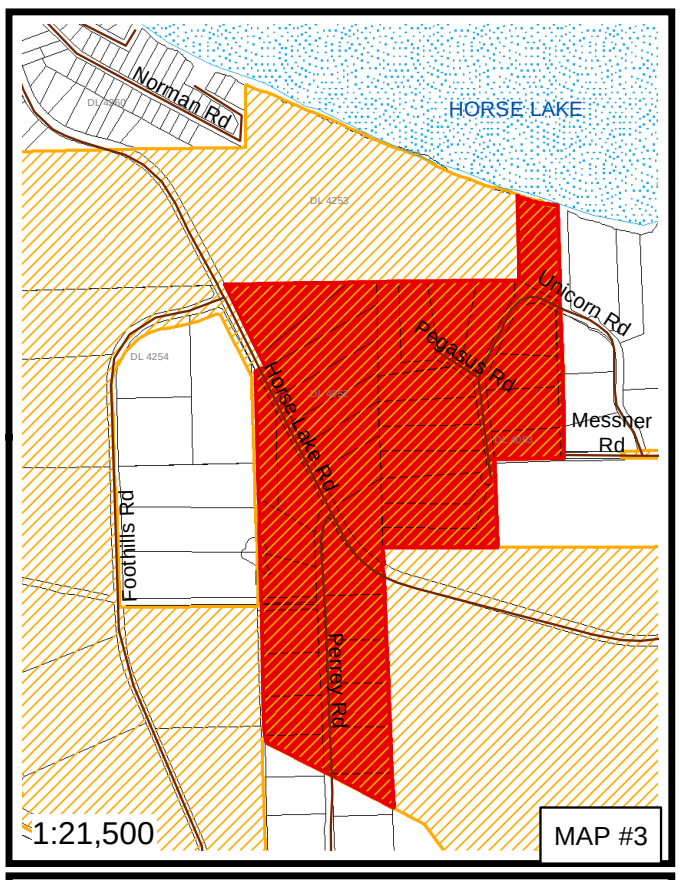
Cariboo Regional District

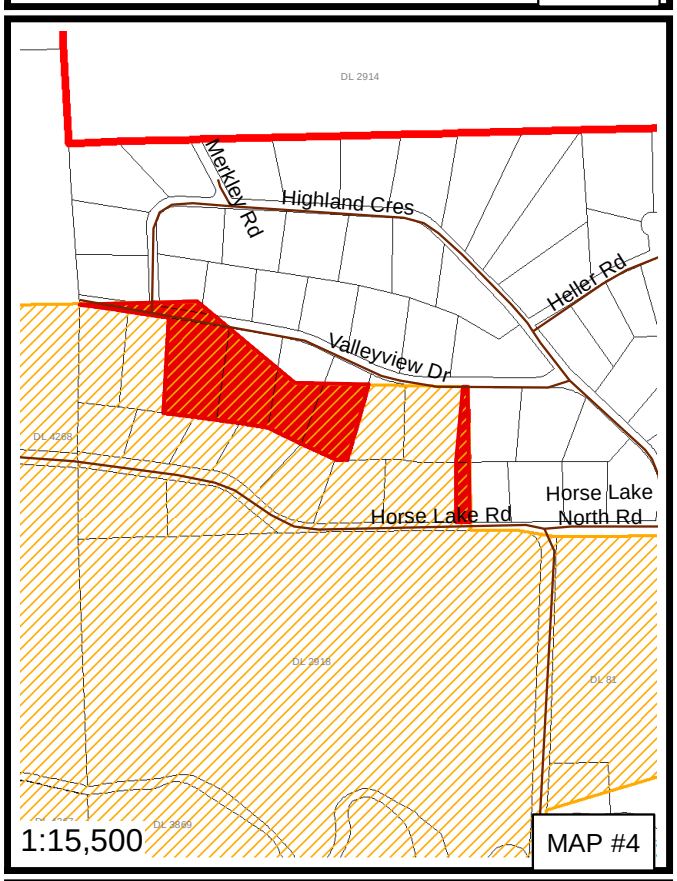
Legend

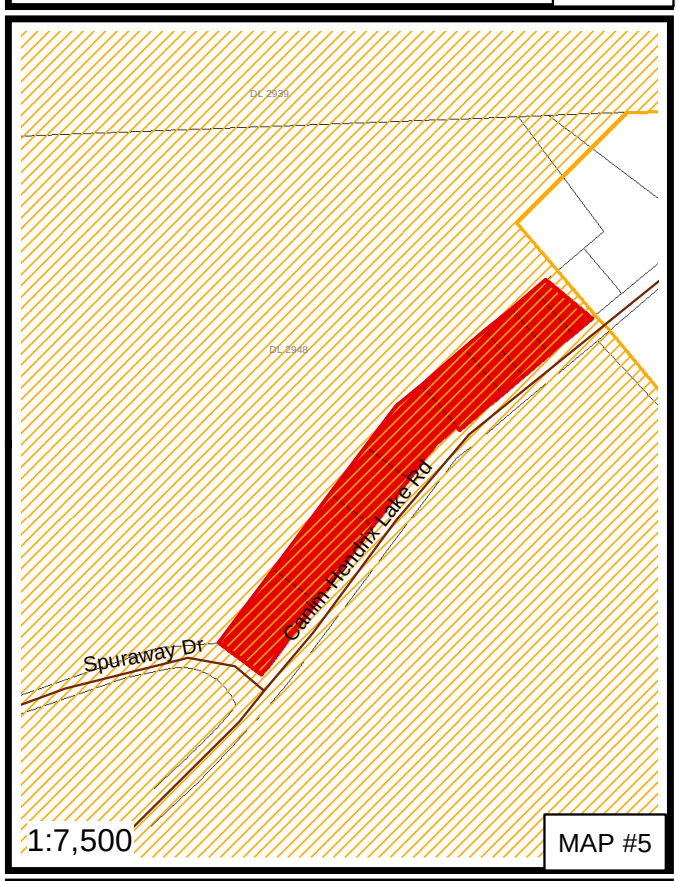
- ALR
- ALC endorsed for Exclusion from the ALR
- ALC Decision deferred pending land use study

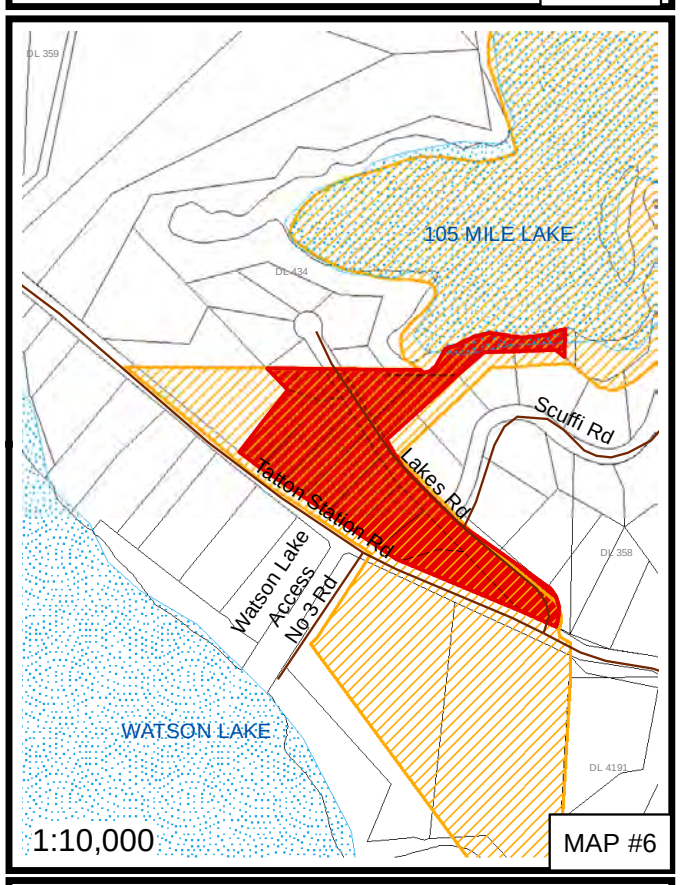


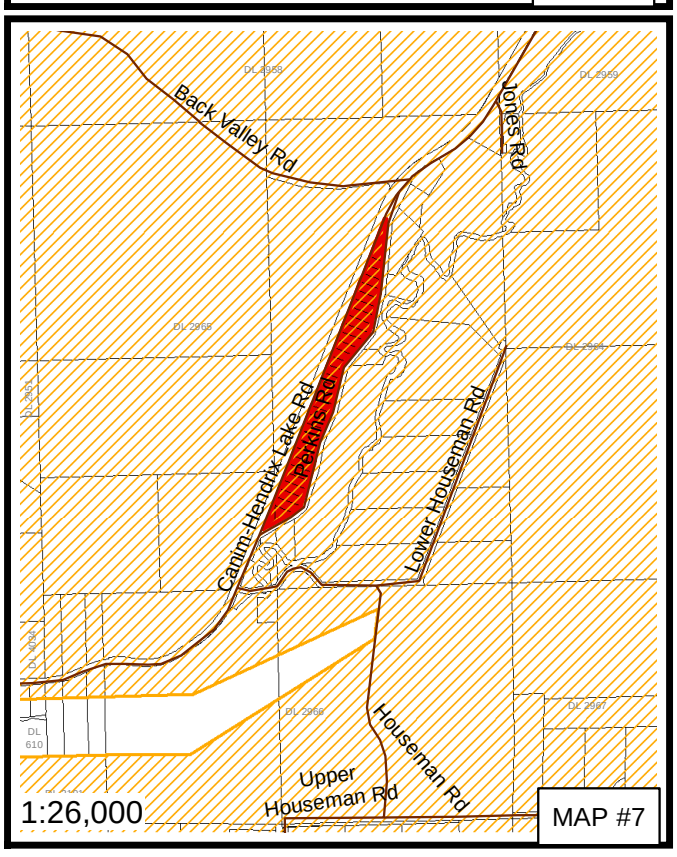


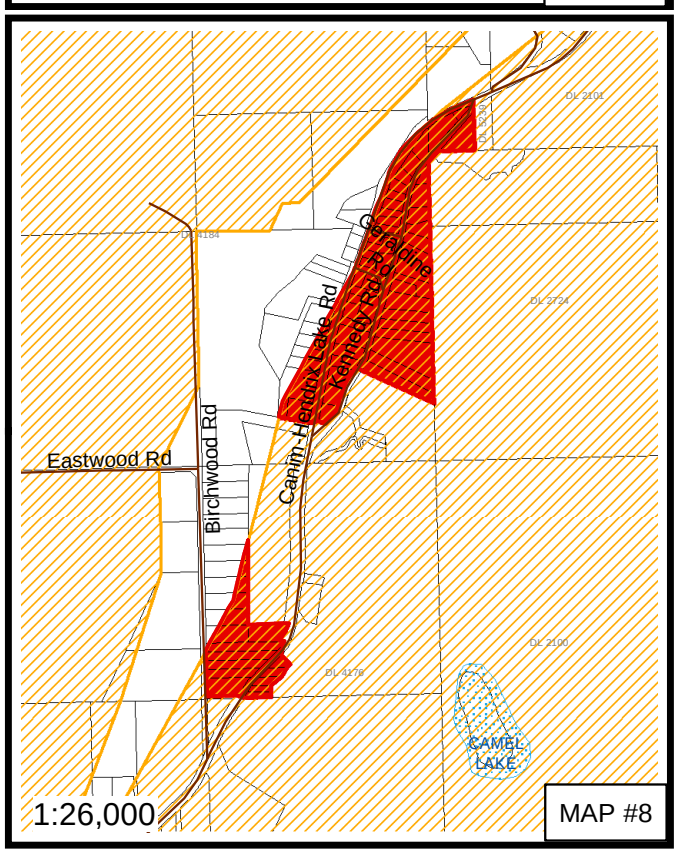


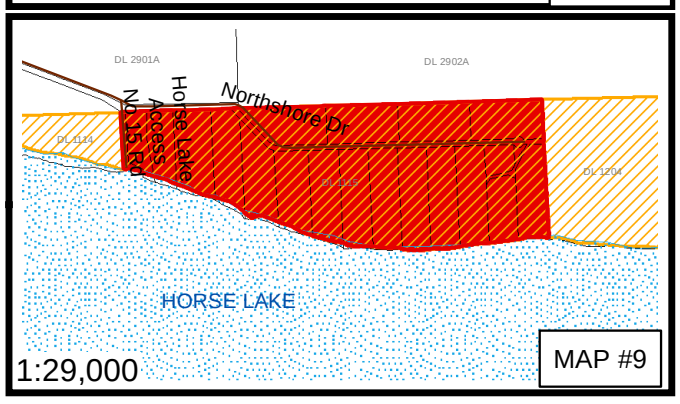


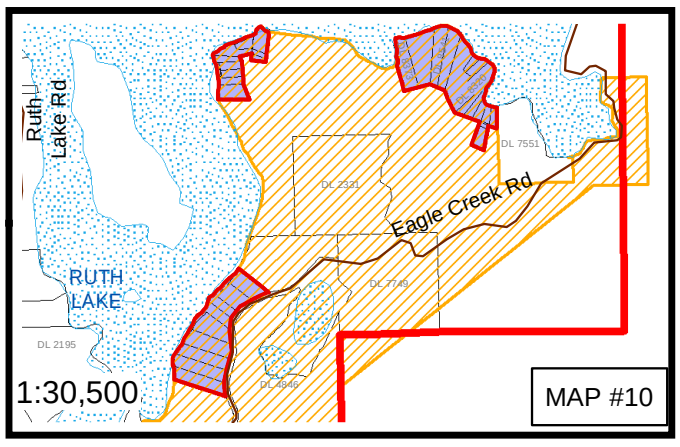










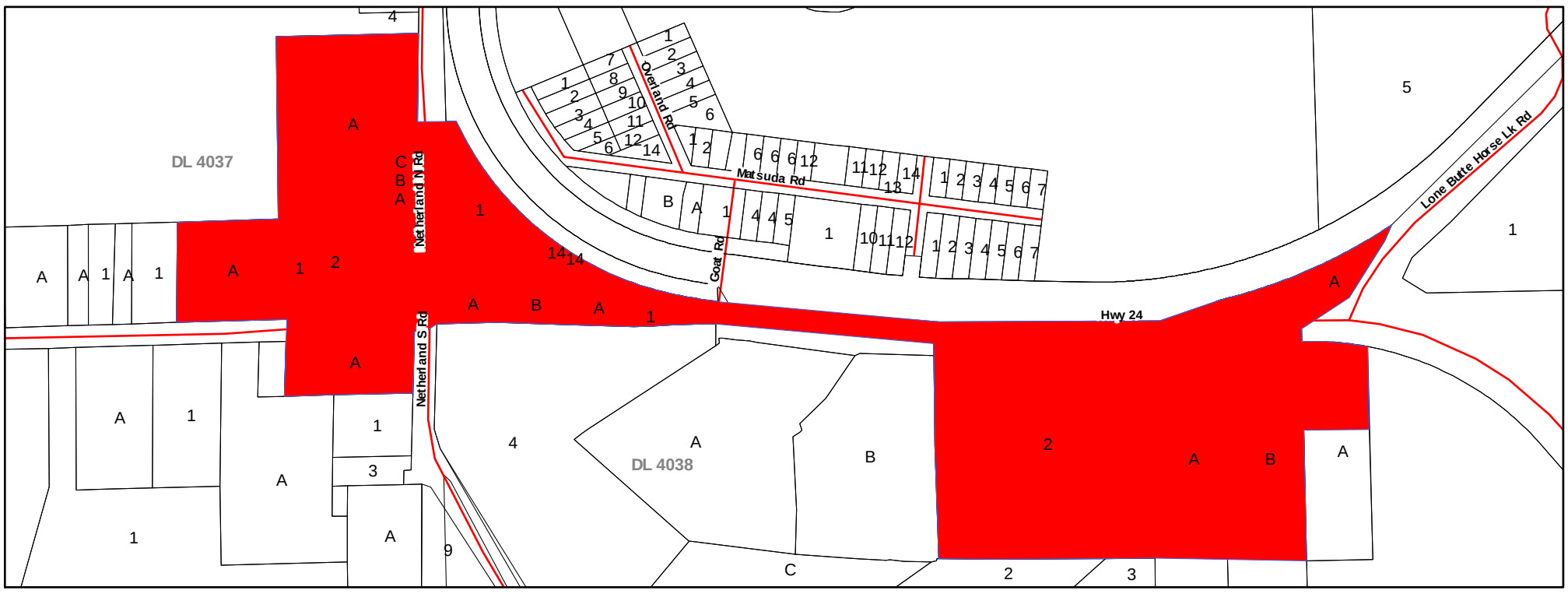


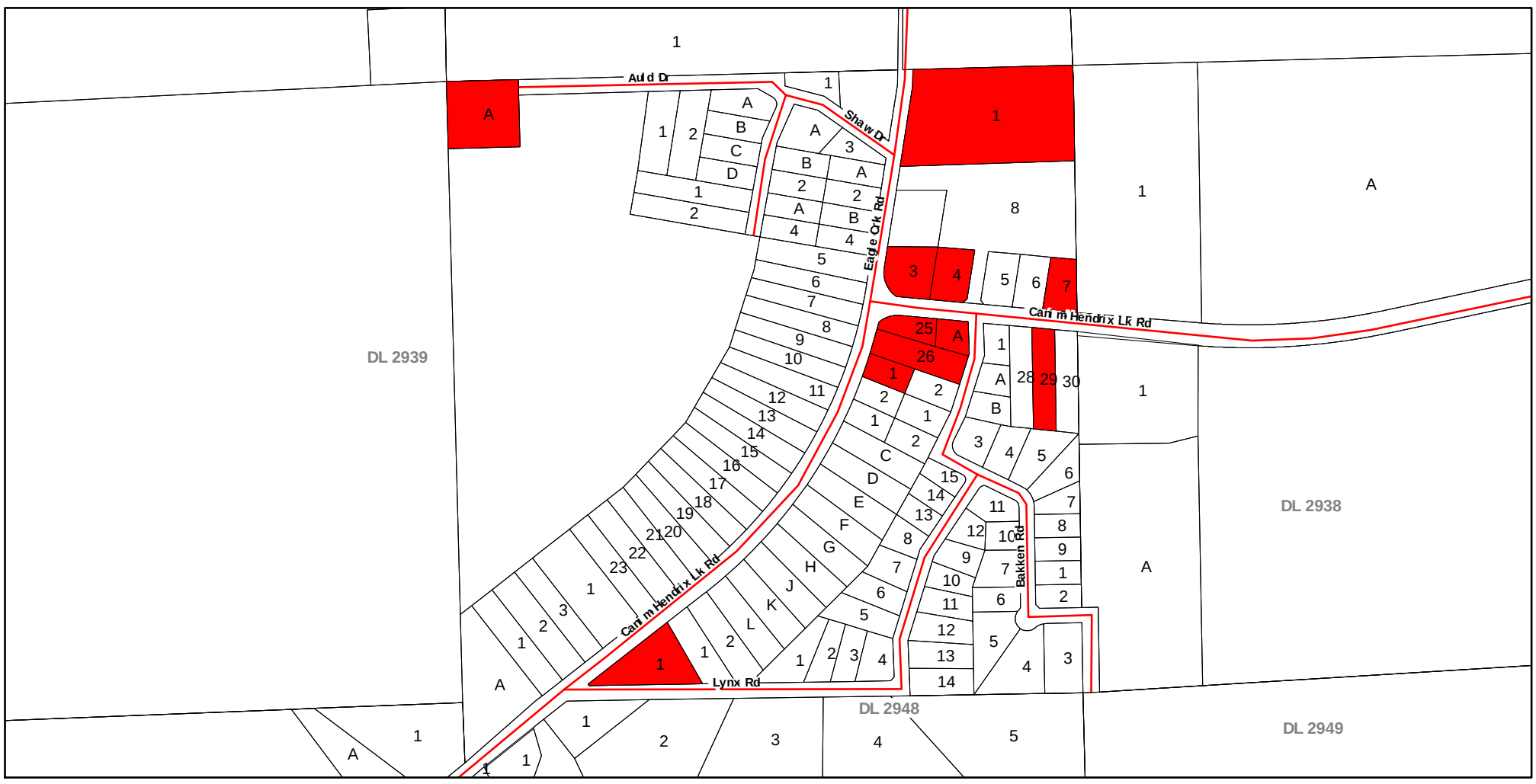
SOUTH CARIBOO AREA OCP

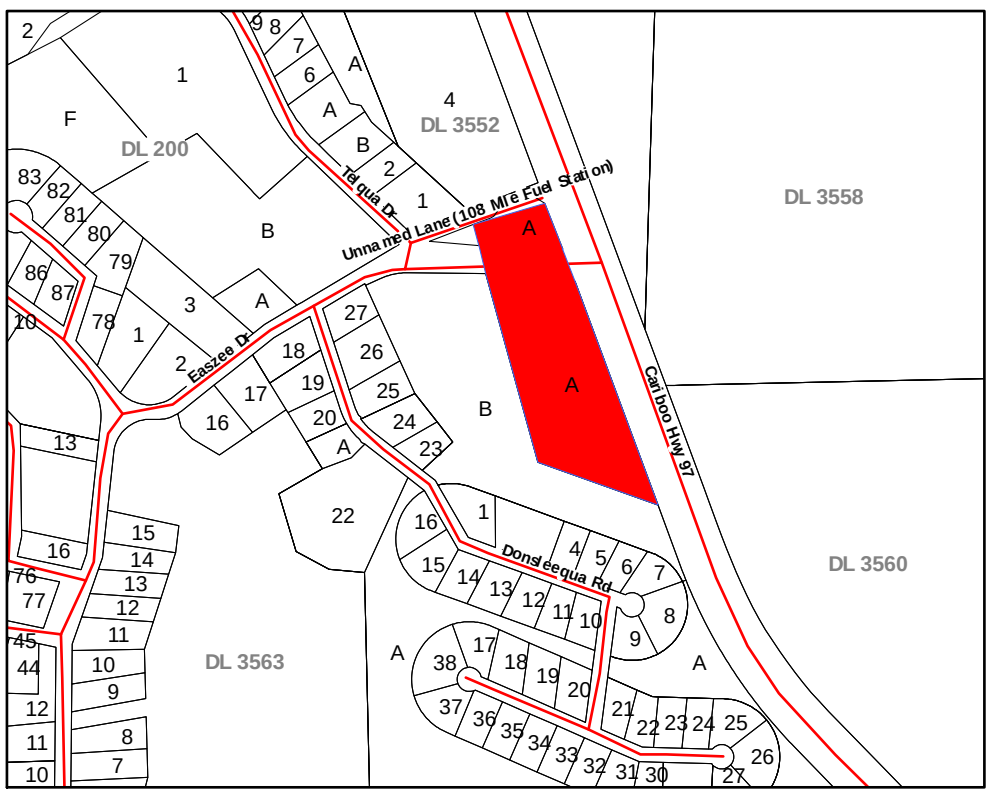
Schedule 'K':
Commercial Development Permit Area

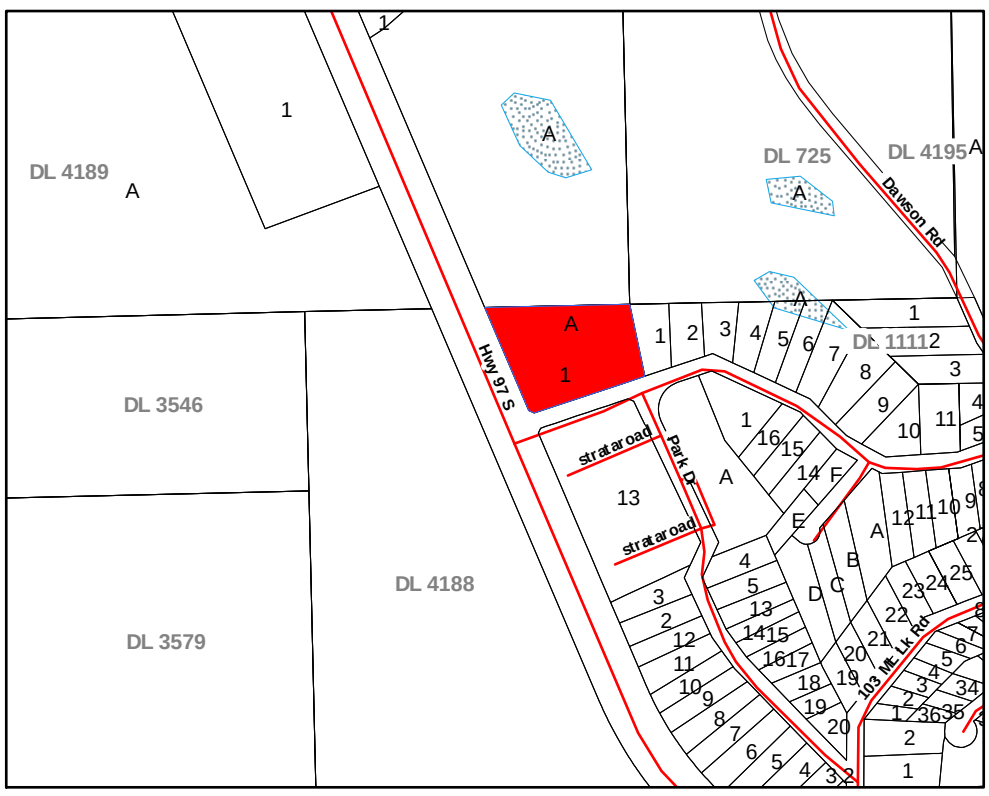
Legend

DEVELOPMENT PERMIT AREA







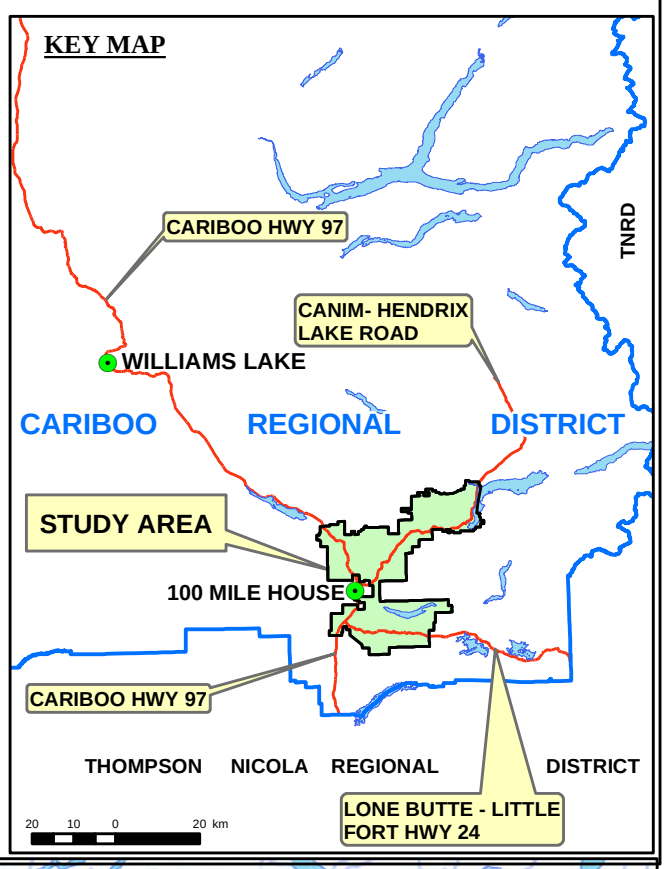


SOUTH CARIBOO AREA OCP

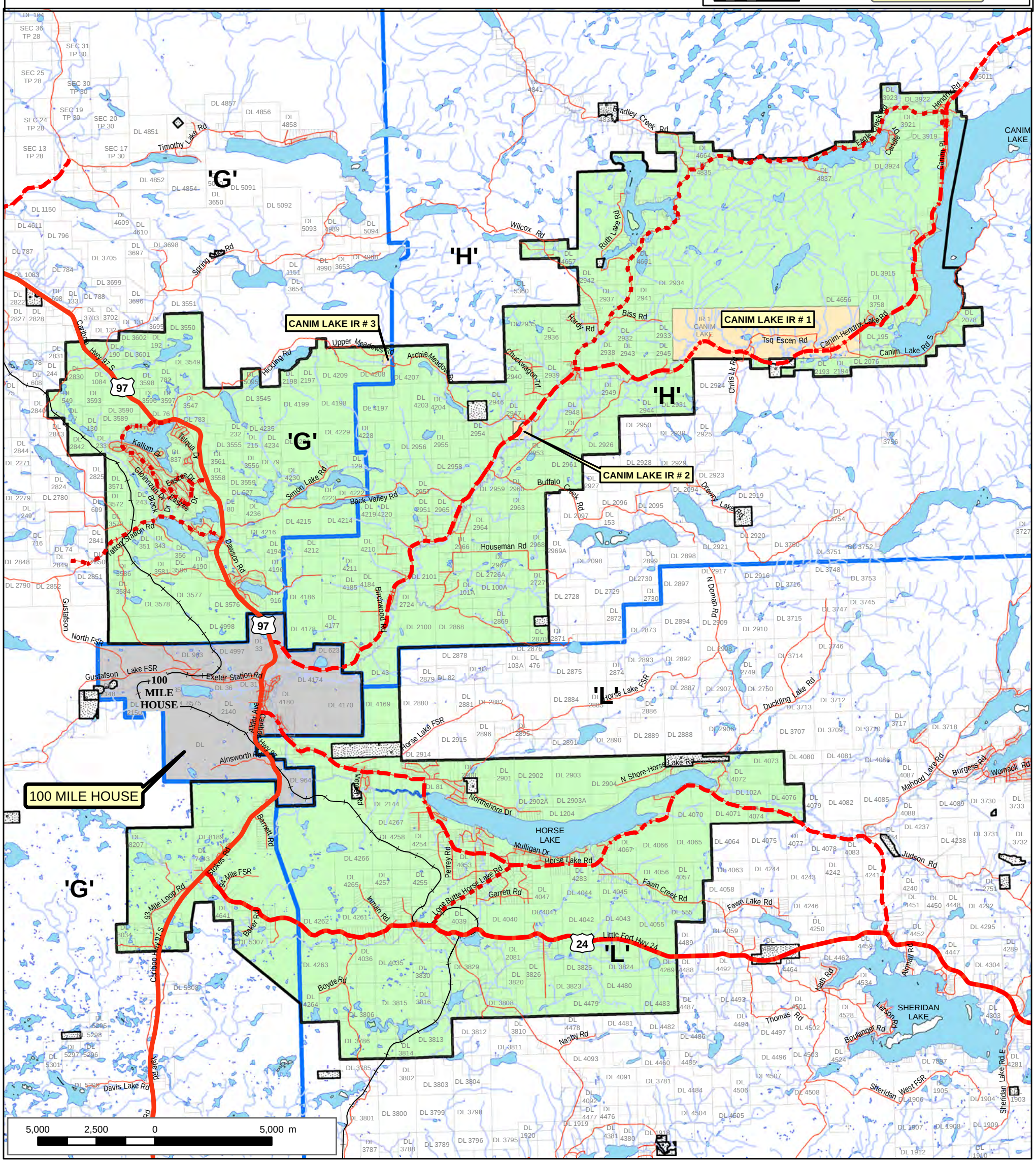
Schedule 'L':
Major Road Network and Gravel Pit Reserves

Legend

- PRIMARY HIGHWAY
- MAJOR COLLECTOR ROAD
- MINOR COLLECTOR ROAD
- ROADS (911)
- RAILWAY
- MINISTRY OF TRANSPORTATION & INFRASTRUCTURE GRAVEL PIT RESERVE
- SOUTH CARIBOO OCP BOUNDARY
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- FIRST NATIONS RESERVE
- STREAMS



N



SOUTH CARIBOO AREA OCP

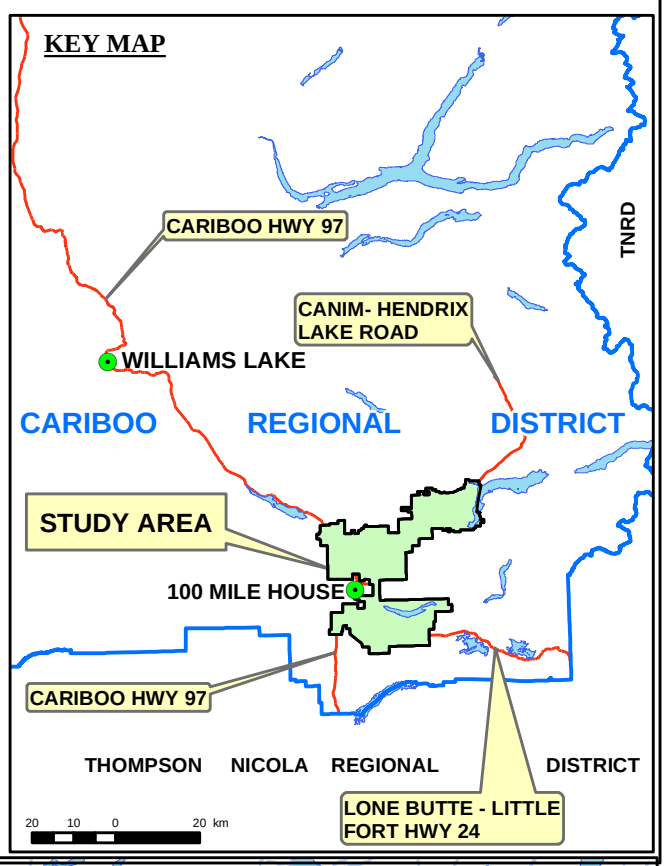
Schedule 'M':
Trails Network

Legend

Trails

- 99 MILE BIKE TRAIL
- 99 MILE CROSS-COUNTRY SKI TRAILS
- 99 MILE HILL SNOWMOBILE TRAIL
- 99 MILE LOW MOBILITY TRAIL
- 99 MILE SNOWMOBILE TRAIL
- 100 MILE SNOWMOBILE TRAIL
- 108 MILE ACCESSIBLE TRAIL
- CROSS COUNTRY SKI TRAIL
- DISTRICT OF 100 MILE HOUSE OCP TRAIL
- FAWN CREEK RECREATION TRAILS (REC6612)
- LAKE TRAIL
- LOW MOBILITY LAKE TRAIL
- LOWER LAKE CROSS COUNTRY SKI TRAILS (REC2933)
- STORMRIDER MOUNTAIN BIKE TRAIL

- FORESTRY RECREATION SITES
- ROADS
- PROVINCIAL PARKS & PROTECTED AREAS
- USE RECREATION & ENJOYMENT OF THE PUBLIC (UREP)
- FIRST NATIONS RESERVE
- PRIVATE LAND
- SOUTH CARIBOO OCP BOUNDARY
- ELECTORAL AREAS - (G, H, L)
- 100 MILE HOUSE
- STREAMS



N

108 MILE LAKE
SEPA LAKE
LOW MOBILITY LAKE TRAIL
LAKE TRAIL
'H'
GREENLEE LAKE
CANIM LAKE
CANIM BEACH PARK
RUTH LAKE PARK
CANIM LAKE IR # 3
LOWER LAKE CROSS COUNTRY SKI TRAILS
CANIM LAKE IR # 1
LOWER LAKE
'G'
CANIM LAKE IR # 2
108 MILE ACCESSIBLE TRAIL
DISTRICT OF 100 MILE HOUSE OCP TRAIL
100 MILE SNOWMOBILE TRAIL
CROSS COUNTRY SKI TRAIL
100 MILE HOUSE
'L'
FAWN CREEK RECREATION TRAILS
DISTRICT OF 100 MILE HOUSE OCP TRAIL
HORSE LAKE
100 MILE HOUSE
STORMRIDER MOUNTAIN BIKE TRAIL
IRISH LAKE
CROSS COUNTRY SKI TRAIL
99 MILE SNOWMOBILE TRAIL
99 MILE LOW MOBILITY TRAIL
99 MILE BIKE TRAIL
99 MILE HILL SNOWMOBILE TRAIL
5,000 2,500 0 5,000 m