



**Date:** 18/05/2023

**To:** Chair and Directors, Cariboo Regional District Board

**And To:** Murray Daly, Chief Administrative Officer

**From:** Nigel Whitehead, Manager of Planning Services

**Date of Meeting:** Cariboo Regional District Board\_Jun02\_2023

**File:** 6520-30

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## Short Summary:

Bouchie-Milburn Neighbourhood Plan – Consideration of Second Reading

Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5418, 2023

Quesnel Fringe Area Zoning Amendment Bylaw No. 5419, 2023

North Cariboo Area Rural Land Use Amendment Bylaw No. 5420, 2023

## Voting:

Satekholder Vote – Unweighted – All Electoral Areas

## Memorandum:

The Bouchie-Milburn Neighbourhood Plan (BMNP) is being brought forward for consideration of second reading following the formal referral to the Agricultural Land Commission. Much of the ALC's staff concerns were addressed through the pre-referral response received in December 2021. In the formal referral response dated March 30, 2023 (see attachment 7), much of the content was informational in nature regarding ALC procedures, policies, and application requirements.

An amendment is proposed in the second reading resolutions to address the ALC concern regarding Section 8.2.1 of the BMNP specifying ALR parcels under 0.81 hectares (2 acres) in size.

The following change is proposed to Quesnel Fringe Area OCP Amendment Bylaw No. 5418:

Removing “over 0.81 hectares (2 acres) and” from Section 8.2.1. Agricultural Policies.

The ALC response also recommends further policy discussion around agricultural edge planning and buffering. Planning staff note that the CRD Agricultural Policy addresses these issues. The BMNP is intended to focus on neighbourhood specific topics and not repeat OCP or region-wide policy intentions.

Finally, under the heading “Other Comments” in the ALC response, concern is raised regarding Rural Residential designations in comparison to Agricultural designations, and the related policy

in the Quesnel Fringe Area OCP prohibiting Rural Residential subdivisions of Agricultural designated land. Planning staff note that the Rural Residential designations of ALR land within the BMNP recognize existing lot densities, and do not allow for, nor are interpreted to indicate, future subdivision of ALR lands. Accordingly, no edits are proposed on this matter.

Should the proposed bylaws receive second reading, staff will schedule a public hearing.

### **Attachments:**

1. BL 5418 – Quesnel Fringe Area Official Community Plan Amendment
2. BL 5418 – Schedule “A” – Bouchie-Milburn Neighbourhood Plan
3. BL 5418 – Schedule “B” – Quesnel Fringe Area OCP Maps
4. BL 5419 – Quesnel Fringe Area Zoning Amendment Bylaw
5. BL 5420 – North Cariboo Area Rural Land Use Amendment Bylaw
6. Public Engagement Event Summaries
7. Agricultural Land Commission Referral Comments
8. Agenda Item Summary from First Reading

### **Financial Implications:**

None anticipated. Staff have reviewed the proposed Neighbourhood Plan in relation to the current and proposed five-year financial plans and have found no conflict or concerns.

### **Policy Implications:**

Staff have reviewed the proposed Neighbourhood Plan in relation to the current Solid Waste Management Plan and have found no conflict or concerns.

In accordance with Section 478 of the Local Government Act, all bylaws enacted or works undertaken by the Board must be consistent with the relevant Official Community Plan.

### **Alignment with Strategic Plan:**

- ☐ **Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- ☐ **Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- ☒ **Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- ☐ **Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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### **CAO Comments:**

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### **Options:**

1. Endorse recommendations;
2. Deny;
3. Defer.

### **Recommendation:**

**#1:** That the agenda item summary from Nigel Whitehead, Manager of Planning Services, dated May 18, 2023, regarding the Bouchie-Milburn Neighbourhood Plan, be received.

**#2:** That Schedule “A” of Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5418, 2023 be amended as follows:

Removing “over 0.81 hectares (2 acres) and” from Section 8.2.1. Agricultural Policies.

**#3:** That Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5418, 2023 be read a second time, as amended, this 2<sup>nd</sup> day of June 2023.

**#4:** That Quesnel Fringe Zoning Amendment Bylaw No. 5419, 2023 be read a second time, this 2<sup>nd</sup> day of June 2023.

**#5:** That North Cariboo Area Rural Land Use Amendment Bylaw No. 5420, 2023 be read a second time, this 2<sup>nd</sup> day of June 2023.