



Bouchie-Milburn Neighbourhood Plan

“APPENDIX A” of Quesnel Fringe Area
Official Community Plan Bylaw No. 4844



Preamble

It is recognized that the Bouchie-Milburn Neighbourhood Plan area is within the traditional territories of the Nazko First Nation, the Lhtako Dené Nation, and the T̓silhqot'in Nation. This plan is without prejudice and is not intended to be used to define and/or limit Indigenous and Treaty Rights and Indigenous Title of First Nations in British Columbia.

Acknowledgements

The Bouchie Milburn Neighbourhood Plan (BMNP) has been a collaborative process, with the general public as important contributors. Their input throughout the planning process has helped shape the plan. The following are especially acknowledged:

BMNP Steering Committee

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Organizations/Associations/Special Thanks

Friends of Bouchie Milburn Society, Community Planning Team
Heloise Dixon-Warren – for Bouchie-Milburn history

Acronyms

The following acronyms are used in this document.

Acronym	Name
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
ALUI	Agricultural Land Use Inventory
BLWSS	Bouchie Lake Watershed Stewardship Society
BMNP	Bouchie-Milburn Neighbourhood Plan
CRD	Cariboo Regional District
MOTI	Ministry of Transportation and Infrastructure
NDIT	Northern Development Initiative Trust
NHA	Northern Health Authority
OCP	Official Community Plan
OHV	Off-Highway Vehicle
QFOCP	Quesnel Fringe Area Official Community Plan
RSTBC	Recreation Sites and Trails BC
UREP	Use, Recreation, Enjoyment of the Public

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Milburn Lake in Fall - photo Peggy Smith



Introduction & Development of Neighbourhood Plan

1. Introduction

1.1. Purpose

The Bouchie-Milburn Neighbourhood Plan (BMNP) is attached to and forms part of the existing Quesnel Fringe Area Official Community Plan (OCP) Bylaw No. 4844, 2013 as Appendix A. The Bouchie-Milburn Neighbourhood Plan applies to areas shown on BMNP Map A, and identifies a strategic approach to future development, environmental issues, and other land use related priorities that are identified by the community.

The intent of the BMNP is to focus on neighbourhood specific development topics, refining land use designations, and directing future zoning amendments to better align with current development trends and community desire. Topics of concern that apply uniformly across the entirety of the Quesnel Fringe Area OCP may be noted within the BMNP, but should be addressed at the time of future OCP updates. An example would be policies addressing wildfire risk, as this risk exists across the regional district, and is not specific to the Bouchie-Milburn neighbourhood.

1.2. OCP Context

The BMNP Area is located within the Quesnel Fringe Area Official Community Plan (QFOCP) area. The Quesnel Fringe Area OCP was adopted in 2014. QFOCP policies relevant to the Bouchie-Milburn Neighbourhood Plan area were considered and/or amended as necessary, based on the BMNP development.

The QFOCP addresses higher level development issues such as wildfire and geotechnical hazards, fringe area-wide geotechnical concerns, climate change, and broader land use policy direction. Both the Quesnel Fringe Area OCP and the Bouchie-Milburn Neighbourhood Plan apply to lands within the BMNP area.

1.3. Plan Area

The BMNP plan area is comprised of approximately 4,950 ha (12,232 ac.). It is rural in nature and most commonly referred to as Bouchie Lake and/or Milburn Lake. The area is primarily comprised of lakeshore residential, rural residential, agricultural, and resource-based land uses. Parcel sizes vary greatly from 660 sq. m. to 221 ha. The community core (aka “downtown Bouchie Lake”) is centred around the junction of the Nazko Hwy and Blackwater Road, located approximately 10 km from downtown Quesnel. This location contains numerous community facilities (e.g. firehall, community hall, elementary school, community park) and a small number of commercial businesses.

Although Bouchie-Milburn residents rely on the services provided within the City of Quesnel, they maintain a strong sense of unique community identity, seeing themselves as separate from Quesnel. The handful of commercial businesses located along the Nazko Hwy and Blackwater Road act as important community gathering points, further strengthening the sense of community.

1.4. Neighbourhood History

Thanks to Heloise Dixon-Warren for providing the following history:

The communities of Bouchie Lake - Milburn Lake have an interesting history. Long before the voyageurs and settlers arrived, the area was used by First Nation peoples for hunting, fishing, and berry picking. Both Bouchie Lake and Milburn Lake are within the Traditional Territory of the Lhtako Dene.

Bouchie Lake was known as “Six Mile Lake”. To some the “hill” is still known as “Six Mile Hill”. Bouchie Lake is named after the “Boucher” family; a surname that one still hears in the area. William Walker Boucher (“Billie Bouchie”), one of the younger sons of Jean Baptiste Boucher (“Waccan”), a Metis Voyageur, and Nancy McDougall who was born in Fort Alexandria in 1828 (1933). As a young man, he was employed for the Hudson Bay Co. at Fort Alexandria and later as a courier, travelling between Fort St. James and Steveston. Lizette was born in 1842 in Fort George; she also was Metis. Billie and Lizette married in 1864 and lived in Quesnelle Mouth where they pre-empted land on the Fraser River’s west bank. Billie was the ferry man transporting people and freight across the Fraser River. Billie and Lizette had seven children.

On May 27, 1902, Billie and Lizette pre-empted 320 acres in “Bouchie Lake” as they wanted more land. Travel into the area was via the Collins Overland Telegraph Trail. They paid \$1.00 per acre for (District) Lot 729 and by doing so, became “Bouchie District’s” first permanent settlers. District Lot 729 is transected from south-east to north-west by the “Telegraph Trail” which today is the Blackwater Road. Billie and Lizette resided on the farm in Bouchie Lake until 1914.

Milburn Lake is named after George Milburn (1882 - 1970) who was born in the United Kingdom. He held many government positions over the years. He was a Magistrate, Northern British Columbia Government Agent, a Land Commissioner, a Registrar for Supreme & County Courts, a Gold Commissioner, and a Judge of the Court of Revision. While in Quesnel as the Government Agent, a friend of his surveyed areas of the “Bouchie District” and named an unnamed lake “Milburn Lake”. George’s granddaughter, Elizabeth Milburn Staats lives in Bouchie Lake today.

Following Billie and Lizette, other families moved into the area. Stores, schools, rodeo grounds, and halls were constructed. At one point, both Bouchie Lake and Milburn Lake had their own halls and schools. Many of the roads in Bouchie - Milburn reflect the presence of these families - Rawlings, Waccan, Sanford, Norwood, Vernon, Paley, Booth Roads, and Armstrong Crescent. Today the area is well known for its rural living, the lakes, fishing, horseback riding, the local businesses and recreation structures, and the friendly community.

1.5. Plan Development Summary

Development of the BMNP was conducted by CRD staff, with oversight from a project steering committee. The BMNP Steering Committee is made up of Electoral Area B Director, Advisory Planning Commission members, and additional plan area residents, including a representative from the Friends of Bouchie-Milburn Society’s Community Planning Team. The steering committee provided advice to CRD staff on the overall direction and focus of the project, meeting numerous times during the plan development.

A robust community engagement program was conducted in 2019, through 2022, which included public surveys, project newsletters, staff attendance at community events, public meetings and a formal public hearing. Public engagement and final adoption of the plan was delayed multiple times due to the COVID-19 global pandemic. The draft plan was referred to government agencies, First Nations, and local community for feedback. Final revisions were made and brought to the Board for adoption of the plan.

1.6. Community Values and Priorities

Through the initial phases of community engagement and plan development, the following community values and priorities were established.

1.6.1. Community Values

Community Values were determined from the first project survey and feedback from the project steering committee. The top five values were:

- 1) Rural Lifestyle
- 2) Friendly and Welcoming Community
- 3) Access to Recreation Opportunities
- 4) Affordable Housing
- 5) Agriculture and Ranching Opportunities

Other community values included: low cost of living; community events; opportunities to work nearby; community history; natural environment; resource opportunities (i.e. forestry, mining); and commercial opportunities.

1.6.2. Community Priorities

Community priorities were also established through the initial survey and steering committee feedback and include:

- 1) High speed internet and cell service (Telecommunications)
- 2) Water quality protection of Bouchie and Milburn Lakes
- 3) Supporting community facilities and events
- 4) Improving recreation opportunities
- 5) Maintaining and protecting agricultural lands

Other community priorities included: reducing natural hazards through land use (e.g. fire smart, landslide, flood protection regulations); community policing; improving and expanding infrastructure (e.g. water, sewer, garbage, recycling); improving pedestrian safety; heritage conservation; increasing commercial and economic development; climate change adaptation; increasing housing options and residential development; road improvements; and environmental preservation.



Bouchie-Milburn Community Park, at the junction of Nazko Hwy and Blackwater Road.

Demographic & Development Trends



2. Demographic & Development Trends

2.1. Background Research Timeline & COVID-19 Note

Most of the background research conducted to establish the trends discussed in this section was completed in 2019 and 2020. Data analysis was primarily based on 2016 Census data, 2018 CRD development data, and BC stats data available as of 2019. Due to the COVID-19 global pandemic, completion of the project was delayed. Limited 2020 Census data was released near completion of BMNP drafting in early 2022. A preliminary analysis of the 2020 Census data indicates no significant variation from the projections completed in 2019 and contained within this chapter.

It is noted that anecdotally much of rural BC, including the Bouchie-Milburn area, experienced increased real estate interest during late 2020 and throughout 2021. If this trend continues, it may skew development projections to the higher end of those discussed in this chapter.

2.2. Current Population Estimate

The average 2016 Census household population within the plan area is 2.3 people per household. This is consistent with the 2016 average household size of 2.3 in both Electoral Area B and the entirety of the CRD, and compares to the B.C. average of 2.4.

CRD data as of May 2019 indicate 833 house points within the plan area. Multiplied by an average household size of 2.3 produces a 2019 population estimate of 1,916 people.

2.3. Population Profile

The age distribution of the population of Electoral Area B is consistent with the expected distribution of a rural residential area of Interior BC, being overall older than the provincial average. Of note in Area B, the 45-74 age ranges are higher than the provincial proportions, and the 20-44 age ranges are lower than the provincial proportions. Although the study area consists of a higher proportion of older residents, it is interesting to note the child to youth age group (0-19 years) is comparable to or slightly exceeds the provincial proportion. With an elementary school, affordable property values, and general proximity to Quesnel, the Bouchie-Milburn area has attractive qualities for raising a young family which may be attributed to this indicator.

The highest age brackets (75-100+ years) in Area B taper off more quickly than the CRD profile, indicating a lower proportion of the most elderly population residing in Area B. This is likely due to the distance to care services in Quesnel and large rural lot sizes which require more maintenance than is usually desired or feasible for older population groups.

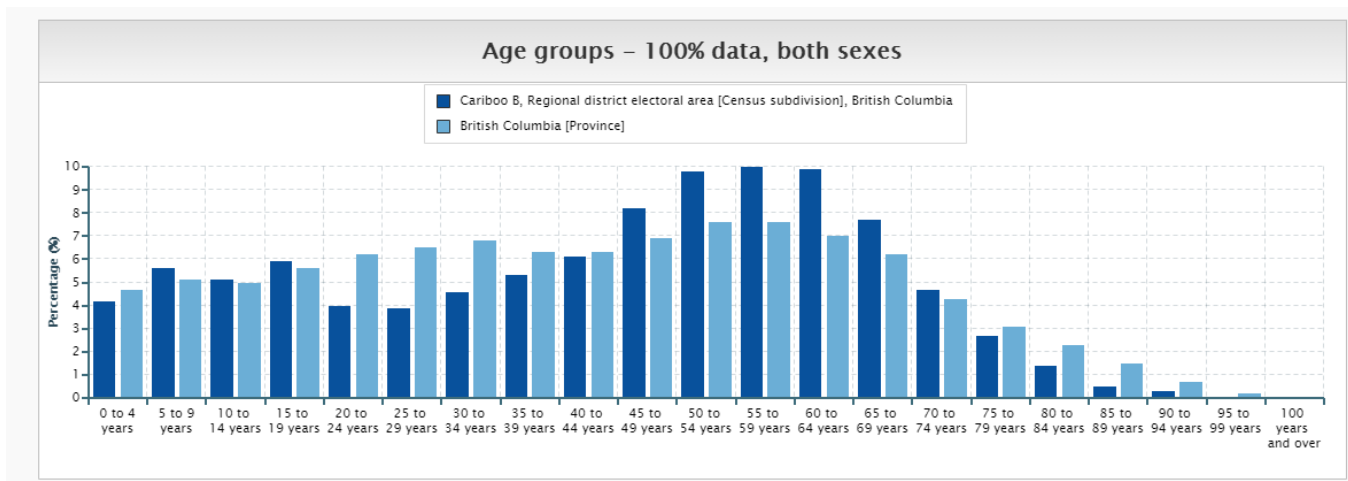


Figure 1. Electoral Area B Population Age Distribution against Provincial Distribution (2016 Census – Statistic Canada Image – accessed July 15, 2019)

2.4. Development Trends

Between 2011 and 2018, annual building permits within the study area range from six to 19 per year. Annual permits issued may show a cyclical trend, increasing from 2011 to 2013, with a steady decrease from 2013 to 2016, and showing an upward trend again from 2016 through 2018 (Figure 2).

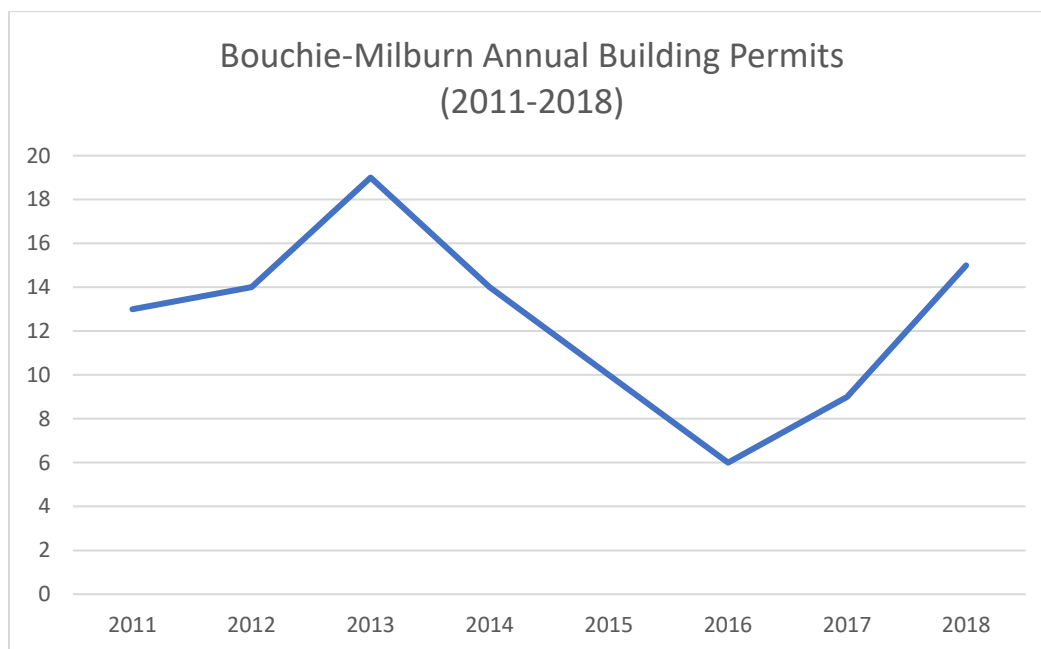


Figure 2. Total Annual Building Permits (2011 to 2018)

A total of 22 building permits for new dwellings (including single family dwellings, mobile homes, and modular homes) were issued over the eight-year period of 2011 through 2018, representing an average 2.75 new dwellings per year. However, over the same period, a total of 14 dwellings were demolished, representing an average of 1.75 dwelling units demolished annually. This trend (shown in Figure 3) results in a net average increase of 1.0 dwelling units per year within the study area. These numbers show a general trend of renewal of an older building stock and are supported by the generally stable total population. It also indicates that there may be limited demand for new subdivision.

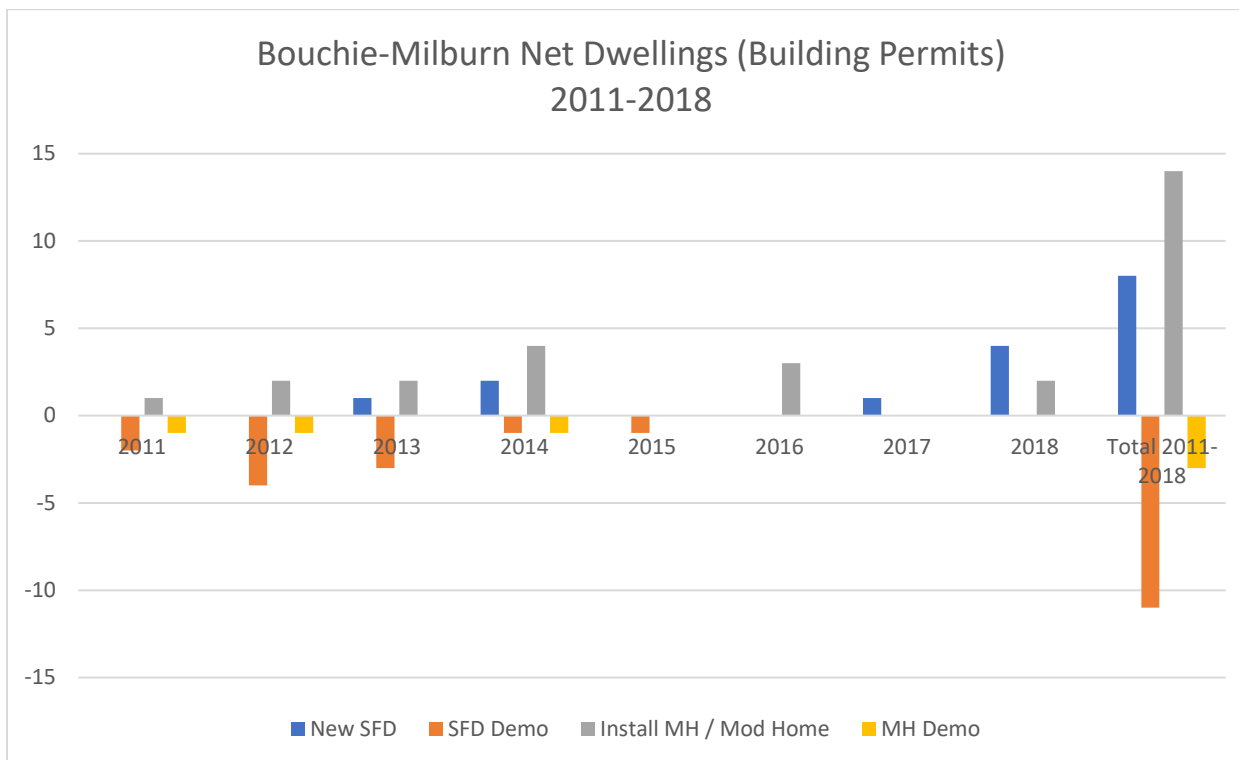


Figure 3 - Bouchie-Milburn Net New Dwelling Units 2011-2018

2.5. Population Projections

Based on historical population trends and development trends within the study area, three projected linear growth rate scenarios are indicated for use in the BMNP (Figure 4). A complete discussion on population projections is contained within the Bouchie Milburn Neighbourhood Plan Technical Background Report.

A moderate growth rate scenario of 0.5% represents an average of two estimated 2018 BC Stats rates (City of Quesnel and CRD Unincorporated Areas) and the BC Stats growth rate projection (2013-2018 PEOPLE) for the Cariboo Development Region. (The Cariboo Development Region is a BC Stats amalgamation of the Cariboo Regional District and Regional District of Fraser-Fort George.) An average of the three rates was selected given the plan area is likely impacted by economic trends in all three areas.

A slow growth rate scenario of 0.1% most closely represents growth based on CRD building permit data from 2011 to 2018. The rate is based on net new dwelling starts (see Section 2.3), indicating an average annual net increase of one dwelling unit per year during years 2011 to 2018, inclusive. Based on an average household size of 2.3 people and an estimated study area population of 1,916, this represents an approximate 2.3 person, or 0.1% annual growth rate.

The 0.6% annual decline scenario is shown, representing the population change of the combined 2016 Bouchie Area census dissemination areas, averaged equally over the five years between censuses. Considering the cyclical population trends indicated by the 2001, 2006, and 2011 censuses, it is important to show a population decline scenario, which may occur based on these long-term trends.

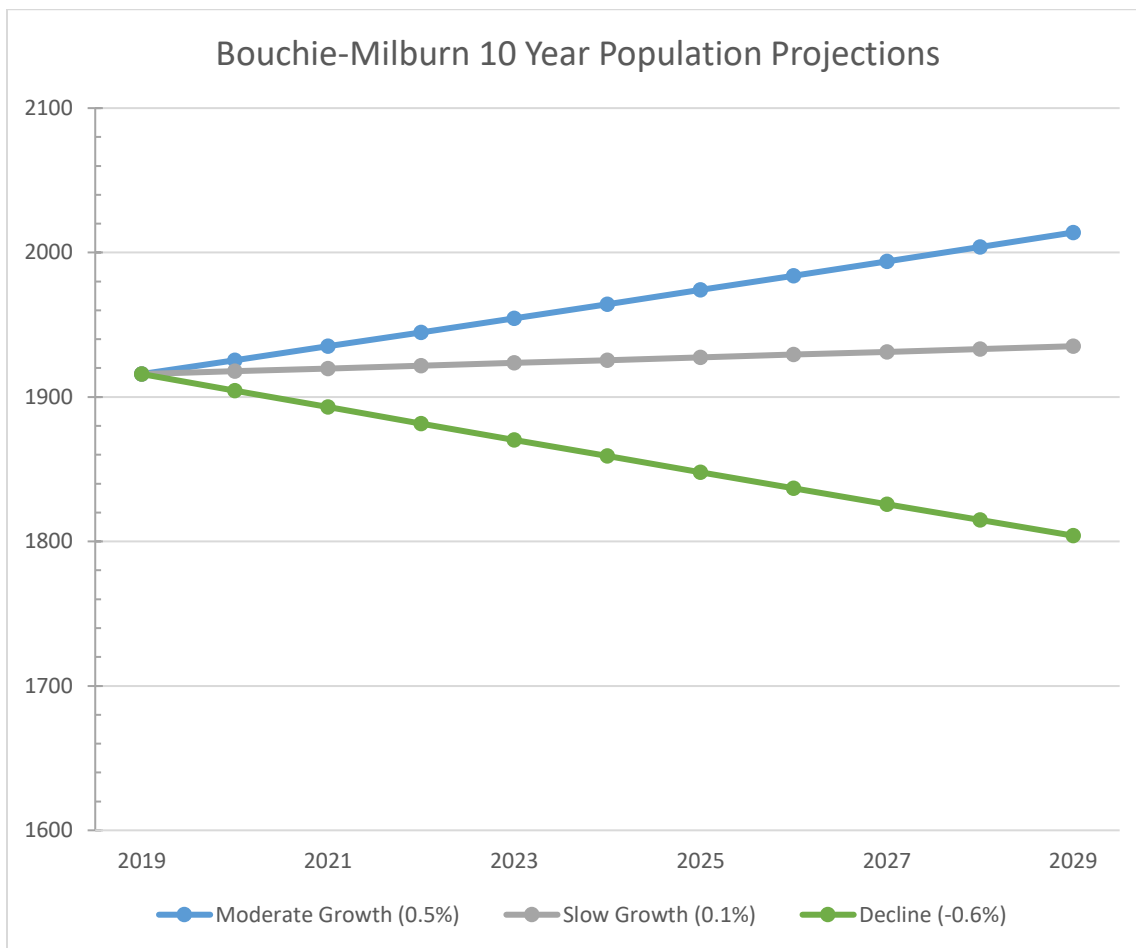


Figure 4 - Bouchie-Milburn 10 Year Population Projections

2.6. Projected Residential Demand

Table 1 summarizes projected five- and ten-year population change based on each of the three growth rate scenarios. The ten-year population change indicates a continued, relatively stable population, with projected population change varying from +98 to -112 residents.

Based on the three projected growth rates and an average household size of 2.3 people, dwelling unit demand is projected at five and ten-year instances (Table 1). Five-year dwelling unit demands range from a demand for 21 new dwelling units under the moderate growth scenario to an excess of 25 dwelling units under the population decline scenario. The slow growth scenario projects a demand of four new dwelling units over five years. The ten-year projection ranges between a demand for 43 new units (moderate growth) to 49 excess units (population decline), and a demand for 8 new units under the slow growth projection. It is most likely these needs would be addressed through a mix of single-family dwellings (including manufactured homes), secondary suites, and carriage houses. Based on results of the North Cariboo/City of Quesnel Housing Needs Assessment, Gap Analysis and Action Plan, there is an anticipated need for seniors-suitable housing within the plan area. This is further discussed in Chapter 3 of the BMNP.

Table 1. Projected Population and Dwelling Unit Demand

Growth Rate Projections		5 Year Population Change	5 Year Dwelling Unit Demand	10 Year Population Change	10 Year Dwelling Unit Demand
Moderate Growth	0.5%	48	21	98	43
Slow Growth	0.1%	10	4	19	8
Decline	-0.6%	-57	-25	-112	-49

Diversified & Affordable Housing



3. Diversified & Affordable Housing

In November 2019 the North Cariboo Housing Needs Assessment, Gap Analysis and Action Plan was completed for the CRD Board and City of Quesnel. The report covers CRD Electoral Areas A, B, C, I, and the City of Quesnel. The report reviews and assesses existing development-related regulations, population, socio-economic and employment trends, housing market characteristics, and development costs in the area. The report then estimates current and projected housing needs by dwelling type, identifies priority strategies to address current and anticipated gaps in the housing supply, and creates an action plan to address housing needs faced in the plan area. The development of the report included engagement with housing stakeholders and the broader community.

The North Cariboo Housing Needs Assessment, Gap Analysis and Action Plan meets the requirements of Division 22 of the *Local Government Act*, which prescribes local government obligations to develop and publish Housing Needs Reports on a regular basis (first report by April 2022, then every five years thereafter). The amendments to the Quesnel Fringe Area OCP and the development of the BMNP has considered the North Cariboo Housing Needs Assessment, Gap Analysis and Action Plan in accordance with Section 472(2.1) of the *Local Government Act*.

The following key points which have relevance to the BMNP area are summarized below:

1. Working age population share will continue to decline. Working age population will continue to increase in average age, and retirement age group will continue to increase in the population share.
2. Indigenous population is growing at a higher rate than the general population. This will likely result in an increasingly diverse youth and working age population in the region.
3. Average household size has steadily decreased from 2.6 in 1991 to 2.2 in 2016.
4. Primary housing form in the North Cariboo is single family detached dwellings.
5. Seniors-maintained housing in the North Cariboo is projected to increase by 47 households per year.
6. North Cariboo has a higher ownership rate of occupied dwellings (77%) compared to City of Quesnel (63%) and B.C. (72%).

Identified gaps in the housing market include:

1. lack of serviced, desirable lands;
2. rapidly aging population;
3. declining household sizes;
4. slow population growth; and,
5. local affordability.

“In North Cariboo, many survey respondents and interviews with stakeholders indicated there is a demand for a gated strata community for seniors where maintenance and snow removal would be included. Ideally, respondents repeatedly asked for one-storey, smaller units with little to no maintenance. Many respondents also desired a cohousing development, specifically for seniors in some responses. Cohousing can reduce the market-rate cost of ownership by 10 to 20 percent because the future residents can act as their own developer, removing the developer’s fee from the total cost. Cohousing may increase the independent-living years of senior residents by roughly ten years, and thus would relieve the growing pressure on local healthcare providers such as NHA.” (p. 62, North Cariboo Housing Needs Assessment, Gap Analysis and Action Plan)

Community feedback during plan development, as well as in the Housing Action Plan, expressed a need and desire for older residents to downsize to properties that require less maintenance, yet remain in their same neighbourhood. A gradual population shift from larger acreages to smaller units, possibly in a shared strata model, would free up larger houses in the local real estate market to allow younger families to move into the neighbourhood. This should be encouraged to ensure community vitality and a sustainable school-aged population to maintain Bouchie Lake Elementary.

3.1. Diversified & Affordable Housing Objectives

- 3.1.1. Support a sensitive and deliberate approach to diversifying the housing stock, while mitigating impacts on neighbouring land uses and retaining the rural character of the plan area.
- 3.1.2. Develop housing forms that allow for independent seniors to transition from larger acreages to properties which require less maintenance while remaining in the community.
- 3.1.3. Direct housing forms which require resident support services to locate within the City of Quesnel where such services are available.

3.2. Diversified & Affordable Housing Policies

- 3.2.1. The CRD will work to implement the North Cariboo Housing Action Plan as it applies to rural areas specifically within the BMNP area context.
- 3.2.2. The CRD will support continued Northern Development Initiative Trust (NDIT) funding for a North Cariboo housing planner. The CRD will encourage the housing planner to develop pro-forma information providing example construction costs of various housing forms within the plan area.
- 3.2.3. The parcel which forms the Remainder of District Lot 4499 is identified on BMNP Map B as a “Special Infill Parcel.” Due to its level terrain, size and location at the core of the community, this parcel is identified as a high priority for future development of market or below-market rental or ownership housing, including co-housing models – particularly geared towards independent seniors and young professionals/families.
 - 1) Development proposals on this site shall comply with Multi-family Residential policies found in the Quesnel Fringe OCP and in Chapter 9 (Land Use Designations) of the BMNP.
 - 2) The CRD will encourage the property owner to set aside a portion of the property to be developed for diversified housing by a local community group or public agency.
 - 3) The CRD will encourage BC Housing to consider funding for a trial development on this parcel, or other feasible parcels within the BMNP area.

- 4) The CRD will consider zoning bylaw amendments on this parcel which consider and encourage residential tenancy restrictions and/or density provisions for affordable housing in accordance with Sections 481.1 [Residential rental tenure] and 482 [Density benefits for amenities, affordable housing, and special needs housing] of the *Local Government Act*.
- 3.2.4. The CRD will encourage the establishment of a community group to lead the development of market or below-market rental or ownership housing, including co-housing models, and geared towards independent seniors and young professionals/families. If established, the CRD will consider the possibility of financial support for this group.



4. Community Facilities & Events

Community facilities and events support the social bonds which strengthen a community and keeps it healthy. A socially active community helps residents establish a sense of place within the community. There are numerous health benefits to a socially active community. The Bouchie-Milburn area has a highly involved community, supporting a quality of life centred around rural, outdoor living. Continuing to support opportunities for participation helps to drive a strong community spirit and quality of life for all residents within the plan area.

The community core, surrounding the Blackwater and Nazko Road intersections, is served by a number of facilities including:

- Community Hall
- Bouchie Lake Volunteer Fire Department
- Community Hall Grounds – Outdoor ice rink, two equestrian riding arenas, and baseball diamonds
- Bouchie-Milburn Community Park
- Bouchie Lake Elementary School

The Bouchie Lake Recreation Commission (BLRC) is funded through the North Cariboo Recreation and Parks service of the CRD, which is delivered through a management agreement between the CRD and the City of Quesnel. BLRC members are appointed by the CRD Board. Activities of the BLRC are specified in the Bouchie Lake Recreation Commission Bylaw No. 4918 and includes operating and maintaining the Bouchie Lake Hall (including its various facilities: outdoor ice rink, riding arenas, and ball park), the Claymine trails property, and the Bouchie-Milburn Community Park. The commission's budget is reviewed and approved annually by the CRD Board of Directors.

4.1. Community Facility & Events Objectives

- 4.1.1. Continue to support and encourage strong community involvement and social interaction in the community.
- 4.1.2. Recognize recreation facilities, commercial businesses, and Bouchie Lake Elementary School as key community gathering places.
- 4.1.3. Advocate and support a built environment that encourages safe social interaction in the community.

4.2. Community Facility & Events Policies

- 4.2.1. The CRD will continue to support the Bouchie Lake Recreation Commission in its delivery of community services at the Bouchie Lake Community Hall and Grounds, and Claymine Trails.
- 4.2.2. The CRD will continue to support not-for-profit societies in delivering events and infrastructure development which supports community interaction.
- 4.2.3. The CRD will support and advocate for desired infrastructure improvements which improves safety and access of students and the broader community to Bouchie Lake Elementary School and the Community Hall and Grounds. This includes improved active transportation/pedestrian infrastructure at the Nazko Hwy, Blackwater Rd, Bonny Rd, Centennial Rd, and Bartkow Rd intersections. See also policies in Chapter 6 - Transportation and Recreation.



Annual community Halloween event at the Bouchie Lake Hall and Grounds



5. Natural Environment

The BMNP area is located within a rolling forested benchland located above and west of the Fraser River and City of Quesnel. The landscape generally rises from east to west up to Milburn Mountain. The area consists of sub-boreal forest, primarily dense coniferous forests (spruce and pine) with intermixed deciduous species (aspen, cottonwood, birch). The climate is consistent with northern interior BC, with four distinct seasons. The undulating terrain supports numerous wetlands and meandering creek drainages into Milburn and Bouchie Lakes. Bouchie Lake outflows into Bouchie Creek, draining east to the Fraser River. Both lakes have low flushing rates and low volumes of water, leading to a high sensitivity to development and nutrient loading.

Bouchie-Milburn residents expressed a strong appreciation of the natural environment in which they live. Water quality of the Bouchie/Milburn Lakes watershed has been an ongoing concern. The B.C. Ministry of Environment and Climate Change Strategy, the CRD, and community groups have been actively working together to improve the water quality within the watershed, with particular emphasis on Bouchie Lake, which has seen a noticeable decline in quality since the late 1980's. There have been ongoing concerns with aging and possibly failing septic systems on parcels surrounding the lakes.

Within the plan area are known heron nesting sites and the lakes are used by the BC red-listed (endangered) American White Pelicans for feeding during the spring and summer nesting season when they nest on more remote lakes further west.

Active landslide areas are noted along the eastern portions of plan area, dropping down to the Fraser River. There are some steep slope (moderate hazard) areas running generally in north-south bands through western portions of the plan area.

Overall, preserving the environmental integrity of the plan area is an important community value which contributes to the quality of life of residents.

5.1. Natural Environment Objectives

- 5.1.1. Encourage collaboration between stakeholder groups and government agencies to improve the water quality of Bouchie and Milburn Lakes. Stakeholders include, but are not limited to: Ministry of Environment and Climate Change Strategy; Ministry of Forests, Lands, Natural Resource Operations and Rural Development; Ministry of Agriculture, Food and Fisheries; Recreation Sites and Trails BC; Bouchie Lake Watershed Stewardship Society; and Baker Creek Enhancement Society.
- 5.1.2. Reduce impacts of residential and agricultural land uses on lake water quality.
- 5.1.3. Support ongoing monitoring of lake water quality.

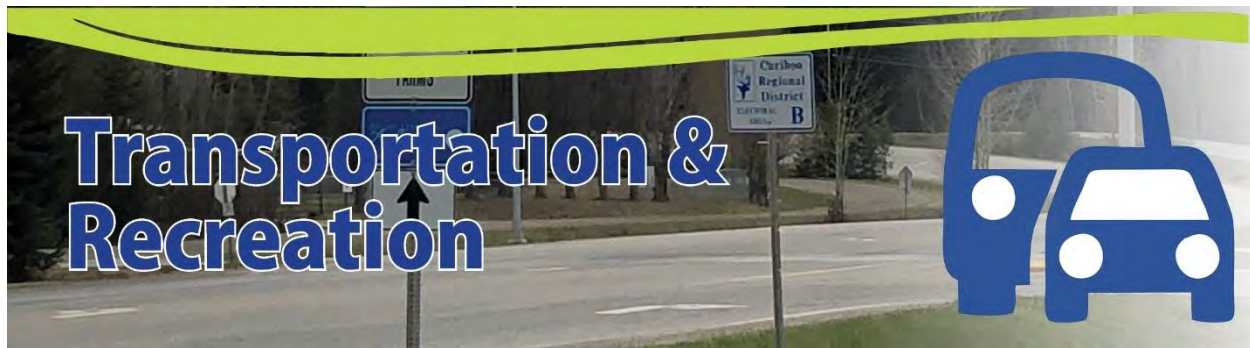


Red-listed American White Pelicans feeding on Bouchie Lake in Spring – Photo Barb Bachmeier

5.2. Natural Environment Policies

- 5.2.1. The CRD will continue support of the Bouchie Lake Watershed Stewardship Society (BLWSS) and Baker Creek Enhancement Society in their efforts to improve water quality and resident education to reduce impacts on the lakes and watershed.
- 5.2.2. The CRD will increase water quality protection and mitigation of environmental impacts through amended Aquatic Habitat Protection Development Permit requirements within the Quesnel Fringe Area OCP for development within 250 metres of Bouchie Lake. These requirements will ensure that existing septic systems are proven to have adequate function prior to approvals for structural additions, plumbing permits, or ancillary structures over 20 sq. m.

- 5.2.3. The Ministry of Environment and Climate Change Strategy indicates its support of environmental monitoring of Bouchie and Milburn Lakes. The CRD will encourage interested community groups such as the BLWSS or BCES to pursue a lake monitoring program agreement through the Ministry's Volunteer Lake Stewardship Program.
- 5.2.4. The CRD will advocate for the development of Provincial and/or Federal incentives for property owners to replace aging and failing septic systems, particularly in areas which have known negative impacts on the environment, such as Bouchie Lake.
- 5.2.5. The CRD will encourage the Ministry of Agriculture, Food and Fisheries, and the Ministry of Environment and Climate Change Strategy, in their education and enforcement efforts to ensure agricultural producers and hobby farmers comply with the BC Agricultural Environmental Management Code of Practice.
- 5.2.6. The CRD will encourage Ministry of Environment and Climate Change Strategy, Ministry of Agriculture, Food and Fisheries, and BLWSS collaboration to actively manage agricultural runoff, including consideration of sediment capture at points of water inflow to lake.
- 5.2.7. The CRD will advocate for Northern Health Authority to actively investigate and educate residents on impacts of failing septic systems within the Bouchie and Milburn Lake watershed.
- 5.2.8. The CRD will consider rezoning lakeshore properties from Residential 1 (R 1) and Residential 2 (R 2) to Lakeshore Residential (RL) to encourage a long-term reduction in residential lakefront density.
- 5.2.9. The CRD will encourage the Ministry of Environment and Climate Change Strategy to consider other active remedies to lake water quality including physical sediment removal, sediment flushing, and aquatic vegetation control.



6. Transportation & Recreation

Throughout the plan development, Bouchie-Milburn residents expressed a strong desire for a safe and integrated transportation network throughout the plan area, which allows for varied forms of transport. This desire is evident through numerous informal off-highway motorized and non-motorized routes throughout the plan area. This includes informal Off-Highway Vehicle (OHV) tracks and use of roads and shoulders where available for pedestrians and cycling. Equestrian use of roads and informal interconnecting routes through both private and crown land is also common. Of particular concern is pedestrian and equestrian safety at the Nazko Hwy, Blackwater Road, Norwood Road, Bonny Road, and Centennial Road intersection. This is the main community hub where numerous frontage and side roads meet the provincial arterial routes of Blackwater Road and Nazko Hwy. The community hall and grounds, Bouchie Lake Elementary School, and commercial businesses are also located here.

Part of the rural quality of life that residents value is the easy access to recreation opportunities within and adjacent to the plan area. Common activities include OHV use, equestrian riding, fishing, swimming, walking, ice hockey (outdoor rink), and bird and wildlife watching. Hangman Springs Recreation Site, the developed lake accesses, Claymine trails, the Community Hall and facilities are key recreation nodes within the plan area.

6.1. Transportation & Recreation Objectives

- 6.1.1. Support the development of an integrated network of active transportation routes throughout the plan area.
- 6.1.2. Advocate for Provincial leadership in the development of the active transportation network identified on BMNP Map C.
- 6.1.3. Support continued expansion and improvement of recreation networks and sites throughout the plan area.

6.2. Transportation & Recreation Policies

Active Transportation Network & Pedestrian Safety

- 6.2.1. The CRD will advocate for the Ministry of Transportation and Infrastructure (MOTI) to actively utilize and implement the BC Active Transportation Design Guide (2019) when constructing and improving road right of ways within the plan area.
- 6.2.2. The CRD will advocate for the development of multi-use interconnectivity between recreation sites, existing and future subdivisions, and the community core, as indicated on BMNP Map C. Proposed routes are identified as Primary and Secondary Networks. Primary routes predominantly follow existing developed road right of ways and secondary routes are primarily on undeveloped road right of ways or not along roads at all.
- 6.2.3. Proposed active transportation routes crossing private land are conceptual only and CRD staff will require these or similar corridors be dedicated road or returned to Crown at time of subdivision or rezoning.
- 6.2.4. The CRD will support development of an inventory of existing desire paths for recreation and/or active transportation corridors and routes. Such an inventory should be used to refine the proposed and existing network shown on BMNP Map C.
- 6.2.5. To facilitate the development of an active transportation network shown on BMNP Map C the CRD will advocate for the following transportation network improvements:
 - a) Improve signage and reduce speed limit to 40 km/h supporting mixed pedestrian/vehicle use on Bonny Road, Norwood Road, Baker Road, Centennial Road, Vernon Road (North & South), Bouchie Lake Road (where identified as Primary Route on BMNP Map C), Claymine Road, Bartkow Road, Langley Road, Stebbe Road, and Stanyer Road (where identified as Primary Route on BMNP Map C).
 - b) Realign line markings on Blackwater Road to re-establish the dedicated shoulder between Bonny Road and Claymine Road.
 - c) Continue the dedicated pedestrian shoulder or an off-highway gravel pathway on locations identified as Primary Active Transportation Network on BMNP Map C on Blackwater Road, and Milburn Lake Road.
 - d) Develop active transportation connection between Langley Road and Bartkow Road.
 - e) Develop off-street pathways (gravel surface, rural specifications) where space permits on all areas identified as Primary Active Transportation Network.

- f) Reduce speed limit on Blackwater Road from 60 km/h to 50 km/h from Bouchie Lake Road to Nazko Hwy.
- g) Where pedestrian/shared use shoulders exist, that snow removal operations keep these spaces cleared.



Figure 5. Rural and suburban active transportation facility examples. BC Active Transportation Design Guide 2019.



Figure 6. Example of dedicated shoulder for active transportation. BC Active Transportation Design Guide 2019.

- 6.2.6. Where proposed active transportation routes cross or abut ALR and/or active agricultural lands, best practices for trail development specified by the Ministry of Agriculture, Food and Fisheries will be required. Agricultural Land Commission approvals may be required and the CRD recognizes that early engagement with the ALC will help to achieve a positive outcome.
- 6.2.7. The CRD will advocate for the development of an active transportation network through encouraging funding and/or maintenance partnerships between the Ministry

of Transportation and Infrastructure (MOTI), Recreation Sites and Trails BC (RSTBC), and community groups who are willing to take on development and maintenance of such facilities.

- 6.2.8. The CRD will advocate for MOTI and RSTBC collaboration to support the development of active transportation and recreation routes on and along existing road dedications (developed and undeveloped).
- 6.2.9. The CRD will encourage the exploration of various funding mechanisms to develop and undertake maintenance of an active transportation network.
- 6.2.10. The CRD will advocate for development of a pedestrian (and equestrian) activated signalized crossing at the intersection of Nazko Hwy and Blackwater Road, providing connection between Bouchie Lake Elementary School and the Community Hall and Grounds.
- 6.2.11. The CRD will advocate for the development of an active transportation network which includes safe routes to school for students. This includes improved pedestrian crossings at the Nazko Hwy, Blackwater Rd, Bonny Rd, Centennial Rd, and Bartkow Rd intersections.
- 6.2.12. The CRD will encourage local recreation groups such as Backcountry Horsemen, motorbike clubs, equestrian clubs, mountain bike clubs, etc. to continue and/or seek new agreements with RSTBC and/or MOTI for development and maintenance of recreation networks on Crown Land and/or road right of ways.
- 6.2.13. The CRD will encourage the development of a grassroots community society to work with private landowners and provincial agencies in strengthening the active transportation network.
- 6.2.14. The CRD will encourage the Ministry of Transportation and Infrastructure to consider long term planning and development of alternative routing to Bouchie Lake given the instability of Blackwater Rd in the vicinity of Wells Road.

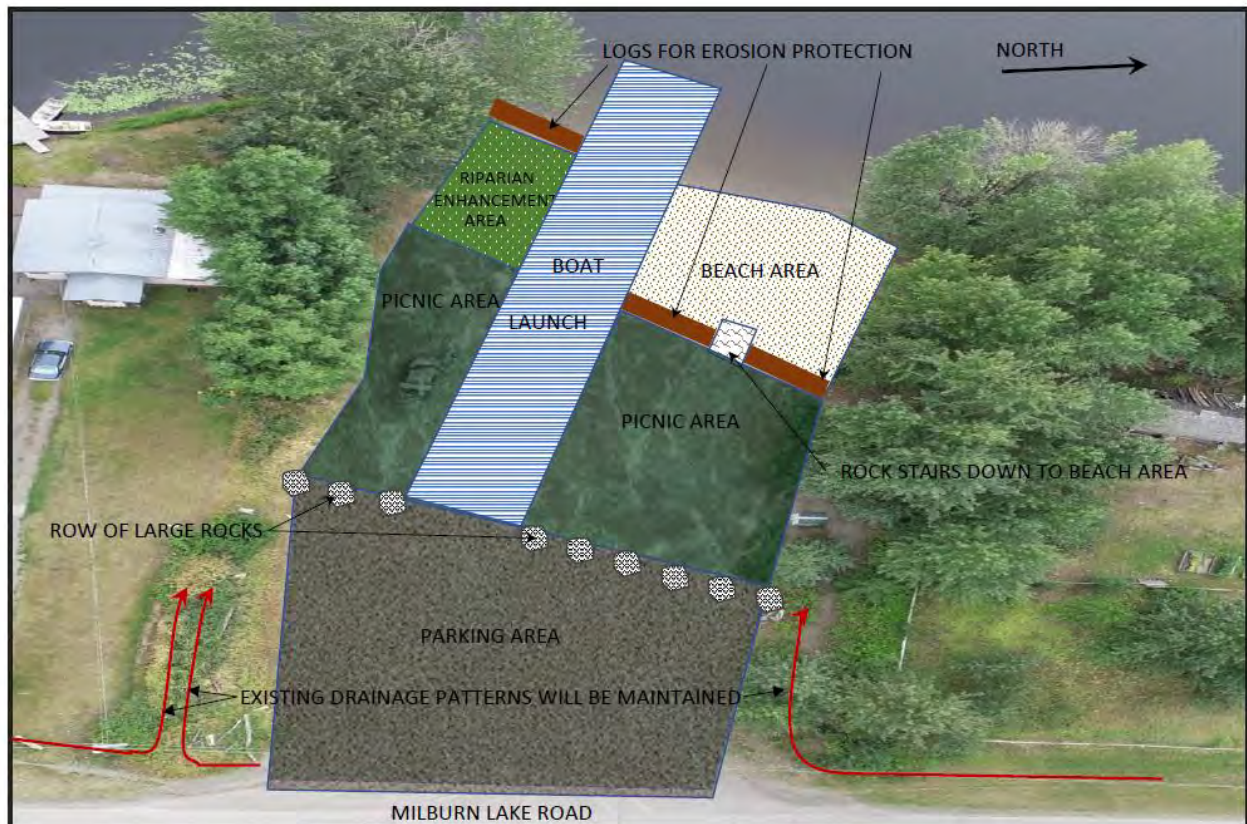
Recreation Policies

Lake Access Policies

BMNP Map D shows locations of existing lake accesses which are identified as developed or undeveloped. Developed lake accesses have some form of improvement and may not be fully developed (i.e. with boat launching facility, outhouse, etc.).

- 6.2.15. The CRD will advocate for improved coordination between MOTI, BLWSS, and RSTBC to permit the improvement of existing lake accesses for the public's benefit.

- 6.2.16. The CRD will continue to support BLWSS in the maintenance of existing facilities on lake accesses in recognition of the economic value of tourism.
- 6.2.17. The CRD will encourage further development and expansion of lake accesses for public use and to alleviate parking pressure on existing developed accesses during peak use of lakes.
- 6.2.18. The CRD will advocate for MOTI approval of BLWSS Milburn Lake Public Access Improvement Plan.



MILBURN LAKE ACCESS IMPROVEMENT: MARKED UP DRONE PHOTO OVERVIEW

Figure 7. Milburn Lake access photos and improvement plan diagram. Bouchie Lake Watershed Stewardship Society 2018.

Recreation Site Policies

- 6.2.19. The CRD will support implementation of the North Cariboo Trails Inventory and Master Plan as applicable to the plan area including facility improvements and trails expansion at Hangman Springs Recreation Site (including expansion of trails to Pinnacles Provincial Park). The CRD recognizes that Hangman Springs is managed among multiple partners and any new development must be a collaborative process.
- 6.2.20. The CRD will encourage RSTBC development of public recreation sites on lands designated for Use, Recreation and Enjoyment of the Public (UREP), as shown on BMNP Map C. The CRD recognizes that some UREPs are set aside for wildlife values, and RSTBC indicates that it does not currently have resources to develop further sites at time of drafting.
- 6.2.21. The CRD will support continued public use and recreation of Hangman Springs Recreation Site.
- 6.2.22. The CRD will encourage expansion of the Bouchie-Milburn Community Park within the MOTI right of way on west side of Blackwater Rd, to allow for an RV pull out and informational signage for area tourists (location shown on BMNP Map C).



Hangman Springs Recreation Site is collaboratively managed among multiple stakeholder groups.



7. Telecommunications Infrastructure

Access to telecommunications networks in the BMNP area is identified by residents as a top priority. There are areas with poor or no cellular telephone service. Types of high-speed internet connections in the area are limited, and service areas are sporadic, often with different availability street to street and even neighbour to neighbour. Available services are often dependent on site-specific constraints, depending on the service type.

Internet services available within the plan area are often dependent on dwelling location and physical infrastructure (e.g. whether there is a particular cable type installed along overhead powerlines, tree cover, sight lines to towers and/or satellites). Available internet services vary by location within the plan area and may include analog dial-up, wireless broadband, satellite broadband, cable broadband, and DSL (high speed over copper phone lines). There is no fibre optic service within the area (although a fibre optic line does run through the plan area, connecting Quesnel and Nazko). Many dwellings currently have access only to one or two of these options. Many of these internet connection types have connection speeds and/or bandwidth limits which are less than ideal for day-to-day internet access, and below necessary speeds for many types of remote work options.

Telecommunications infrastructure upgrades and expansions have occurred slowly and incrementally over time within the plan area and the outlook is that they will continue at a similar pace. Telecommunications providers tend to focus their efforts on urban centres and higher density residential neighbourhoods such as the City of Quesnel and immediately adjacent neighbourhoods (e.g. Red Bluff, Dragon Lake) where there are higher projected returns on investments due to more connection points within a given service area. During BMNP development, a local internet provider explained to the project steering committee that achieving viable returns on infrastructure investment is challenging in rural areas with densities such as those in the BMNP area.

Expansion of high-speed telecommunications infrastructure is largely a Federal and Provincial jurisdiction. Federal and Provincial grant opportunities are available to service providers for infrastructure improvements and expansions. At time of drafting, the CRD is considering development of a region-wide telecommunications strategy. Policies in this section will largely focus on what could be done at the neighbourhood level, recognizing that the primary driver of telecommunications expansion must come from higher government levels.

7.1. Telecommunications Infrastructure Objectives

- 7.1.1. To increase the availability and competitiveness of high-speed internet and cellular phone services in the plan area.
- 7.1.2. Recognize that modern, competitive telecommunications infrastructure is imperative to support quality of life and economic diversification within the plan area.
- 7.1.3. Support and encourage higher level governments in mandating modern service connections within the plan area.

7.2. Telecommunications Infrastructure Policies

- 7.2.1. The CRD will consider development of an inventory of available telecommunications services within the plan area.
- 7.2.2. The CRD will advocate to federal and provincial governments for faster implementation and increased funding of high-speed internet and cellular infrastructure expansion in rural areas, including the BMNP area.
- 7.2.3. The CRD will encourage service providers to increase service infrastructure to meet Federal standards.



8. Agriculture

Many agricultural operations of varying scales are within the plan area. Maintaining and protecting agriculture is one of the top five priorities of area residents. Objectives and policies in this section are in addition to those found in the Quesnel Fringe Area OCP.

8.1. Agriculture Objectives

- 8.1.1. Protect current and future agricultural lands.
- 8.1.2. Ensure agricultural land uses are sustainably integrated into the rural character of the neighbourhood.
- 8.1.3. Ensure clarity in CRD land use regulations on parcels where agricultural uses are protected by Provincial legislation and ALR regulation.

8.2. Agriculture Policies

- 8.2.1. The CRD will consider zoning bylaw amendments which align permitted uses in the zoning bylaw with unrestricted agricultural uses under the ALR Use Regulation for parcels over 0.81 hectares (2 acres) and within the ALR. The CRD may also consider development of Farm Use Bylaws in conjunction with the Ministry of Agriculture, Food and Fisheries to limit agricultural uses that may be too intensive for smaller parcels. The CRD recognizes that the ability to regulate “Right to Farm” parcels requires Provincial Government approval, and that early communication with the Ministry of Agriculture, Food and Fisheries is paramount should the CRD wish to move forward with such regulatory development.
- 8.2.2. The CRD will consider development of regulations specifying maximum permitted animal units on parcels under 2 hectares (4.94 acres) located outside the ALR to ensure sustainable agricultural practices.
- 8.2.3. The CRD will advocate for the ALC and Ministry of Agriculture, Food and Fisheries to support and fund the development of an agricultural capability assessment to refine the alignment of ALR boundaries within the plan area.

- 8.2.4. The CRD will encourage the Ministry of Agriculture, Food and Fisheries to support and educate small and large producers on best practices to mitigate environmental impacts, reduce impacts to neighbouring residential uses, and to promote economic development of the agricultural sector.
- 8.2.5. The CRD will encourage the Ministry of Agriculture, Food and Fisheries to support land matching opportunities, allowing young and new farmers to access and farm underutilized agricultural land.
- 8.2.6. The CRD will consider zoning bylaw amendments to align with second dwelling regulations for properties within the ALR.
- 8.2.7. The CRD will consider further zoning and land use designation amendments utilizing the North Cariboo Agricultural Land Use Inventory (ALUI) when complete. The ALUI will also be utilized in ALR boundary recommendations addressed in Policy 8.2.3.
- 8.2.8. The CRD will support and encourage farm gate sales and agritourism when compliant with CRD zoning bylaws and ALR Regulations.



9. Land Use Designations

Land use policies further refine those found within the Quesnel Fringe Area OCP to achieve a neighbourhood level development vision within the BMNP. Land use designations for residential and rural parcels were largely adjusted to reflect lower densities within much of the plan area. This was supported by community feedback during plan development as residents value the rural character of the plan area and did not want to see increased densification of residential areas. At projected growth rates (Chapter 2), the plan allows for well beyond a ten-year supply of residential parcels.

9.1. Land Use Objectives

- 9.1.1. Maintain existing rural character by avoiding further densification of most of the plan area.
- 9.1.2. Focus future subdivisions to parcels identified on BMNP Map G.
- 9.1.3. Encourage residential housing forms which allow for seniors living and/or young/new housing market entrants within the Bouchie Lake community core area.
- 9.1.4. Encourage development activities that support the Nazko/Blackwater/Bonny Rd Intersection area as a community hub, with development of community gathering points, stopping points, and business development.

9.2. General Land Use Policies

- 9.2.1. Land Use Designations are identified in BMNP Map B. Land use policies contained within both the Quesnel Fringe Area OCP and the Bouchie-Milburn Neighbourhood Plan (BMNP) apply to the lands within the BMNP area.
- 9.2.2. The CRD will consider zoning bylaw amendments to align zoning with BMNP Land Use Designations (as shown on BMNP Map B).
- 9.2.3. The CRD will consider zoning bylaw amendments of parcels within High Hazard/Active Landslide areas (Schedule D, Section 3.7 of Quesnel Fringe Area OCP) to a density which prohibits future subdivision.
- 9.2.4. Encourage a range of housing to accommodate all age groups, accessibility needs and a variety of incomes, without detracting from the rural neighbourhood character.

- 9.2.5. The CRD will consider substantial plan revisions if census data reveals changes in expected growth rates of the plan area.

9.3. Resource & Agricultural Land Use Designation Policies

- 9.3.1. No additional policies are proposed. Refer to policies within the Agriculture Chapter 8 of the BMNP and Chapter 5 of the Quesnel Fringe Area OCP.

9.4. Rural & Residential Land Use Designation Policies

Residential and Rural land use designations allow for approximately 160 new lots under zoning at time of drafting the bylaw (See potential subdivision parcels BMNP Map G). Further, at time of drafting, there are approximately 190 parcels with no principal residence (shown on BMNP Map F). Accordingly, at projected growth rates (Chapter 2), the plan allows for well beyond a ten-year supply of residential parcels.

- 9.4.1. Vacant residential parcels are shown on BMNP Map F (BC Assessment Data at time of drafting). There are approximately 190 parcels with development potential which provides for a substantial supply of future housing within the plan area.
- 9.4.2. Potential Subdivision Parcels are shown on BMNP Map G. At time of drafting, these parcels are presently designated and zoned for subdivision into an estimated 160 lots. Subdivision is regulated by the Ministry of Transportation and Infrastructure and the identification of these lots does not supersede any authority's jurisdiction for approval of such.

Multi-Family Designation

During BMNP development, the community expressed mixed support on the need and desire for alternative forms of housing and increases in density in the plan area. Generally, there is a strong desire to preserve the rural setting of the plan area. The policies in this section will ensure any proposed multi-family developments maintain the rural character of the area and are within walking distance of the community core. Additional policies are discussed in Chapter 3 – Diversified & Affordable Housing.

Comprehensive zoning bylaw amendments were completed in 2018 throughout the CRD allowing secondary suites, carriage houses, and second dwellings on various parcels dependant on parcel zone/size.

- 9.4.3. Multi-family development proposals (3 or more principal dwelling units) may be supported provided the following is met:
- 1) Site layout is sensitive to neighbouring land uses. Adequate vegetative buffers are provided to maintain rural character.
 - 2) The subject property is adequate to meet Provincial requirements for septic and water provision.

- 3) The development is located within 1km of the junction of Nazko Hwy and Blackwater Road.
- 4) Cluster housing is encouraged, providing options for smaller lots/dwellings with shared communal spaces, such as co-housing, or modern manufactured home parks, ideal for seniors or young people. This allows for country living with reduced maintenance.

Lakeshore Residential

- 9.4.4. The Lakeshore Residential zone was established in the CRD to specify lower residential densities on lakefront parcels in an effort to reduce negative impacts of shoreland development. Prior to plan adoption, there were three parcels on Milburn Lake zoned for such use. The BMNP designates existing Residential and Rural Residential 3 zoned parcels within 250 m of Bouchie and Milburn Lakes and outside the ALR as Lakeshore Residential. The minimum permitted lot size for future subdivisions within the Lakeshore Residential designation is 0.8 ha, with a minimum 45.5 m. water frontage. Existing non-conforming parcels are recognized, but no further subdivision or lot line adjustments are permitted, except to consolidate existing non-conforming parcels into larger parcels. This will encourage the long-term transition to lower residential densities adjacent to the lakes.
- 9.4.5. The CRD will consider amending the zone of parcels designated Lakeshore Residential to an RL zone to reduce the dwelling units permitted on the parcels, and to indicate a desired long-term density reduction along the lake.
- 9.4.6. Future residential development proposals below a 1.6 ha parcel density and within 250 m of Bouchie and Milburn Lakes requires a minimum lot size of 0.8 ha and designation of Lakeshore Residential.

9.5. Commercial Land Use Designation Policies

- 9.5.1. Community Core “Downtown Bouchie Lake” parcels are identified on BMNP Map B. Commercial development applications which have sensitive integration into the current residential context are encouraged and supported on these parcels.
- 9.5.2. Neighbourhood Commercial uses may be supported in the Milburn Lake area (either Milburn Lake Subdivision or Milburn Lake Road/Nazko Hwy junction). The intent is to provide supplemental local services and not to dilute the demand for Bouchie Lake Community Core as the main commercial hub of the plan area.
- 9.5.3. Commercial development proposals outside areas identified in Policies 9.5.1 and 9.5.2 will not be supported.



10. Implementation

Successful implementation of the plan is important to ensure that the community vision and neighbourhood character is maintained and strengthened. Many of the actions outlined in the BMNP fall outside the direct jurisdiction of the Cariboo Regional District. For this reason, strong collaboration and advocacy with community groups and government agencies is critical to the success of the plan.

10.1. Objectives

- 10.1.1. Ensure the community vision as reflected in this plan is achieved.
- 10.1.2. Maintain and strengthen the overall character of the neighbourhood.
- 10.1.3. Ensure active intergovernmental collaboration in the implementation of the plan.

10.2. Policies

- 10.2.1. The BMNP acts as a supplement to the Quesnel Fringe OCP and as such both Quesnel Fringe OCP Policies and BMNP Policies apply to the plan area.
- 10.2.2. The CRD will consider the development of a community-led BMNP implementation committee to lead activities and drive plan implementation, especially those that require community support or action.
- 10.2.3. The CRD will undertake zoning bylaw amendment projects where discussed throughout the plan.
- 10.2.4. The CRD will ensure all bylaws enacted or works undertaken by the Board are consistent with the plan.
- 10.2.5. The CRD will support active and ongoing collaboration with government agencies which have jurisdiction over topics addressed in the plan.
- 10.2.6. The CRD will support provincial agencies in utilizing this plan as a reflection of the public interest.
- 10.2.7. Below is an implementation table, laying out actions resulting from each policy statement in the plan, assigning priority and recommending lead and supporting agencies which should be responsible for implementation of each action. The CRD will work towards implementing the BMNP as outlined in the implementation table.

10.3. BMNP Implementation Actions Table

Policy Number	Action / Policy Summary	Timing	Responsibility Primary	Supporting
Immediate Actions (to be initiated upon adoption of the plan)				
3.2.2	Support continued funding for North Cariboo housing planner. Develop pro-forma information for housing construction within the plan area.	Immediate	CRD, CoQ	NDIT
6.2.10	Advocate for development of pedestrian activated crossing signal at Blackwater Rd/Nazko Hwy intersection.	Immediate	CRD, MOTI	
6.2.11	Advocate for safe routes to school, including improved pedestrian crossings at Nazko Hwy, Blackwater Rd, Bonny Rd, Centennial Road, Bartkow Rd intersections.	Immediate	CRD, MOTI	
6.2.18	Advocate for MOTI approval of BLWSS Milburn Lake Public Access Improvement Plan.	Immediate	CRD, MOTI, BLWSS	
9.4.4	Minimum 0.8 ha lot size, 45.5 m water frontage for all future Lakeshore Residential parcels.	Immediate	CRD	
Ongoing Actions (initiated in the short term, with no completion date)				
3.2.1	Implement North Cariboo Housing Action Plan.	Ongoing	CRD	COMMUNITY, BCH, MMAH
4.2.1	Support Bouchie Lake Rec Commission in delivery of services.	Ongoing	BLRC	CRD
4.2.2	Support not for profit societies in delivering events and infrastructure development.	Ongoing	COMMUNITY	CRD
5.2.1	Support Bouchie Lake Watershed Stewardship Society and Baker Creek Enhancement Society in their activities.	Ongoing	CRD	BLWSS, BCES, MOE, MFLNRORD
6.2.3	Active transportation routes shown on BMNP Map C, crossing private land, shall be dedicated road or returned to Crown at time of subdivision or rezoning.	Ongoing	MOTI, CRD	
6.2.6	Best practices to be followed where active transportation routes cross or abut ALR land.	Ongoing	DEV. COMM	CRD, MOTI, ALR, MAG, MFLNRORD
6.2.16	Continue support of BLWSS in maintenance of existing facilities on lake accesses.	Ongoing	CRD, BLWSS	
6.2.20	Support continued public use and recreation of Hangman Springs Recreation Site	Ongoing	RSTBC, MFLNRORD	
8.2.4	Support and educate agricultural producers to mitigate impacts and promote economic development of agriculture sector.	Ongoing	MAG	CRD, ADAC, AG. COMMUNITY
8.2.5	Support agricultural land matching programs.	Ongoing	MAG	CRD

Policy Number	Action / Policy Summary	Timing	Responsibility	
			Primary	Supporting
8.2.6	Align residential zoning regulations with future ALC direction.	Ongoing	CRD	MAG, ALC
8.2.8	Support and encourage farm gate sales and agritourism where compliant with bylaws and ALR regulations.	Ongoing	CRD	MAG, ALC
9.2.4	Encourage range of housing types without detracting from rural neighbourhood character.	Ongoing	CRD	DEV. COMMUNITY
9.4.3	Site development criteria for multi-family developments.	Ongoing	CRD	
9.4.5	Consider zoning amendments to align zoning with Lakeshore Residential designations.	Immediate	CRD	
9.4.6	Future subdivisions within 250 m of Bouchie and Milburn Lakes requires minimum 0.8 ha and Lakeshore Residential designation.	Ongoing	CRD	
9.5.1	Support sensitive integration of commercial land uses in areas identified as Community Core.	Ongoing	CRD	
9.5.2	Support Neighbourhood Commercial uses in identified locations near Milburn Lake.	Ongoing	CRD	
9.5.3	Do not support commercial development outside areas identified in 9.5.1 and 9.5.2	Ongoing	CRD	
10.2.1 9.2.1	Apply policies of both BMNP and QFOCP	Ongoing	CRD	
10.2.4	All bylaws enacted and works undertaken by the Board are consistent with the plan.	Ongoing	CRD	
10.2.5	Support ongoing and active collaboration with government agencies in implementing plan.	Ongoing	CRD	
10.2.6	Support provincial agencies in utilizing this plan as a reflection of the public interest.	Ongoing	CRD	PROV GOV
Short Term Actions (5-10 year timeframe, prior to next review of plan)				
3.2.4	Establish community group to lead housing development within plan area	Short Term	COMMUNITY	CRD
4.2.3	Infrastructure improvements to enhance active transportation / pedestrian infrastructure	Short Term	MOTI	CRD, COMMUNITY
5.2.2	Amend Aquatic Habitat Development Permit Area to increase protection within 250 m of Bouchie and Milburn Lakes.	Short Term	CRD	
5.2.3	Re-establish environmental monitoring of Bouchie Lake, and implement Bouchie-Milburn Watershed Management Plan	Short Term	MOE	CRD, BLWSS, BCEH
5.2.4	Install aeration system for Bouchie Lake	Short Term	MOE, BLWSS	CRD
5.2.6	Education and enforcement of Agricultural Environmental Management Code of Practice	Short Term	MAG	ADAC, COMMUNITY, CRD
5.2.8	Actively investigate and educate residents on failing septic systems	Short Term	NHA	CRD, COMMUNITY

Policy Number	Action / Policy Summary	Timing	Responsibility	
			Primary	Supporting
5.2.9	Consider rezoning lakeshore properties zoned R 1 and R 2 to Lakeshore Residential (RL)	Short Term	CRD	
5.2.10	Consider active remedies to improve lake water quality such as sediment removal, sediment flushing, aquatic vegetation control.	Short Term	MOE, MFLNRORD	CRD, BLWSS
6.2.1	Advocate for MOTI to utilize BC Active Transportation Design Guide (2019) when constructing or improving road right of ways.	Short Term	MOTI, CRD	
6.2.4	Develop an inventory of existing desire paths for recreation and active transportation.	Short Term	COMMUNITY	CRD, MOTI, RSTBC
6.2.8	Advocate for MOTI and RSTBC collaboration to support development and maintenance of active transportation routes along road right of ways	Short Term	CRD, MOTI, RSTBC	
6.2.12	Encourage and support local recreation groups to seek agreements with RSTBC, MFLNRORD, MOTI for development of recreation networks on Crown land.	Short Term	RSTBC, MOTI, MFLNRORD, COMMUNITY	CRD
6.2.15	Advocate for improved coordination among provincial agencies and community groups to permit improvement of lake accesses.	Short Term	CRD, MOTI, MFLNRORD, RSTBC, BLWSS	
6.2.17	Support further development and expansion of lake accesses.	Short Term	CRD	MOTI, MFLNRORD, RSTBC, BLWSS
7.2.1	Consider development of telecommunications service inventory.	Short Term	CRD	ISED Canada
7.2.2	Advocate for increased funding and faster implementation of high-speed internet & cellular infrastructure.	Short Term	CRD	FED GOV, PROV GOV
7.2.3	Encourage service providers to increase infrastructure improvements to meet Federal standards	Short Term	CRD, BUS. COMMUNITY	
8.2.1	Zoning bylaw amendments to align permitted agricultural uses between ALR lands & zoning bylaw. Consideration of farm use bylaws to limit intensive agriculture on smaller parcels within the ALR.	Short Term	CRD	MAG, ALC
8.2.2	Consider maximum permitted animal units on parcels outside the ALR.	Short Term	CRD	MAG
9.2.2	Consider zoning bylaw amendments to align zoning with BMNP land use designations	Short Term	CRD	
9.2.3	Consider zoning amendments to restrict further subdivision in areas identified High Hazard/Active Landslide.	Short Term	CRD	
10.2.2	Support development of community-led committee to drive implementation of BMNP.	Short Term	CRD, COMMUNITY	
10.2.3	Undertake zoning bylaw amendments where discussed in plan.	Short Term	CRD	
Long Term Actions				

Policy Number	Action / Policy Summary	Timing	Responsibility Primary	Supporting
(20-25 year timeframe)				
3.2.3	Implement Special Infill Parcel development criteria	Long Term	CRD	DEV. COMMUNITY
5.2.5	Develop funding sources for replacement of aging septic systems	Long Term	FED GOV, PROV GOV	CRD
5.2.7	Actively manage agricultural runoff, incl. sediment capture at lake inflows	Long Term	MAG, MOE, MFLNRORD	CRD
6.2.2	Development of multi-use interconnectivity as shown on BMNP Map C	Long Term	MOTI, MFLNRORD, RSTBC	CRD, COMMUNITY
6.2.5	Support transportation network improvements as listed in policy 6.2.5	Long Term	MOTI	CRD
6.2.7	Encourage funding partnerships for maintenance of active transportation network	Long Term	CRD, MOTI, BLRC, RSTBC, COMMUNITY	
6.2.9	CRD will consider feasibility of expanding scope of services and funding for maintenance of an active transportation network.	Long Term	CRD	
6.2.13	Develop local trails society to work with private land owners and province in developing active transportation network	Long Term	PROV GOV, COMMUNITY	CRD
6.2.14	Encourage MOTI to consider long term planning of alternative routing to Bouchie Lake due to instability at Blackwater Rd/Wells Rd.	Long Term	CRD, MOTI	
6.2.19	Development of public recreation sites on UREP parcels	Long Term	RSTBC, MFLNRORD	
6.2.21	Expansion of Bouchie-Milburn Community Park to include RV pullout and rest stop.	Long Term	MOTI, COMMUNITY	CRD
8.2.3	Advocate for ALC & MAG support and funding for agricultural capability assessments to refine ALR boundaries.	Long Term	CRD	MAG, ALC
8.2.7	CRD will utilize ALUI information in future bylaw amendments.	Long Term	CRD	MAG, ALC
9.2.5	Consider substantial plan revisions if census data indicates unexpected growth rates.	Long Term	CRD	

Acronyms in Implementation Table

Acronym	Name
ADAC	Agricultural Development Advisory Committee
AG. COMMUNITY	Agricultural Community Members
ALC	Agricultural Land Reserve
BCH	BC Housing
BLWSS	Bouchie Lake Watershed Stewardship Society
BLRC	Bouchie Lake Recreation Commission
BUS. COMMUNITY	Business Community Members
COMMUNITY	General Community Members
CoQ	City of Quesnel
CRD	Cariboo Regional District
DEV. COMMUNITY	Development Community Members
FED GOV	Federal Government
ISED Canada	Innovation, Science and Economic Development Canada
MOTI	Ministry of Transportation and Infrastructure
MAG	Ministry of Agriculture
MOE	Ministry of Environment
MFLNRORD	Ministry of Forests, Lands, Natural Resource Operations and Rural Development
NDIT	Northern Development Initiative Trust
NHA	Northern Health Authority
PROV GOV	Provincial Government
RSTBC	Recreation Sites and Trails BC

BMNP Final Maps List

The following maps are attached to and form part of the Bouchie-Milburn Neighbourhood Plan.

Map A – Plan Area

Map B – Land Use Designations

Map C – Transportation & Recreation

Map D – Lake Accesses

Map E – Agricultural Parcels

Map F – Vacant Parcels

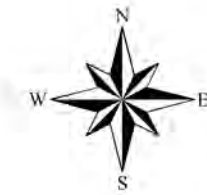
Map G - Subdivision Potential

**BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN**

MAP A - Plan Area

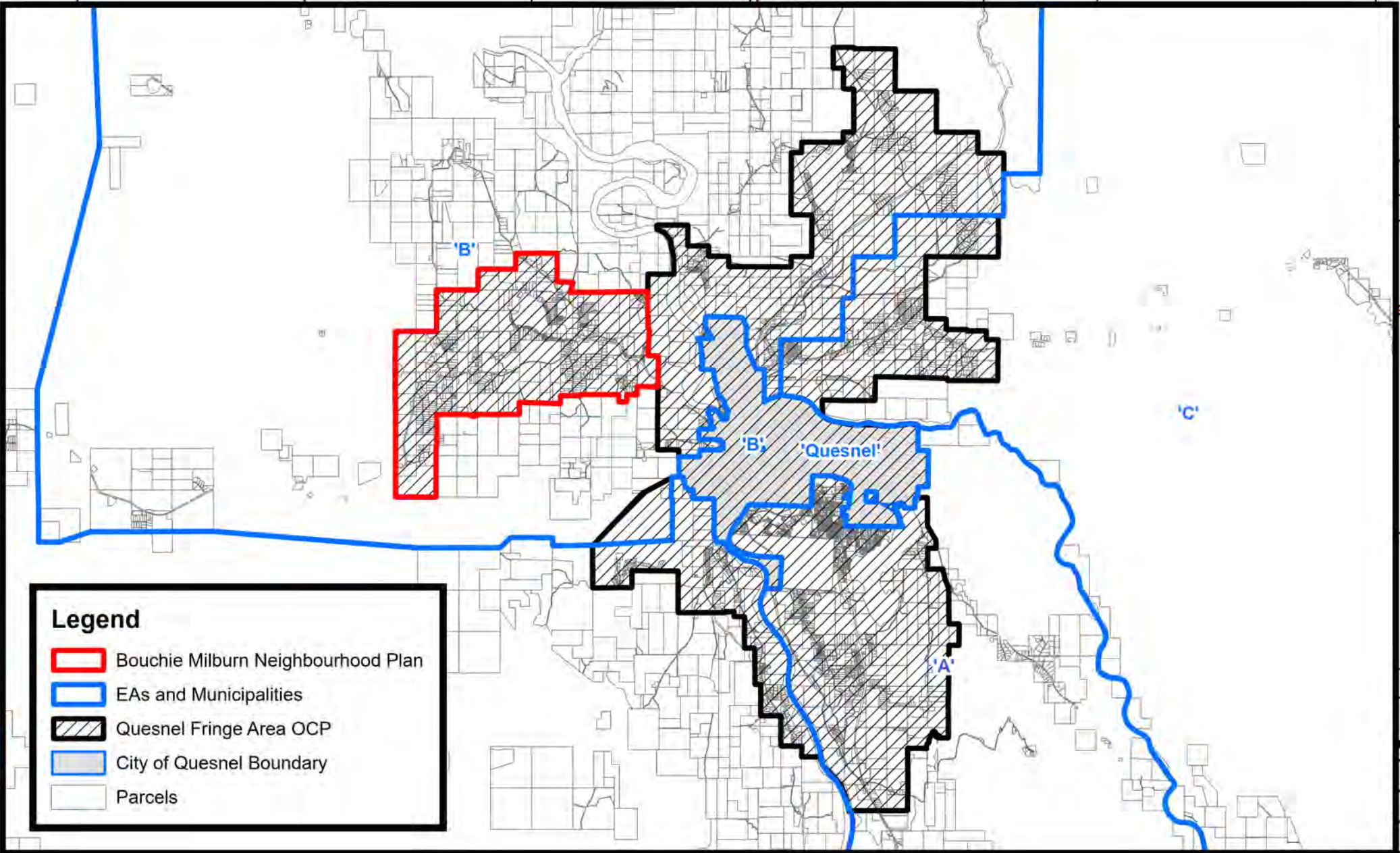


- Legend**
- Bouchie Milburn Neighbourhood Plan
 - Quesnel Fringe Area OCP Boundary 2020
 - EAs and Municipalities
 - City of Quesnel Boundary
 - Parcels
 - Roads



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**BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN**

**MAP B - Land Use
Designations**

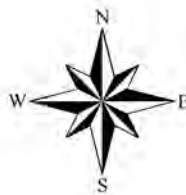


Legend

- Bouchie-Milburn Neighbourhood Plan
- Bouchie Lake Community Core
- Parcels
- Roads

Land Use Designations

- Agricultural and Resource
- Country Residential
- Gravel Reserve
- Highway Commercial
- Highway Service Commercial
- Institutional
- Lakeshore Residential
- Light Industrial
- Manufactured Home Park
- Neighbourhood Commercial
- Parks Recreation Open Space
- Recreation Commercial
- Rural Residential 1
- Rural Residential 2
- Single Family Residential (Unserviced)
- Special Infill Parcel



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BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN

MAP C -
Active Transportation
and Recreation



Legend

- Bouchie Milburn Neighbourhood Plan
- Parcels
- Roads

BMNP TRAILS

- CLAYMINE TRAILS
- MOTORIZED / EQUESTRIAN ROUTES

ACTIVE TRANSPORTATION ROUTES
PRIMARY ROUTE

- EXISTING PRIMARY ROUTE
- PROPOSED PRIMARY ROUTE

SECONDARY ROUTE

- PROPOSED SECONDARY ROUTE

Owner

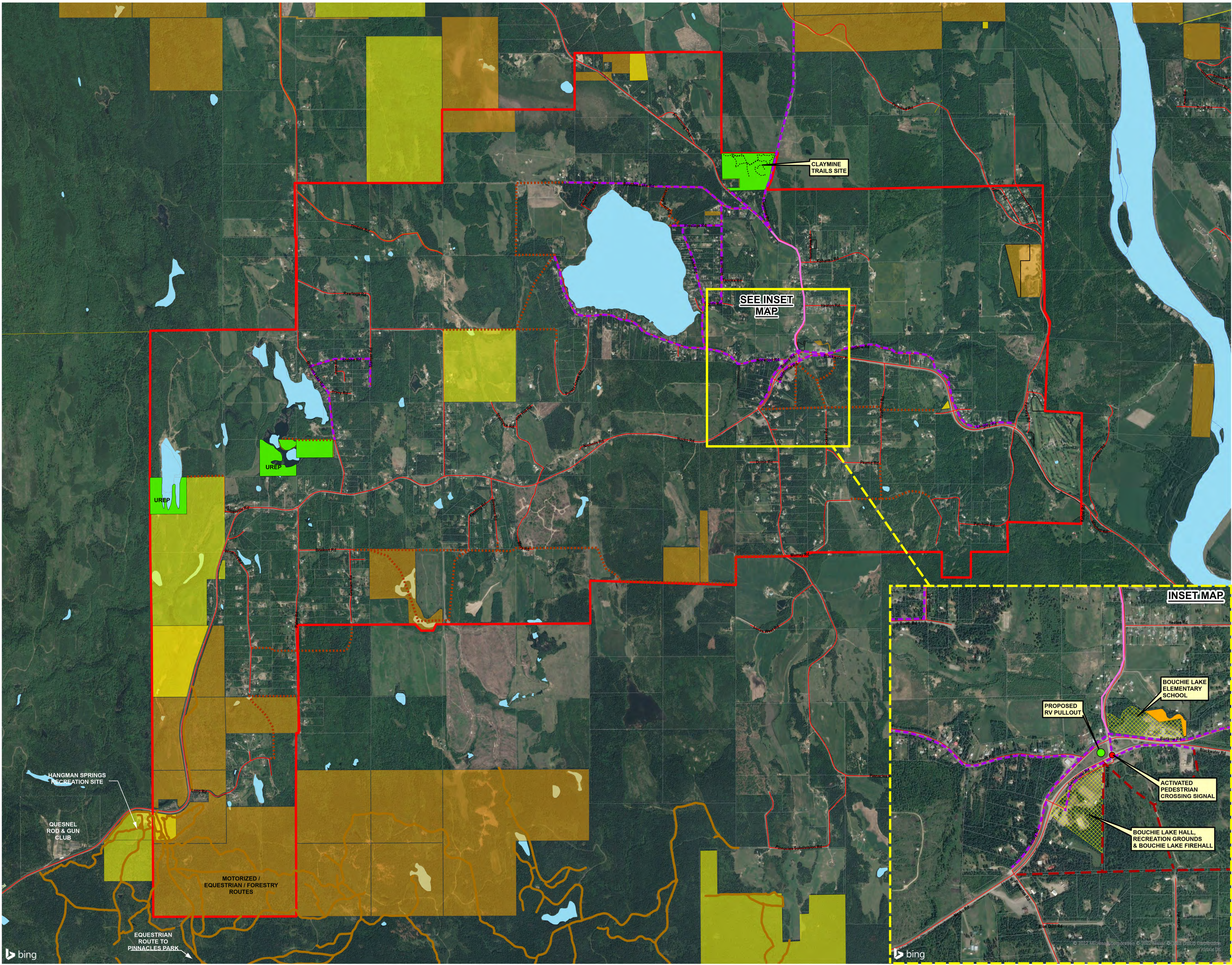
- CROWN PROVINCIAL
- PRIVATE
- Use Recreation Enjoyment of Public (Crown UREP)
- CROWN TENURES

DISCLAIMER:
Portions of proposed routes shown on private
land indicates future connections. The CRD does
not endorse or encourage trespass on private land.



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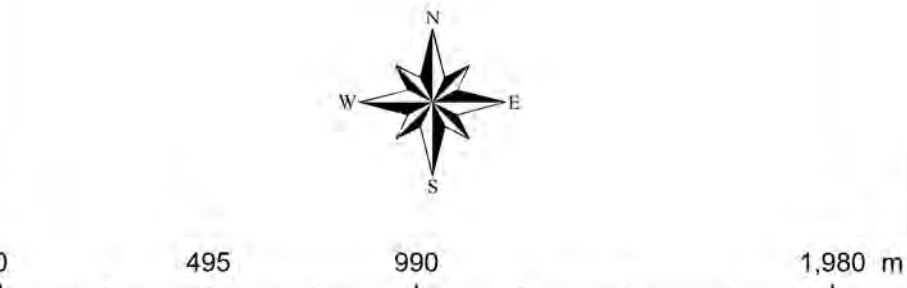


**BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN**

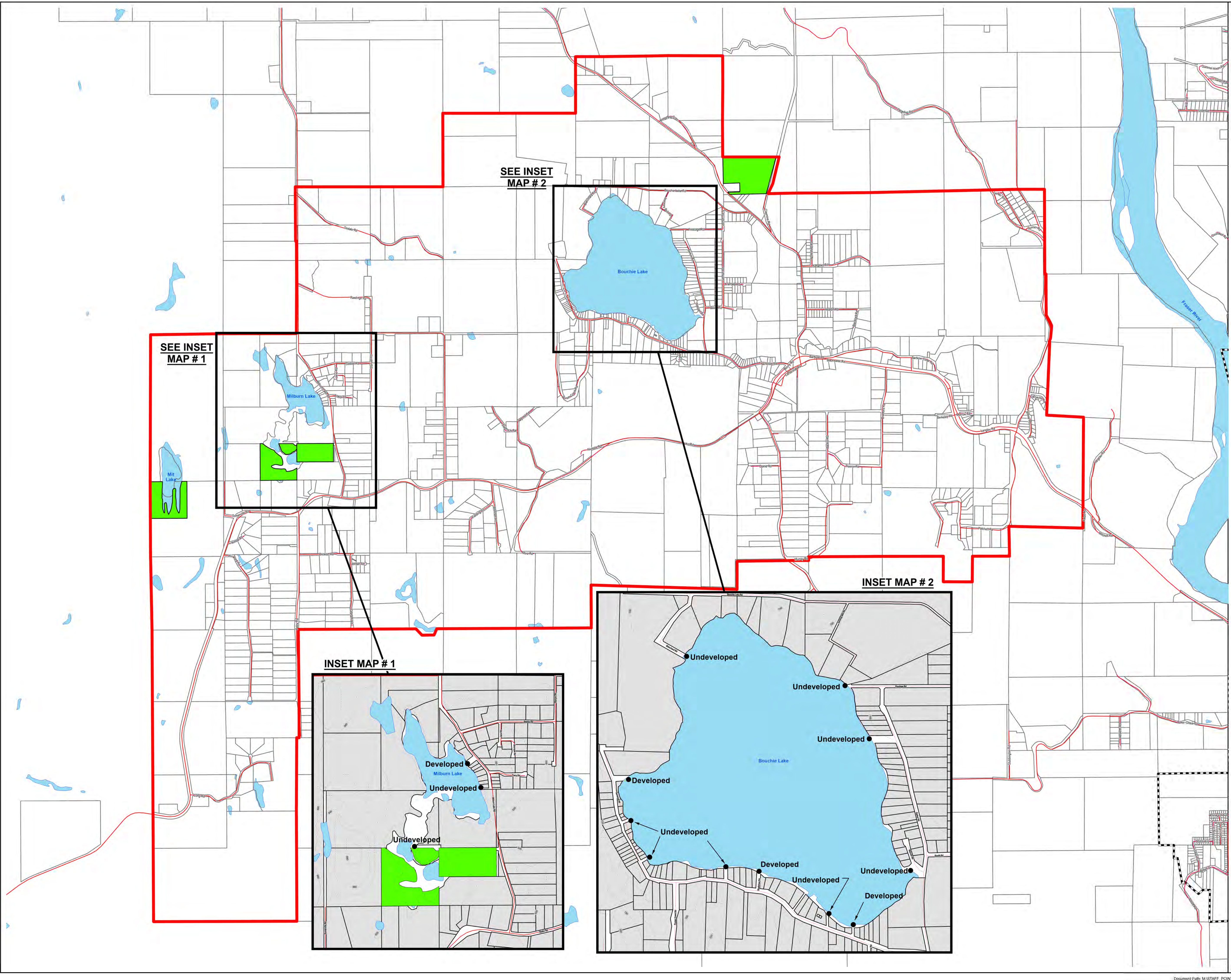
MAP D - Lake Accesses



- Legend**
- Bouchie Milburn Neighbourhood Plan
 - CROWN UREP
(Use Recreation Enjoyment of the Public)
 - Parcels
 - Roads



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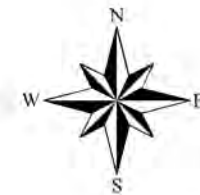
**BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN**

MAP E - Agricultural Parcels



Legend

- Bouchie Milburn Neighbourhood Plan
- ALR
- Parcels
- Roads
- Property Class**
- Farm Class (2022)



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**BOUCHIE-MILBURN
NEIGHBOURHOOD
PLAN**

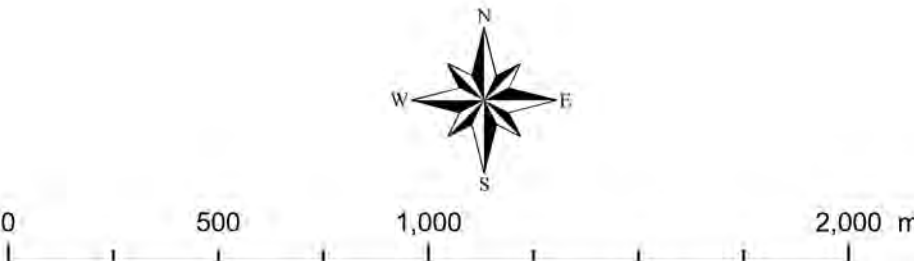
MAP F - Vacant Parcels



Legend

- Bouchie Milburn Neighbourhood Plan
- Parcels
- Roads
- Actual Use Code**
 - 001 Vacant Residential Less Than 2 Acres
 - 020 Residential Outbuilding Only
 - 061 2 Acres Or More (Vacant)
 - 070 2 Acres Or More (Outbuilding)

Disclaimer: Vacant Lots are identified based on 2021 BC Assessment roll data. Parcels under active agriculture (determined by air photo analysis and BC Assessment farm class) are excluded from this map. Information is based on data available at time of map development and may not be completely accurate.



BOUCHIE-MILBURN NEIGHBOURHOOD PLAN

MAP G - Potential Subdivision Parcels



Legend

- Bouchie Milburn Neighbourhood Plan
- Parcels
- Roads
- Current Zone**
 - R 2
 - RR 1
 - RR 2
 - RR 3

DISCLAIMER: This map shows potential for major subdivisions at time of plan adoption and is not intended to be exhaustive. Reference to subdivision potential is conceptual only and does not imply any form of present or future development approvals.



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