



Bouchie-Milburn Neighbourhood Plan Technical Background Report

Part 4 – Current Land Use Analysis

Cariboo Regional District

Development Services Department

December 23, 2019 (v1.0)

4 CURRENT LAND USE ANALYSIS

4.1 Introduction

Part 4 of the BMNP Technical Background Report provides associated data to assist with analysis of current land use maps available in Appendix B. This section of the report and associated maps are to provide background information and analysis only, and not to be construed as a depiction of final or proposed land uses. The Bouchie-Milburn Neighbourhood Plan, once drafted and approved by the CRD Board of Directors, will establish future land use for the area.

Maps are listed in Section 4.2 and available separately as Appendix B. Data tables and additional information associated with the respective maps are provided in Section 4.3.

4.2 Maps List

The Maps listed below are available as Appendix B to the BMNP Technical Background Report.

Map 1 – Project Study Area (w/ OCP context)

Map 2 – Heritage Resources - Telegraph Trail

Map 3 – Bouchie-Milburn Lake Census Dissemination Areas

Map 4 – Agricultural & Resource (ALR, Farm Class, Private Woodlots)

Map 5 – Geotechnical Hazard Areas

Map 6 – OCP Designations

Map 7 – Current Zoning

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Maps 13-17 – Lot Consistency Maps

RA 1 & R/A, RR 1, RR 2, RR 3, R 2

Map 18 – Potential Subdivision Parcels

Map 19 – Increased Density Focus Area

4.3 BMNP Project Study Area Data Tables

Map 1 - Project Study Area

BMNP Study Area	4947.1 ha
Quesnel Fringe Area OCP Area	24621.1 ha
BMNP % of QFOCP	20.1%
Total BMNP Parcel Count	1019
Lakes	173.0 ha
Road Dedication	214.3 ha

Map 2 - Heritage Resources – Telegraph Trail

Telegraph Trail	
Length within BMNP Study Area	7.25 km (approximate)

Map 3 - Bouchie-Milburn Lake Study Area Census Dissemination Areas

Dissemination Area Number	Area (ha)	Area within BMNP Study Area (ha)	CRD Total House Points (2019)	CRD House Points within BMNP Study Area (2019)
59410263	5802.2	1229.1	207	181
59410264	43036.5	1221.7	268	203
59410265	261.9	1463.0	247	209
59410266	1940.5	294.4	135	107
59410267	4952.5	736.4	273	134
Total	55993.6	4944.5	1130	834

Map 4 - Agricultural & Resource (ALR, Farm Class, Private Woodlots)

Classification	Area (ha)	% of BMNP Land Area
ALR	2672.0	54.0%
Farm Class	1011.4	20.4%
Farm Class w/in ALR	813.8	16.5%
Farm Class w/out ALR	197.2	4.0%
Private Woodlots	36.1	0.7%

Map 5 - Geotechnical Hazard Areas

Refer to Section 3.7 of the Quesnel Fringe Area Official Community Plan for definitions and restrictions of potential hazard areas.

OCP Hazard Classification	Area (ha)	% of BMNP Study Area
Steep Slope Hazard Area	541.9	11.0%
High Hazard Area	314.9	6.4%
within Hazard Area*	753.8*	15.2%*
*Portions of hazard areas overlap therefore total is less than sum of the individual categories.		

Map 6 - Current OCP Designations

OCP Designation	# of parcels	% of total parcels	Area (ha)	% of BMNP Land Area	Average Size (ha)	Median Size (ha)
Highway Commercial	1	0.1%	2.03	0.0%	N/A	N/A
Highway Service Commercial	1	0.1%	1.21	0.0%	N/A	N/A
Neighbourhood Commercial	1	0.1%	0.64	0.0%	N/A	N/A
Recreation Commercial	2	0.2%	68.31	1.4%	84.4	N/A
Commercial OCP Sub Total	5	0.5%	72.19	1.5%	14.44	2.03
Light Industrial	1	0.1%	0.41	0.0%	N/A	N/A
Industrial OCP Sub Total	1	0.1%	0.41	0.0%	N/A	N/A
Institutional	3	0.3%	8.96	0.2%	2.99	2.99
Parks, Recreation, Open Space	1	0.1%	6.64	0.1%	N/A	N/A
Institutional OCP Sub Total	4	0.4%	15.6	0.3%	3.90	4.28
Rural Residential 2	343	33.7%	913.14	18.5%	2.66	2.03
Country Residential	232	22.8%	498.5	10.1%	2.15	0.74
Single Family Residential (Unserviced)	323	31.7%	245.73	5.0%	0.76	0.33
Manufactured Home Park	2	0.2%	1.7	0.0%	0.85	N/A
Residential OCP Sub Total	900	88.3%	1659.07	33.5%	1.84	0.86
Rural Residential 1	41	4.0%	299.78	6.1%	7.31	5.25
Agricultural and Resource	59	5.8%	2452.07	49.6%	35.03	24.32
Gravel Reserve	4	0.4%	50.43	1.0%	12.61	5.87
Agriculture / Resource OCP Sub Total	104	10.2%	2802.28	56.6%	24.37	12.33
Not in OCP	9	0.9%	48.46	1.0%	5.38	1.74
Lakes	N/A	N/A	173.02	3.5%	N/A	N/A
Road Dedication	N/A	N/A	214.33	4.3%	N/A	N/A
Total Area	1023*	100.4%*	4985.36^	100.8%^		
*Split-designated parcels are counted separately and increases total parcels above 100%						
^Parcel sizes are based on BC Assessment data, which may contain rounding or metric conversion discrepancies.						

Map 7 - Current Zoning

Zone	# of parcels	% of parcels	Area (ha)	% of BMNP Land Area	Average Size (ha)	Median Size (ha)
General Commercial (C 1)	3	0.3%	2.28	0.0%	0.76	0.72
Tourist Commercial (C 2)	2	0.2%	84.91	1.7%	42.45	N/A
Highway Commercial (C 3)	1	0.1%	2.03	0.0%	N/A	N/A
Service Commercial (C 4)	1	0.1%	1.21	0.0%	N/A	N/A
Community Commercial (C 5)	1	0.1%	4.51	0.1%	N/A	N/A
Commercial Zone Sub Total	8	0.8%	94.95	1.9%	11.87	1.62
Light Industrial (M 1)	1	0.1%	0.41	0.0%	N/A	N/A
General Industrial (M 2)	1	0.1%	0.61	0.0%	N/A	N/A
Industrial Zone Sub Total	2	0.2%	1.02	0.0%	0.51	0.51
Institutional (P)	2	0.2%	8.56	0.2%	4.28	4.28
Institutional Zone Sub Total	2	0.2%	8.56	4.1%	N/A	N/A
Residential 1 (R 1)	5	0.5%	1.14	0.0%	0.23	0.20
Residential 2 (R 2)	411	40.3%	302.87	6.1%	0.74	0.35
Mobile Home Park (R 4)	2	0.2%	1.70	0.0%	0.85	N/A
Lakeshore Residential (RL)	3	0.3%	1.29	0.0%	0.43	0.41
Rural 2 (RR 2)	319	31.3%	1060.97	21.4%	3.33	2.07
Rural 3 (RR 3)	165	16.2%	298.33	6.0%	1.81	0.92
Residential Zone Sub Total	905	88.8%	1666.30	33.7%	1.84	0.86
Rural 1 (RR 1)	75	7.4%	784.63	15.9%	10.46	7.91
Resource / Agricultural (RA 1 & R/A)	40	3.9%	2042.55	41.3%	51.06	43.06
Agricultural / Resource Sub Total	115	11.3%	2827.19	57.1%	24.58	12.33
Lakes	N/A	N/A	173.02	3.5%	N/A	N/A
Road Dedication	N/A	N/A	214.33	4.3%	N/A	N/A
Total Area	1032*	101.3%*	4985.36^	100.8%^		

*Split-designated parcels are counted separately and increases total parcels above 100%

^Parcel sizes are based on BC Assessment data, which may contain rounding or metric conversion discrepancies.

Map 8 - BC Assessment Actual Use (AU) Codes

AU Code	AU Description	# of parcels	% of total parcels	Area (ha)	% of BMNP Land Area	Average Size (ha)	Median Size (ha)
000	Single Family Dwelling	262	25.7%	94.38	1.9%	0.36	0.33
001	Vacant residential less than 2 acres	76	7.5%	26.58	0.5%	0.35	0.33
020	Residential Outbuilding only	13	1.3%	4.78	0.1%	0.37	0.38
032	Residential Dwelling with Suite	2	0.2%	0.70	0.0%	0.86	N/A
033	Duplex, non-strata, side by side or front/back	1	0.1%	0.17	0.0%	N/A	N/A
035	Duplex, strata, side by side	1	0.1%	0.44	0.0%	N/A	N/A
038	Manufactured Home (not in manufactured home park)	43	4.2%	14.37	0.3%	0.33	0.29
Residential Sub Total		398	39.1%	141.42	2.9%	0.36	0.33
060	2 Acres or More (single family dwelling, duplex)	337	33.1%	1663.81	33.6%	4.94	2.03
061	2 Acres or More (vacant)	124	12.2%	900.57	18.2%	7.26	2.18
062	2 Acres or More (seasonal dwelling)	4	0.4%	11.07	0.2%	2.77	2.51
063	2 Acres or More (manufactured home)	92	9.0%	354.17	7.2%	3.85	2.03
070	2 Acres or More (outbuilding)	8	0.8%	82.36	1.7%	10.29	2.37
2 Acres or More Residential Sub Total		565	55.4%	3011.98	60.9%	5.22	2.04
110	Grain & Forage	1	0.1%	32.72	0.7%	N/A	N/A
111	Grain & Forage (vacant)	1	0.1%	144.88	2.9%	N/A	N/A
150	Beef	5	0.5%	175.92	3.6%	35.18	40.21
151	Beef (vacant)	4	0.4%	105.65	2.1%	26.41	16.19
180	Mixed	20	2.0%	505.74	10.2%	25.29	13.52
181	Mixed (vacant)	2	0.2%	5.84	0.1%	2.92	N/A
Agriculture Sub Total		33	3.2%	970.75	19.6%	28.55	18.24
200	Store(s) and Service Commercial	2	0.2%	1.36	0.0%	0.68	N/A

AU Code	AU Description	# of parcels	% of total parcels	Area (ha)	% of BMNP Land Area	Average Size (ha)	Median Size (ha)
228	Automobile Paint Shop, Garages, etc.	2	0.2%	1.02	0.0%	0.51	N/A
234	Manufactured Home Park	2	0.2%	1.7	0.0%	0.85	N/A
254	Neighbourhood Pub	1	0.1%	2.03	0.0%	N/A	N/A
273	Storage & Warehousing (closed)	1	0.1%	0.4	0.0%	N/A	N/A
Commercial Sub Total		8	0.8%	6.51	0.1%	0.81	0.62
445	Sand & Gravel (vacant & improved)	2	0.2%	20.21	0.4%	10.1	N/A
520	Telephone	1	0.1%	0.41	0.0%	N/A	N/A
612	Golf Courses (includes public & private)	1	0.1%	42.96	0.9%	N/A	N/A
620	Government Buildings (includes courthouse, post office)	1	0.1%	5.56	0.1%	N/A	N/A
650	Schools & Universities, College or Technical Schools	1	0.1%	2.99	0.1%	N/A	N/A
Other Sub Total		6	0.6%	72.13	1.5%	9.02	4.28
Blank	Crown Land	9	0.9%	395.22	8.0%	43.91	35.61
N/A	Lakes			173.02	3.5%		
N/A	Road Dedication			214.33	4.3%		
Area Total		1019	100.0%	4985.36^	100.8%[^]		
^Parcel sizes are based on BC Assessment data, which may contain rounding or metric conversion discrepancies.							

Map 9 – Commercial & Industrial Land Uses

Map 9 shows parcels zoned for commercial and industrial uses, and also classifies parcels with commercial and industrial BC Assessment Actual Use (AU) classes. This highlights potential inconsistencies between parcel zoning and actual use. Refer to Map 7 & 8 data tables for parcel size information.

Map 10 – Recreation and Institutional Land Uses

Map 10 shows Recreational and Institutional parcels. Use, Recreation and Enjoyment of the Public (UREP) is a Provincial land use designation on Crown owned land. Lake accesses are also identified and classified 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.).

Parcels	# of parcels	Zone	OCP Designation	Size (ha)	% of BMNP Plan Area
Bouchie Lake Elementary	3	Institutional (P)	Institutional (2 parcels) Country Residential (1 parcel)	2.99	0.1%
Centennial Park/Bouchie Hall	1	Institutional (P)	Institutional	5.56	0.1%
Claymine Trails (UREP)	1	Resource / Agricultural (R/A)	Not in OCP	19.35	0.4%
Milburn Lake UREP	2	Resource / Agricultural (RA 1)	Parks, Rec, Open Space (1 parcel) Agricultural and Resource (1 parcel)	18.84	0.4%
Mit Lake UREP	1	Resource / Agricultural (RA 1)	Agricultural and Resource	16.19	0.3%
Total	8			62.93	1.3%

Lake	# of lake accesses	Developed	Undeveloped
Bouchie Lake	11	3	8
Milburn Lake	3	1	2
Total	14	4	10

Map 11 - Vacant Parcels

Vacant parcels are determined based on BC Assessment actual use codes. Some minor variations to actual may occur where BC Assessment is unaware of improvements or construction is new.

Vacant Parcels AU Code	AU Description	# of parcels	% of parcels in parent AU class	% of total parcels
001	Vacant residential less than 2 acres	76	19.10%	7.46%
020	Residential Outbuilding only	13	3.27%	1.28%
061	2 Acres or More (vacant)	124	21.95%	12.17%
070	2 Acres or More (outbuilding)	8	1.42%	0.79%
111	Grain & Forage (vacant)	1	3.03%	0.10%
151	Beef (vacant)	4	12.12%	0.39%
181	Mixed (vacant)	2	6.06%	0.20%
273	Storage & Warehousing (closed)	1	12.50%	0.10%
	Total	229		22.47%

Map 12 - Residential Infill Potential

Parcels are selected based on AU vacancy classes which identify vacant residential land use (001, 020, 061, 070). Parcels under active agriculture (determined via air photo analysis and farm status) are excluded.

AU Code	AU Description	Zone	# of Parcels
001 / 020	Vacant Residential less than 2 acres (vacant and outbuildings only)	Residential 1 (R 1)	4
		Residential 2 (R 2)	72
		Rural 3 (RR 3)	10
061 / 070	2 acres or more (vacant and outbuildings only)	Tourist Commercial (C 2)	1
		Residential 2 (R 2)	8
		Resource / Agricultural (RA 1 & R/A)	5
		Rural 1 (RR 1)	13
		Rural 2 (RR 2)	77
		Rural 3 (RR 3)	18
Total			208

Maps 13 – 17 - Lot Consistency Maps

Maps 13 through 17 show parcel consistency with minimum lot size specified for each zone. Parcels are classified as “oversized” when lot size is at least double the minimum lot size for a particular zone, therefore indicating subdivision potential. Associated OCP designations are also overlaid for each zone to indicate future land use direction.

Map 18 - Potential Subdivision Parcels

Map 18 shows parcels with subdivision potential. Parcels were selected by assessing minimum lot size and current zoning (“Oversized” parcels from Lot Consistency Maps 13-17), with the following excluded:

- Parcels under active agriculture (determined by air photo analysis & farm status)
- Parcels within Agricultural Land Reserve (ALR)
- Areas within High Geotechnical hazard areas
- Parcels of poor configuration (i.e. long, narrow parcels)
- Parcels previously consolidated via cancellation of interior lot line (assumed owners consolidated to gain a larger lot and would not want to subdivide in near future).

Parcels classified as Increased Density Focus Area are addressed separately in the section titled Map 19.

The below table estimates the potential number of parcels which could be created from the selected properties. Limited consideration of site constraints is made in determining the potential number of parcels. Feasibility of servicing (e.g. well, septic) or other potential limiting design factors are not considered. To allow for new roads, ten percent of land area is subtracted from final lot numbers, 15% subtracted for RR 3 and R 2 parcels. BMNP Increased Density Focus Area parcels are included in the table provided under the following Map 19 section of this report. Potential subdivision of R 2 zoned parcels are estimated at 0.8 ha, rather than 0.4 ha lots, based on the minimum recommended lot size by Northern Health Authority for on-site sewage disposal.

Zone	Total Area (ha)	Less Roads	Net Area (ha)	Min Lot Size (ha)	Possible Lots	Rounded based on map analysis
R 2	9.64	15%	8.19	0.80	10.24	10.00
RR 3	47.41	15%	40.30	0.80	50.37	50.00
RR 2	198.59	10%	178.73	2.00	89.37	86.00
RR 1	40.11	10%	36.10	4.00	9.02	9.00
Total	295.75		263.32		159.01	155.00

Map 19 – Increased Density Focus Area

The Quesnel Fringe Area OCP (QFOCP) designates areas east of Bouchie Lake as Single Family Residential (unserviced). The QFOCP specifies a minimum lot size of 0.4 ha, unless the medical health officer specifies larger. These parcels are primarily zoned Residential 2 (R 2), which also specifies a minimum lot size (unserviced) of 0.4 ha. General recommended best practice from provincial health authorities is a minimum unserviced parcel size of 0.8 ha. Potential lot buildout of the Increased Density Focus Area is calculated under both 0.4 ha and 0.8 ha scenarios, and provided in the table below.

The BMNP Increased Density Focus Area indicates areas with potential for densification within the SFR(U) designation, with the following parcels excluded:

- Parcels below 0.8 ha
- Areas within high geotechnical hazard areas
- Parcels within the ALR
- Four large parcels north of Norwood Rd, which are subject to seasonal inundation.

Potential lot buildout of the Increased Density Focus Area is calculated under both 0.4 ha and 0.8 ha scenarios. A simple calculation of the total identified area is used. No consideration is made to the final configuration of parcels, adequacy of septic, or other limiting factors, such as existing dwelling locations. An assumption of 15% road area is used. In order to be feasible, much of the area would require consolidation of multiple parcels. The intent of the table is to provide a high-level estimate for potential long-term residential infill. Further community feedback regarding increased density will be pursued during BMNP development.

	Total Area (ha)	Less Roads	Net Area (ha)	Min Lot Size (ha)	Possible Lots
Increased Density Focus Area (0.4 ha scenario)	88.57	15%	75.28	0.40	188
Increased Density Focus Area (0.8 ha scenario)	88.57	15%	75.28	0.80	94