

Lac La Hache Area

OFFICIAL COMMUNITY PLAN

Official Community Plan

August 2018



CARIBOO REGIONAL DISTRICT

Lac La Hache Area Official Community Plan Bylaw No. 5170

LIST OF AMENDMENTS TO Lac La Hache AREA OFFICIAL COMMUNITY PLAN BYLAW NO. 5170 UP TO
(see date at bottom of last page of amendments) WHICH ARE INCLUDED IN THIS CONSOLIDATED
VERSION OF THE BYLAW

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Bylaw No.	File No.	Purpose	Adopted
5382	3360-20/20220020	Commercial to Townsite Residential	Dec 9/22
5409	3360-20/20220054	Commercial to Townsite Residential	Jun 2/23
5453	3360-20/20230049	Commercial to Lakeshore Residential	Sept 6/24



CARIBOO REGIONAL

DISTRICT BYLAW NO. 5170,

2018

A bylaw to guide land use decisions within the parts of Electoral Area G.

WHEREAS the Regional Board wishes to adopt an Official Community Plan pursuant to Part 14 of the *Local Government Act*, R.S.B.C 2016;

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

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

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

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

AND WHEREAS the Regional Board has complied with all requirements of the *Local Government Act*, prior to adoption of this bylaw and Official Community Plan;

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

1. CITATION

This bylaw may be cited as the "Cariboo Regional District Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018."

2. APPLICATION

This bylaw is applicable to all land within the boundaries of the Lac La Hache Plan Area.

The provisions of this bylaw include:

- a) Schedule 'A': Text of plan, attached hereto;
- b) Schedule 'B': Lac La Hache OCP area;
- c) Schedule 'C': Land Use Designations*;
- d) Schedule 'D' Environmentally Sensitive Areas, At Risk Species and Aquatic Values;
- e) Schedule 'E' Slope and Drainage Constraints;
- f) Schedule 'F': Aquatic Habitat Development Permit area;
- g) Schedule 'G': Agricultural Land Reserve areas;
- h) Schedule 'H' Commercial Development Permit area;
- i) Schedule 'I': Major Road Network and Sand & Gravel Pit Deposits; and
- j) Schedule 'J': Trails Network.

APPENDIX I – STATISTICAL DATA

*The Land Use Designations map attached as Schedule 'C' is a graphic depiction of an electronic assignment of Plan designations on a property-by-property basis. Due to the scale of the map, in the event of any perceived lack of clarity as to land designation, the electronic version, stored at the offices of the Cariboo Regional District, should be consulted, and will prevail.

3. SEVERANCE

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

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

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

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

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

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5170, cited as the "Cariboo Regional District Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018", as read a third time by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer

ADOPTED this __ day of _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5170, cited as the "Cariboo Regional District Lac La Hache Area Official Community Plan Bylaw No. 5170, 2018", as adopted by the Cariboo Regional District Board on the ____ day of _____, 2018.

Corporate Officer

The contents of this Bylaw are produced for convenience only. It is recommended that the Cariboo Regional District office be consulted to assure that the information you are seeking is current.



CARIBOO REGIONAL DISTRICT

Acknowledgements

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

Electoral Area Director Al Richmond

Advisory Planning Committee Members from Electoral Area G

Tsq'escen' (Canim Lake)

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

T'exelc (Williams Lake)

Northern Shuswap Tribal Council (NSTC)

Northern Shuswap Treaty Society (NSTS)

Cariboo Regional District Staff

Arlington Group Planning + Architecture Inc.

EcoPlan International

Associated Environmental Consultants

Preamble

It is recognized that the Plan Area is within the traditional territory of the Secwepemc people.

Schedule 'A'

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List of Abbreviations

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

1.0 Introduction

1.1 Legislative & Regulatory Context

The Cariboo Regional District (CRD) operates under legislation of the Province of British Columbia. The *Local Government Act* (LGA) is the statute which provides for Official Community Plans and outlines the tools available to local governments to plan and regulate land uses.

The Official Community Plan (OCP) provides a statement of objectives and policies of the CRD to guide decisions on planning and land use management in the Plan Area. As provided in Section 473 of the LGA, an OCP is required to include statements and map designations for the area covered by the Plan respecting the following:

- a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extractions;
- d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- e) the approximate location and phasing of any major road, sewer and water systems;
- f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- g) other matters that may, in respect of any plan, be required or authorized by the minister;
- h) housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- i) targets for the reduction of greenhouse gas emissions in the area covered by the Plan, and policies and actions of the local government proposed with respect to achieving those targets.

Section 474 of the LGA enables an OCP to include:

- a) policies relating to social needs, social well-being and social development;
- b) policies respecting the maintenance and enhancement of farming; and
- c) policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

This OCP uses data from the 2011 and 2016 Census of Canada and the limited data available from the 2011 National Household Survey. This data provides both short-term and long-term directions for the CRD's future. Updates of the Plan are recommended every 10 years to evaluate whether or not the Plan accurately reflects community values, needs and desires.

The OCP provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the CRD's financial planning and direct applications for supportive funding. However, as stated in s.478 of the LGA, an OCP does not commit or authorize a regional district to proceed with any project that is specified in the plan.

Finally, it is important to note that the jurisdiction of the Cariboo Regional District is limited in many areas where responsibility rests with the Provincial Government. It is appropriate for these areas to be addressed in an OCP, but it must be remembered that the role of Cariboo Regional District is necessarily limited. The language reflects this. As a result, the OCP provides broad-long term policy direction that is often expressed in general language. Terms such as "may" or "will consider" mean a course of action that could be followed providing specific criteria or terms are met. Terms such as "shall" or "will" indicate measures that must be applied. In addition, the objectives and policies put forward in this OCP are not to be interpreted as committing financial support from the CRD. The objectives and policies of the OCP can be achieved through a variety of means including encouragement, endorsement, participation on committees, research, partnerships and staff resources, none of which necessarily require financial support.

1.2 Community Consultation & Planning Process

The process of updating the Lac La Hache Area OCP was a consultative process with opportunities for government, First Nations and public input. This included four Advisory Committee meetings, two open houses and three community-wide surveys.

The development of the OCP for the Lac La Hache Area began with a review of background information relevant to Lac La Hache. A detailed Background Report was prepared to update the information base. An overview study was undertaken and numerous other studies relevant to the Lac La Hache Area were reviewed.

The CRD appreciates the voluntary contributions made by the Advisory Committee and other members of the public as their contributions are invaluable to the successful development of the OCP.

The following diagram outlines steps in the planning process.

Official Community Plan Process



1.3 Plan Context

The Cariboo Regional District (CRD) is located in the central interior of British Columbia (B.C.) and consists of 12 electoral areas (A to L) and four member municipalities. The CRD is responsible for providing many services to the electoral areas, including land use planning and the development of an OCP.

The Lac La Hache OCP encompasses the lake and a limited area surrounding the lake as shown on Map 'B': Lac La Hache OCP Area. The Lac La Hache OCP Area covers approximately 169 square kilometres including the area covered by Lac La Hache (23 square kilometres) and a number of small lakes. Lac La Hache is at an elevation of 808 metres above sea level.

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

1.4 General Implementation

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

- a) The Cariboo Regional District will continue to work with the relevant public agencies with the objective of maintaining or improving existing service (e.g. schools and health care).
- b) The Cariboo Regional District will review and implement the policies of the OCP when considering decisions with regard to zoning, land use, servicing and development in the Plan Area.
- c) The Cariboo Regional District will review the Zoning Bylaw to ensure consistency with the OCP.
- d) The Cariboo Regional District can require development approval information pursuant to Part 14 Division 6 of the LGA. Procedures and policies for requiring development approval information are established by bylaw and apply to applications for the following:
 - i) Amendment of the South Cariboo Area Zoning Bylaw;
 - ii) Development Permit; and

iii) Temporary Use Permit.

Cariboo Regional District Development Approval Information Bylaw No. 5008, 2016 applies to all lands within the Lac La Hache OCP Area. The collection of information is required in order to determine the suitability and impact of a change in zoning or a temporary use permit and to determine if a development permit application complies with the applicable guidelines. The Development Approval Information Bylaw specifies those matters for which additional on-site and off-site information is required, including the following in order to determine the suitability of the proposed land use, any servicing requirements, and risk mitigation measures which may be required:

- i) Proposed amount, size and type of housing including any rental housing and accessibility features;
- ii) Identification of and adequacy of the proposed drinking water source and means of sewage disposal for the proposed development;
- iii) Traffic generation and transportation patterns including traffic flow;
- iv) Assessment of the proposed development and its impact on local infrastructure;
- v) Assessment of capacity of public facilities to accommodate the proposed development including schools and parks;
- vi) Identification of additional community services required to accommodate the proposed development;
- vii) Geotechnical suitability of the site for the proposed development including slope conditions;
- viii) Proposed conservation measures in order to assess the proposed development's impact on the natural environment of the area;
- ix) Assessment of the proposed development and its proposed contribution/impact on the human/cultural environment of the area;
- x) An assessment of the wildfire interface risk;
- xi) Documentation of any archaeological and heritage resources;
- xii) An assessment of how the development addresses on-site issues such as access for emergency vehicles and water conservation.

The Development Approval Information Bylaw gives the CRD authority to require an applicant to provide information about the proposed development pursuant to Sections 484 and 485 of the LGA. The Development Approval Information Bylaw also sets out procedures regarding requests for reconsideration of development approval information requirements.

2.0 Context

2.1 Plan Area

The Cariboo Regional District is located in the central interior of BC. It encompasses an area of 80,262 km². The majority of the population is concentrated in a central corridor roughly defined by the Fraser River Basin and Highway 97. Three main urban centers have developed along Highway 97, the southernmost being the District of 100 Mile House. Quesnel is located at the north end of the Regional District and Williams Lake is located halfway between the two. To the east and to the west of this “urban corridor” is a large, sparsely settled area where the economy and way of life are largely dependent on the natural resource potential of the land.

Lac La Hache is a smaller rural community with the Townsite, located 26 kilometres north of the District of 100 Mile House, along Highway 97. Lac La Hache is the second largest of a number of unincorporated rural centres along Highway 97 between 100 Mile House and Williams Lake, with 108 Mile Ranch being the largest. Highway 97 and CN Rail provide major transportation links through Lac La Hache.

2.2 Demographics and Population Projections

According to the 2011 Canada Census, the population of the Lac La Hache OCP Area is 860, with three-quarters of the population over the age of 40, and 92% over the age of 15. Data indicates a gap between the younger generation (0-39 years of age) and the older population. This indicates that the population of the area is definitely aging, and there is not a sufficient younger population to maintain stability in the long-term. However, there is an influx of older people into the community. This indicates that the Lac La Hache Area attracts many retirees.

Five sixths of Lac La Hache households (84%) consist of one or two people. Just over 50% of these households consist of two people or couples. Less than 7% of the households consist of three persons compared to 14% for the Cariboo Regional District as a whole. The 2011 average household size in the Plan Area is 2 persons per household compared to 2.4 for the Cariboo Regional District and 2.5 for BC.

The 2016 Canada Census indicated that the population of Electoral Area 'G', which includes Lac La Hache OCP Area, increased by 4.1% since 2011. The February 2017 release did not provide a breakdown for the Lac La Hache OCP Area.

2.3 Housing

A current breakdown of the built area cannot be provided as neither the 2016 Census breakdown nor valid data from the 2011 National Household Survey are available. However, the built environment consists overwhelmingly of single-family dwellings (approximately 87%) with mobile homes accounting for almost all other dwelling types (10%).

Approximately five of every six residential properties are occupied by owners (83%) with renters comprising the remaining 17%. In the Lac La Hache OCP Area, there are no multi-family properties. There is one existing mobile home park in conjunction with the Kokanee Bay Resort and a second one being developed south-east of the Lac La Hache Townsite.

2.4 Future Housing Requirements & Land Availability

The growth of a rural community such as Lac La Hache depends on a variety of factors such as job opportunities, the cost of living, the quality of life and the desire for lifestyle changes. As determined previously, the Lac La Hache area is a popular place for family vacations and people retiring. The size of the lake, its easy access, its potential for water-related recreational activities, the presence of wildlife and waterfowl, and attractive surroundings, are all factors which contribute to making the lake area a prime choice for a seasonal or permanent residence. Future growth in the Lac La Hache area will largely depend on economic opportunities. The area's ability to preserve the features which attracted residents in the first place and to provide adequate servicing will also be factors.

The estimated future population of the Lac La Hache OCP Area was calculated according to three different scenarios:

- i Continue the present trend of a modest but sustained population decrease over the next 20 years as projected by BC Stats;
- ii Stable population over the next 20 years – no long-term increase or decrease. Due to an aging demographic, more supportive housing will be required. Although single family dwellings will predominate, properties with large acreages will have limited demand. More attached dwellings will be needed which will favour the Lac La Hache Townsite due to the availability of community sewer and water services, some local commercial services and a nearby population; and
- iii Modest but sustained population increase with an average annual growth rate of 1.0% over the next 20 years. This would go beyond population stability and would require economic drivers such as enhanced agricultural viability, tourism or other employment generators.

According to the average trends used to establish the growth projections, a minimum of 95 dwelling units and a maximum of 115 new housing units would be required by the year 2031 within the Plan Area to meet the anticipated housing demand. Any needed replacement housing stock would be in addition to these estimates.

There are currently 186 vacant lots zoned as residential within the Plan Area. There are 174 parcels under 10 hectares in the Lac La Hache Plan, with 25 of the lots being under 0.8 hectares and within the Townsite. Most of these properties are privately owned, with some Crown Provincial land holdings. This inventory of vacant lots and the unused capacity of the Townsite's community sewer and water systems will accommodate each of these population scenarios.

2.5 Economy

The Lac La Hache OCP Area is largely a resource-based economy.

Forestry

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

The total area of the 100 Mile House Timber Supply Area (TSA) is about 1.24 million hectares. Lac La Hache is one of the smaller communities in the TSA along with Forest Grove, 70 Mile House, Lone Butte and Bridge Lake. The larger communities within the TSA are 100 Mile House, 108 Mile Ranch and Clinton.

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

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

Agriculture

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

A large majority of land within the Lac La Hache OCP Area is in the Agricultural Land Reserve (ALR). There are approximately 11,528 hectares (ha) of land in the ALR within the Lac La Hache Plan Area. Of this land, 10,467 ha are available for farming or are currently being cultivated. The agriculture capability¹ of this area is rated from Class 3 to Class 7 but is dominated by Class 5 soils (74% or 7,702 ha) that are primarily limited by steep topography and stoniness. Stoniness can be improved by one class through stone picking measures; however, topography is not considered improvable. Therefore, the improved capability is the same as the unimproved capability (Class 5). Of the remaining area, 1,566 ha (15%) is Class 3, 968 ha (9%) is Class 4, 221 ha is Class 6 (2%) and 10 ha (<1%) is Class 7 land.

Based on the 2014 Agricultural Land Use Inventory results, of the 11,528 ha of ALR land in Lac La Hache and the land surveyed in preparing that inventory, approximately 9,395 ha (81% of the ALR) is currently used for natural pasture/rangeland and 420 ha (4%) is cultivated farmland. The remaining areas are comprised of naturally vegetated areas, as well as land that is not farmed or grazed due to an existing land use or unsuitable land cover. Natural pasture and rangeland is a critical component to the beef industry in the South Cariboo. The majority of all natural pasture and rangeland is in "treed closed" land cover (>60% vegetation cover is treed). More than 70% of this land is held by the Crown. Although much of this land could be brought into production, a significant proportion is limited by soil or climate conditions.

Some land is currently irrigated and there is some potential for additional farm development through irrigation, as shown in the 2015 Agriculture Water Demand Model.

Tourism

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

¹ The Canada Land Inventory uses seven classes to map and rate agricultural land capability in rural Canada. Class 1 and 2 lands have the highest capability to support agricultural land use activities but are not present in the Lac La Hache Area. Class 7 lands have the lowest agricultural capability. Subclasses such as topography and stoniness are used to identify specific limiting factors for each class.

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

Commercial Services

The Lac La Hache OCP Area is almost entirely serviced by highway-oriented activities such as gas stations, motels, and a few restaurants. However, the area has no major local commercial development due to its low population and its proximity to a wide range of commercial services in Williams Lake (65 kilometres to the north) and 100 Mile House (25 kilometres to the south). The District of 100 Mile House is well established as the commercial heart of the South Cariboo. The commercial services of Lac La Hache either complement these services or supply a locally-oriented type of servicing.

2.6 Community Direction

Consultation with residents took place through two open houses, a booth at the Lac La Hache Garlic Festival, Christmas Fair, and three community surveys, in 2016 and 2017. The consultation identified the following priorities:

- Improving and expanding infrastructure services (sewer, water);
- Protecting our lakes and groundwater;
- Preparing for an aging population (e.g., services, housing options);
- Residential development;
- Protecting and enhancing our agricultural resources (e.g. ALR);
- Economic development including enhancing commercial & industrial lands;
- Improving transportation options and connections; and
- Supporting resource development in the region.

Over 80% of all respondents identified the following positive attributes of Lac La Hache:

- The rural lifestyle; and
- Access to nature and recreation opportunities.

The four key themes expressed for the Lac La Hache Area OCP update consisted of the following:

1. Concern over economic development opportunities in the area;
2. How to retain/encourage residents to the area;
3. A desire for increased services (e.g. Commercial and transportation focused); and
4. Protection of the natural environment in general and Lac La Hache in particular.

3.0 Planning Strategy

3.1 Community Vision Statement

The Community's vision for the Lac La Hache Area reflects its aspiration for the future. The vision involves principles for sustainable development, managed growth, respect for the environment and a strong community. The community vision for the Lac La Hache Area is:

Jewel of the South Cariboo, Lac La Hache is a thriving rural community rich with sustainable resources.

3.2 Community Goals

The policies presented in the Lac La Hache OCP are structured to address the following goals. The Community Goals are not listed by priority, although maintaining the rural character of the community is an overriding concern.

- A. Maintain the rural character of the community;
- B. Minimize land use conflicts and environmental impacts by planning for safe and sustainable development;
- C. Protect Lac La Hache and other watercourses from degradation and adverse environmental impacts;
- D. Work with the Ministry of Transportation and Infrastructure to ensure a road system that is safe and secure for both vehicular and non-vehicular traffic;
- E. Foster economic development opportunities that meet the needs of the community;
- F. Support an active and healthy community, with access to adequate recreational opportunities and health services;
- G. Work with the Agricultural Land Commission to protect agricultural land and encourage farming within the Agricultural Land Reserve;
- H. Support and promote arts and cultural initiatives in the Lac La Hache Area;
- I. Encourage the protection and promotion of the historical character of the Lac La Hache Area; and
- J. Continue working with Provincial ministries, local First Nations, and other partners to attain these community goals.

4.0 First Nations

4.1 Introduction

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

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

Tsq'escen' (Canim Lake Band) and Esketemc (Alkali) are the only First Nations with reserves in the Plan Area. Canim Lake IR #4 is a 16 hectare site along the south-east shore of Lac La Hache. Windy Mouth IR #7 is a smaller reserve located along the north-central shore of Lac La Hache.

Tsq'escen' (Canim Lake), Stswecem'c Xgat'tem (Canoe Creek/Dog Creek), Xats'ull/Cmetem' (Soda Creek/Deep Creek), T'exelc (Williams Lake) are all part of the Northern Shuswap Tribal Council (NSTC) and a related Treaty Association, Northern Secwepemc te Qelmucw (NStQ). NStQ has been in treaty negotiations since 1994. After completion of an Agreement in Principle in 2014, a referendum was held in each of the NStQ communities in February and April of 2016, with a narrow membership majority positively voting to move forward into Final Negotiations (Stage Five) of the six-stage treaty process. The Agreement in Principle was signed by representatives of Canada, British Columbia and the NStQ on December 15, 2016. The remainder of the Stage Five negotiations can take anywhere from three to five years to complete. Once a final agreement is negotiated, NStQ membership will conduct a final vote on whether to accept the negotiated treaty, before its implementation or Stage Six can begin.

Esketemc began negotiations in 1994, Esketemc signed on to begin negotiations and since 1998 Esk'etemc has been negotiating an Agreement in Principle.

4.2 Objectives

- 4.2.1 Improve communication and collaboration between the Cariboo Regional District and Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members on land use, transportation, natural resource management, and environmental planning matters of joint concern in the Plan Area.
- 4.2.2 Seek opportunities to work with First Nations within the Plan Area to recognize, protect and, where appropriate and feasible, facilitate the interpretation of important cultural sites and features in the Plan Area.

4.3 Policies

The Cariboo Regional District Board will:

- 4.3.1 Support the establishment of Protocol Agreements with Plan Area First Nations communities to address issues of mutual concern including the referral of development applications.
- 4.3.2 Consult with Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members through referrals on development proposals within the Plan Area and other appropriate planning avenues.
- 4.3.3 Support information sharing with Tsq'escen' (Canim Lake) and other Northern Shuswap Tribal Council (NSTC) members related to establishing recreation areas and trails, and their operation.
- 4.3.4 Encourage and support the Province to work with regional partners, including Tsq'escen' (Canim Lake), to improve safety of Canim Lake Road.
- 4.3.5 Recognize and celebrate the rich Northern Secwepemc cultural and cultural features that exist in the Plan Area.
- 4.3.6 Support the Province and other interest groups in identifying and protecting features and sites of Indigenous and archaeological significance within the Plan Area.

5.0 Environmental Management

5.1 Introduction

The Lac La Hache OCP Area includes the Cariboo Plateau of the Fraser Plateau ecoregion. To the south are the lower, drier hills of the Thompson-Okanagan, and to the north is the central Cariboo, extending into the vast forests of Northern B.C. At the 1000 metre elevation, there are four distinct seasons – cold snowy winters, warm summers, and cool weather in the spring and fall. The beautiful natural setting includes numerous lakes and rivers, rolling hills, and forests of Douglas fir, lodge pole pine, aspen and birch.

The majority of the soils in the Lac La Hache Plan Area have quite slow percolation rates and are poor soils in terms of septic tank sewage disposal. The soils are predominantly clay, which restricts the downward penetration of water. As a result, the soils are easily saturated with water in the spring and after heavy rainfalls. The rolling topography also produced additional water problems by holding runoff water in numerous surface depressions.

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

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

A large majority of the Lac La Hache OCP Area consists of winter range for mule deer as documented on Map 'D': Endangered Species and Ecosystems. This includes all the area north of Lac La Hache and west of Timothy Lake Road and most of the area south of Lac La Hache. A majority of the mule deer winter range land is on forested Crown land.

Climate Change and GHG emissions

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the Cariboo Regional District is committed to reducing greenhouse gases (GHGs) and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, BC.'s GHG emissions are to be reduced by at least 33%

below 2007 levels by 2020. A further emission-reduction target for the year 2050 is 80% below 2007 levels. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

While GHG emissions inventories for area communities is not available, information for the Cariboo Regional District indicate that the sources of GHG emissions are similar to the B.C. average, with on-road transportation accounting for 64% of emissions, and buildings accounting for 32%. In 2015, the CRD's corporate GHG emissions were 1,187 tonnes of CO₂ equivalent plus 457 tonnes of CO₂ from contracted services.

Water Resources

Water is at the base of healthy communities and a balanced ecosystem. The importance of proper land use practices is essential to maintain this equilibrium. Improper land use practices impact both surface water and entire watershed systems, whatever their size, and consequently the human communities and fish and wildlife habitat they support. The OCP Area includes the San Jose River watershed. The San Jose River flows north towards Williams Lake.

5.2 Environmental Objectives

General Environmental Objectives

- 5.2.1 Pursue an approach to land use development which recognizes watersheds as a critical component to the long-term viability of the Lac La Hache Plan Area.
- 5.2.2 Avoid development on and protect environmentally sensitive areas including critical fish habitat, old growth management areas, high value wetlands for moose, mule deer winter range and spawning areas.
- 5.2.3 Ensure land use activities in the Lac La Hache Plan Area do not adversely impact on fish and wildlife and their habitats.
- 5.2.4 Recognizes that the community values the natural lands including lakes, streams and forested lands in the Plan Area and is engaged in maintaining these values.
- 5.2.5 Encourage residents and businesses to practice water conservation measures.

Energy & Conservation

- 5.2.6 Encourage energy conservation through higher efficiencies, reduced household demand, and reduced transportation needs.

Climate Change

- 5.2.7 Recognize the likely impacts and vulnerabilities of regional climate change within the Plan Area and plan for resiliency.
- 5.2.8 Reduce GHG emissions within the Lac La Hache Plan Area as per the B.C. Climate Action Charter reduction targets.
- 5.2.9 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

Natural Hazards

- 5.2.10 Minimize risk to people and property damage as a result of natural hazards such as steep slopes, floodplains and soils subject to erosion.
- 5.2.11 Ensure development does not occur in areas subject to hazardous conditions unless the hazard can be mitigated and the development can be certified as safe for proposed use by a Qualified Professional Engineer or Geoscientist.

Water Resource Management

- 5.2.12 Safeguard the quantity and quality of ground and surface water.
- 5.2.13 Ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, riparian habitat and related terrestrial ecosystems.

5.3 Environmental Policies

The Cariboo Regional District Regional Board will:

General Environmental Policies

- 5.3.1 Endeavour to preserve and protect Environmentally Sensitive Areas by avoiding development or minimizing the impact of development on lands with endangered species or ecosystems as shown on Map 'D': Endangered Species and Ecosystems.
- 5.3.2 Recommend through the Development Approval process (e.g. subdivision referral or rezoning application) the use of one or more of the following tools to direct development away from areas with Endangered Species and Ecosystems and areas with Slope and Drainage Constraints:
 - i Conservation Agreement through a priority covenant registered under Section 219 of the *LTA* with the CRD as a party to the agreement, to protect sensitive

areas, provide environmental protection or enhance recreation including trails, interpretive signs, and benches that are a public benefit to the community without compromising the environmental sensitivity of the area;

- ii Common property in a bare land strata subdivision to allow flexibility in conserving the feature or area;
- iii Voluntary stewardship through a contract, lease or trust to protect the feature or area, in favour of and managed by land trusts or conservation organization;

- 5.3.3 Support the use of conservation agreements, voluntary conservation covenants and statutory rights of way on land where owners enjoy the benefits of private land ownership but provide access in the covenanted area for trails, interpretive signs, benches and other recreation purposes; restrict land use for conservation or environmental management purposes; or offer some other public benefit to the community that does not compromise the environmental sensitivity of the area.
- 5.3.4 Encourage federal and provincial agencies to monitor issues of environmental importance, particularly water quality on Lac La Hache.
- 5.3.5 Encourage farmers to ensure that soil conservation, pest management, and water management are conducted in a manner that protects Environmentally Sensitive Areas by referring to Provincial and Federal guidelines.
- 5.3.6 Recognize that the information on water quality for Lac La Hache is known and measures are in place to prevent impacts that may negatively impact water quality in the future.
- 5.3.7 Actively support and promote through educational activities and staff resources the removal of invasive plants on private and public lands in partnership with provincial agencies and other stakeholders.
- 5.3.8 Require that where an environmental report has been requested by the CRD, the report must be prepared by a relevant Qualified Environmental Professional (QEP) (e.g., Registered Professional Biologist, Registered Professional Forester, certified arborist, member of the BCSLA).

Energy & Conservation

- 5.3.9 Encourage collaboration with other levels of government, First Nations, regional districts and utilities to address energy and emissions management and promote best practices in energy efficiency.

- 5.3.10 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots, stormwater detention ponds, solar orientation).
- 5.3.11 Encourage and support initiatives to upgrade wood-burning appliances through programs such as the woodstove exchange program.
- 5.3.12 Improve energy efficiency and reduce energy consumption through lighting, door, window and HVAC equipment upgrades in public buildings such as the community hall and arena.
- 5.3.13 The Lac La Hache water system has low vulnerability to a changing climate and is underutilized at this time. However, as a general practice, water conservation measures are encouraged to reduce consumption and operating costs for the Lac La Hache Townsite community water system.
- 5.3.14 Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize possible solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.
- 5.3.15 Request that subdivision layout and building design maximize their solar power potential.
- 5.3.16 Continue to support recycling through a variety of measures including the Regional Solid Waste Management Plan, public education, in-house programs to increase e-documents that reduce waste and new initiatives such as composting.

Climate Change

- 5.3.17 Endeavour to participate in senior government programs and initiatives that address climate change impacts, target the reduction of GHG emissions and improve energy efficiency within the Plan Area.
- 5.3.18 Will take steps, as a signatory to the Climate Action Charter, to address and support the goals of the Charter including becoming and maintaining carbon neutrality in respect of its corporate operations.
- 5.3.19 Strongly encourage that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan Area.
- 5.3.20 Encourage a “lead by example” approach to energy and emissions planning including a commitment to setting corporate targets, by:

- i Seeking funding support for measuring the CRD's carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint; and
 - ii Identifying best carbon reduction opportunities and setting specific reduction targets.
- 5.3.21 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.
- 5.3.22 Support a land use strategy that encourages infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.
- 5.3.23 Continue to support opportunities to directly address climate change and energy sustainability through such projects as:
 - i Trails and bike paths that support alternative transportation options;
 - ii Pilot transit projects or expansions of existing transit systems that would support rural residents travelling to the District of 100 Mile House or City of Williams Lake for work or services;
 - iii Supporting smart growth planning principles that are applicable to rural areas; and
 - iv Protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.
- 5.3.24 Encourage local production of goods and commercial stores in the Townsite to reduce the need for movement of goods and commuting of local residents.

Slope and Drainage Constraints

- 5.3.25 Avoid development in Slope and Drainage Constraints as shown on Map 'E': Slope and Drainage Constraints, unless a report certified by a professional engineer or geoscientist experienced in geotechnical engineering indicates that the land may be used safely for the use intended.
- 5.3.26 Strive to prevent development on lands that may be susceptible to a potential natural hazard, or have been identified as hazardous by the CRD or other agencies having jurisdiction, unless the applicant can provide documentation by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended and specifying the conditions under which development may be carried out.

- 5.3.27 Rezoning or subdivision of lands with a slope in excess of 30%, drainage constraints or any other natural hazard will require the proponent to first obtain site-specific hydrology or geotechnical study by a Qualified Professional Engineer or Geoscientist, establishing that the site is suitable for development and specifying the conditions under which development may be carried out.
- 5.3.28 Require a site specific geotechnical report prepared by a Qualified Professional registered by the Association of Professional Engineers and Geoscientists of British Columbia if a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche as per Section 56 of the *Community Charter*.
- 5.3.29 Require that where a site specific geotechnical report has been provided by a Qualified Professional Engineer or Geoscientist indicating conditions under which the property can be safely developed, the report should be registered in a Section 219 covenant on title to ensure safe use for all subsequent owners.
- 5.3.30 Does not support the development of land susceptible to flooding for habitable use except in accordance with the Flood Hazard Area Land Use Management Guidelines of Ministry of Forests, Lands, Natural Resource Operations & Rural Development (MFLNRO), as amended.

Water Resource Management

- 5.3.31 Co-operate with senior governments to provide a coordinated strategy for the stewardship of lakes and watercourses to ensure that no harmful alteration, disruption or destruction of fish habitat occurs.
- 5.3.32 Strongly encourage the Ministry of Environment and Climate Change Strategy to establish a regular testing program to monitor the water quality of Lac La Hache.
- 5.3.33 Discourage actions or activities which may reduce the water quality of any lake, stream or waterbody and shall encourage private landowners to follow Ministry of Environment and Climate Change Strategy guidelines for watershed management when logging or developing their land.
- 5.3.34 Collaborate with the Ministry of Environment (ENV) and Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRO) concerning the protection of aquifers, community watersheds, and riparian areas;

5.4 Aquatic Habitat Development Permit Area

Purpose

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

For the purposes of the Aquatic Habitat DPA:

“Lake” means body of water, typically freshwater, which can be formed by glaciers, river drainage, surface water runoff, or ground water seepage. Lakes can range in size from a small pond to a larger reservoir.

“Pond” means a body of water encircled by vegetation, and generally shallow enough for sunlight to reach the bottom, i.e. a small lake.

"stream" means

(a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or

(b) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer;

"stream channel", in relation to a stream, means the bed of the stream and the banks of the stream, both above and below the natural boundary and whether or not the channel has been modified, and includes side channels of the stream;

"wetland" means a swamp, marsh, fen or prescribed feature;

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

“Sensitive Fish Habitat Areas” are areas critical for fish, either because of species distribution, feeding area, spawning, rearing or resting areas (shade, deep pools). Map ‘D’: Endangered Species and Ecosystems shows Critical Fish Habitat that includes the sensitive spawning and rearing habitat areas identified by the Department of Fisheries & Oceans. Additional areas may be identified by a QEP during the site assessment stage.

Area

The Aquatic Habitat DPA applies to all properties, any portion of which is within 15 metres of the natural boundary of a watercourse, pond or lake coloured green on Map 'F': Aquatic Habitat Development Permit Area or within 30 metres of the natural boundary of a watercourse, pond or lake coloured yellow on Map 'F': Aquatic Habitat Development Permit Area.

Justification

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

Exemptions

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

- i The construction, alteration, addition, repair, demolition and maintenance of farm buildings and farm fences and normal farm practices that are subject to the *Farm Practices Protection (Right to Farm) Act*;
- ii Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area will an Aquatic Habitat DPA be required. A building that is damaged by fire, decay, or otherwise to an extent greater than 75% of its determined value above its foundations, as determined by a Building Official, will require a Development Permit;
- iii A Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; or
- iv Removal of noxious weeds or invasive plants as defined by provincial government legislation.

- v Construction of an access point to a water body is permitted subject to:
 - a) The access point is restricted to providing one access point for a dock, a pathway to a lake, wetland or watercourse, or a water intake;
 - b) The access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken);
 - c) An access trail has a pervious/permeable surface, such as gravel, or soil, that allows the passage of water;
 - d) The total width of all access points is limited to 25% of the lot's water frontage, to a maximum of 15 metres;
 - e) If shoreline vegetation has been removed, construction of a new access point is directed to that area in order to protect and maintain remaining vegetated areas;
 - f) Authorizations are obtained from provincial or federal agencies, where applicable.

Development Requiring a Permit

- 5.4.2 Unless exempted under Section 5.4.1, a Development Permit is required prior to the subdivision of land or the construction of, addition to or alteration of a building or other structure on lands within the Aquatic Habitat DPA.

Riparian Assessment

- 5.4.1 A riparian assessment report is required prior to the issuance of a development permit within the Aquatic Habitat DPA. The riparian assessment report must be submitted in respect of the proposed development by a Qualified Environmental Professional (QEP) under contract to the development applicant, including:
 - i Certification that the QEP is registered to practice in the Province of B.C. by the appropriate regulatory body, qualified to undertake the assessment. And has used the appropriate assessment methods;
 - ii Description and map of all pertinent aspects of the proposed development;
 - iii Confirmation of the boundaries of the riparian assessment area,
 - iv Description of the natural features, functions and conditions in the riparian assessment area that support fish life processes;

- v Recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and
- vi Professional opinion that either the development as proposed would not result in serious harm to fish as defined under the *Fisheries Act*.

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

Development Permit Guidelines

5.4.3 The following Guidelines apply to the Aquatic Habitat DPA:

- i Removal, alteration, disruption or destruction of vegetation should be avoided;
- ii A vegetated area or buffer must be not less than 15 metres from the natural boundary is required. The vegetated area or buffer is for the protection of the riparian ecosystem but may include a disturbed area for the construction of roads, trails, wharves and docks of up to 25% of the parcel width along the natural boundary, based on the recommendations of the QEP.
- iii In Critical Fish Habitat areas, the vegetated area or buffer must be 30 metres from the natural boundary.
- iv Disturbance of soils should be minimized;
- v The use impervious or semi-impervious surfaces should be minimized;
- vi The construction or erection of buildings and structures should take place outside the Aquatic Habitat DPA except where prevented by the parcel size or configuration;
- vii Utility corridors should be minimized;
- viii The minimum setback of a sewage disposal from any lake, wetland or watercourse is 30 metres. If a property owner plans to install a septic system and field with a setback of less than 30 metres from a lake, wetland or watercourse, the property owner must engage an appropriately qualified engineer or geoscientist to review the proposed siting of the sewage disposal system (e.g. septic system and field) to ensure there will be no detrimental impacts on the adjacent water body. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing

failing one and only with the written approval of the Health Authority or the Ministry of Environment and Climate Change Strategy. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.

- ix The perimeter of the vegetated area or buffer may be required to be identified prior or during all phases of construction, using materials such as brightly coloured tape or snow fencing, to prevent any accidental disturbances. Construction materials generated by construction activities such as excavation operation, demolition of existing structures and stockpiling operations shall be stored outside the Aquatic Habitat DPA or as per the QEP mitigation plan.
- x Where shoreline vegetation has been removed from the property leading to erosion or other damages, or damage to the leave strips occurs during construction, the riparian assessment report shall include recommendations for rehabilitation. A replanting scheme may be required based on the QEP's recommendations. Local or native riparian species are to be used in the replanting scheme. Note that shoreline damage is required to be reported to MFLNRO and rehabilitation will require permitting under the *Water Sustainability Act*.
- xi Notification from the QEP that the proposed development will not negatively affect the functioning of a watercourse or riparian area.
- xii Written confirmation from the QEP that the proposed development does not conflict with other federal, provincial or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.
- xiii For any topics not addressed in the Aquatic Habitat DPA, the CRD's Shoreland Management Policy, 2004 and the Province of B.C.'s Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia are to be followed.

6.0 Agriculture

6.1 Introduction

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

The expansion of residential settlements often contributes to the removal of land from agricultural use. In an effort to preserve agricultural land, the provincial government enacted the *Agricultural Land Commission Act* in 1973. The Agricultural Land Reserve (ALR) designated land suitable for farm use throughout British Columbia. The ALR is managed by the Agricultural Land Commission (ALC) which is the authority for approval for non-agricultural development, subdivision, the exclusion of land, and the removal of soil and the placing of fill, all within the ALR. Major changes in 2014 resulted in the creation of six regional panels and a two-zone concept. The Lac La Hache Area OCP is located within the Interior Region Panel and in Zone 2, where the ALC must consider the following in descending order:

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

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

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

6.2 Objectives

- 6.2.1 Recognize the importance of the agricultural sector, encourage its improvement and expansion and minimize conflicts through strong land use policies.
- 6.2.2 Support the ALC in protecting agricultural land and agricultural opportunities within the Plan Area.
- 6.2.3 Protect agricultural land by maintaining large parcel areas which can economically sustain agricultural production.

6.3 Policies

The Cariboo Regional District Board will:

- 6.3.1 Support the protection of land within the Agriculture Land Reserve as shown on Map 'G': Agricultural Land Reserve areas and through the *Agricultural Land Commission Act*, its regulations, and general orders of the Commission.
- 6.3.2 Encourage agricultural operations on land designated as Agriculture as shown on Map 'C': Land Use Designations.
- 6.3.3 Support the protection of normal farm practices within the ALR including the Farm Practices *Protection (Right to Farm) Act*.
- 6.3.4 Support edge planning (e.g. buffers, fencing, minimum interface lot sizes) policy as identified in the 2016 CRD Agricultural Policy.
- 6.3.5 Maintain a minimum parcel size of 32 hectares for land designated as Agriculture except for the subdivision of land:
 - i In compliance with the Homesite Severance policy of the ALC;
 - ii Divided by a primary highway as shown on Map 'I': Major Road Network and Gravel Pit Reserves;
 - iii For highway dedication purposes; and
 - iv For parkland dedication purposes.

6.3.6 Support the exclusion from the ALR of the following lots due to their small lot size or limited potential for agriculture as documented in the 2014 Lac La Hache Agricultural Land Use Inventory²:

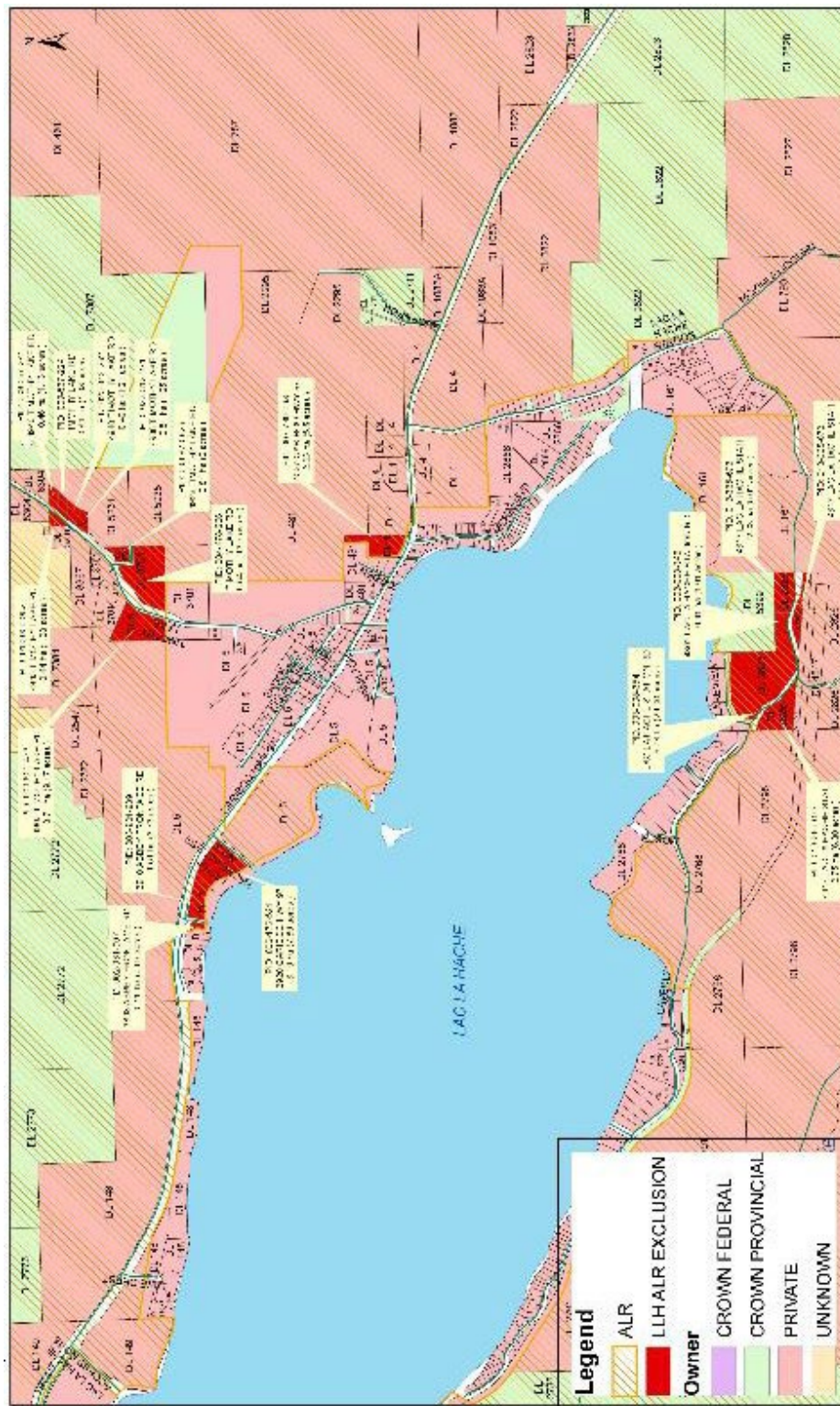
ADDRESS	PID	AREA IN ALR (ha)	RATIONALE FOR EXCLUSION
Timothy Lake Road	004-478-266	5.54	Zoned for mobile home park Limited potential for cultivation*
4903 Timothy Lake Road	009-601-473	3.71	Limited potential for cultivation* 6 dwellings on ALR Part of site in ALR (75%)
4928 Timothy Lake Road	008-870-926	0.81	Small lot area
4938 Timothy Lake Road	023-312-271	0.51	Small lot area
4940 Timothy Lake Road	023-312-262	0.49	Small lot area
Vacant lot Timothy Lake Road	009-567-224	0.44	Small lot area
4946 Timothy Lake Road	009-567-241	0.46	Small lot area
4943 Timothy Lake Road	010-006-982	0.44	Small lot area
4027 Highway 97	007-730-098	2.23	Within Townsite
4317 Lac La Hache station Road	013-365-673 (3 parts north of CNR)	2.03 1.20 2.75	Limited potential for cultivation* Small part of site in ALR (21%)
4302 Lac La Hache Station Road	003-098-346	0.41	Limited potential for cultivation* Small lot area
Lac La Hache Station Road	003-098-354 (part north of CNR)	9.74	Limited potential for cultivation* Part of site in ALR (60%)
3898 Abby Frontage Road	002-931-907	0.26	Limited potential for cultivation* Small part of site in ALR (10%)
3910 Abby Frontage Road	003-901-939	1.51	Limited potential for cultivation* Part of site in ALR
3920 Cariboo Highway 97	006-172-521	3.19	Limited potential for cultivation* Part of site in ALR

* as per the Lac La Hache Agricultural Land Use Inventory

² All lots proposed for exclusion in Policy 6.3.6 were first identified in the 1997 OCP.

Figure 1 shows the lots or remaining portions proposed for ALR exclusion coloured red.

Figure 1.



- 6.3.7 Support public education as an important means to minimize conflict between agricultural and other land uses.
- 6.3.8 Support the use of building setbacks, drainage measures, retention of vegetation, provision of vegetation screens, fences, the creation of larger or longer parcels and other available measures deemed necessary, to provide for the buffering or separation of non-agricultural development from farming operations in the ALR as detailed in the 2016 CRD Agricultural Policy. Such provisions would apply on the non-agricultural side of the ALR interface.
- 6.3.9 Discourage non-farm development of agricultural land unless it can be demonstrated that the land is not suited for agriculture and that there is no other viable alternative location.
- 6.3.10 Work with stakeholders to advance the principles of food systems planning, including education programs on the importance of agricultural enterprises and local food production.
- 6.3.11 Engage with the agricultural community, educational institutions and other stakeholders to support opportunities for innovation and entrepreneurship.
- 6.3.12 Support the development of agri-tourism activities such as farm-stay and ranch vacations, sleigh rides and tractor rides, farm-gate marketing, and weddings on agricultural lands to enhance their economic viability, subject to ALR regulations.
- 6.3.13 Guest ranches may be permitted in a designated Agricultural Area.
- 6.3.14 Encourage business support services for agricultural producers and rural businesses.
- 6.3.15 A Non-Farm Use must be first approved under a non-farm use application by the ALC and will be evaluated through an application for rezoning or a Temporary Use Permit application subject to the following criteria:
 - i The duration of the proposal;
 - ii The scale of the proposal;
 - iii Whether the non-agricultural use is pre-existing (how long it has been in use);
 - iv Will the use cause a nuisance or be detrimental to agricultural operations located on the land or adjacent to the land;
 - v Whether the land can be returned to agricultural function;

vi Whether the buildings associated with non-farm use can be converted back to farm use or be removed.

6.3.16 Recognize climate change will impact the agricultural sector at the local scale and will work with stakeholders to undertake adaptive action in support of the B.C. Agriculture & Climate Change Regional Adaptation Strategy for the Cariboo Region.

7.0 Resource

7.1 Introduction

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

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

MFLNRO relies on aerial surveys to identify overall stand and pine mortality for the B.C. interior. The South Cariboo region falls into the 100 Mile House Timber Supply Area (TSA), which has seen substantial declines in living pine stands from 1999 to 2014.

The Lac La Hache OCP Area has low to moderate mineral potential, low levels of staking and only a few documented occurrences. There are no mineral or placer titles within the Lac La Hache OCP Area. At the southern tip of Lac La Hache, near 111 Mile Creek, the Ministry of Energy, Mines and Petroleum Resources has registered a mineral occurrence of Magnesite. There is active exploration in the general area, mainly for copper and gold.

7.2 Objectives

- 7.2.1 Recognize the Lac La Hache resource base as essential to the long-term sustainable economic development of the area.
- 7.2.2 Support sustainable resource management and forest harvesting practices that protect the environment and the visual integrity of the landscape.

7.3 Policies

The Cariboo Regional District Board will:

- 7.3.1 Recognize sand and gravel extraction areas on District Lots 2812 and 2823 as shown on Map 'I': Major Road Network and Gravel Pit Reserves.
- 7.3.2 Designate land for the harvesting of natural resources and the extraction of sand, gravel and other minerals as Resource on Map 'C': Land Use Designations.
- 7.3.3 Recognize sand and gravel resource extraction opportunities within the Lac La Hache Area but limit those activities to areas designated for such uses in this Plan.
- 7.3.4 Maintain a minimum lot size of 32 hectares in order to protect watersheds, encourage the continuation of rangeland operations, and minimize conflict with residential uses.
- 7.3.5 Encourage the MFLNRO to continue referrals of mineral exploration proposals to the CRD for review and comment.
- 7.3.6 Work with provincial agencies and other stakeholders to protect the resource land base and promote sustainable forest operations while balancing recreation and other interests.
- 7.3.7 Encourage forestry operations to implement Best Management Practices, in particular in the areas of water resource, watershed protection and visual integrity.
- 7.3.8 Continue to support a wood friendly culture and support local value-added forestry industry.
- 7.3.9 Minimize conflict between land uses on designated Resource land and adjacent uses through the use of zoning, including setbacks and screening.
- 7.3.10 Recognize all mining and mineral exploration activities will be subject to the *Mines Act* and *Mineral Tenure Act*.
- 7.3.11 Recognize that all uses of Crown land within the Lac La Hache Provincial Forest will be in accordance with the provisions of the *Forest Act*, other relevant Provincial acts and regulations.

8.0 Residential

8.1 Introduction

Residential development in the Lac La Hache OCP Area has occurred mainly along the lake, and more predominantly on the north and the southeastern shoreline. The north shore of Lac La Hache has been extensively subdivided with a majority of old subdivisions being of less than 0.4 hectares. Most of these small subdivisions took place at a time when the impact of significant residential development along lakes was not a concern. The presence of Highway 97 to the north of the lake and the railway line on the south side, as well as the abundance of agricultural land around the lake, have contributed to a narrow linear settlement pattern along the lake.

The Lac La Hache OCP Area is characterized by three types of demand for residential properties: lakefront properties, small acreage properties, and serviced parcels within the Townsite. The Lac La Hache Townsite consists of the area designated Townsite Residential on Map 'C': Land Use Designations and adjacent Commercial and Institutional designations. Lakefront development has, over the last twenty years, been the most popular option for new residents into the area. As a result, even with community water and sewer services and streetlights, the Townsite itself has received very little demand for new development.

Further, the land supply in the area is constrained by the amount of land available outside of the Agricultural Land Reserve. The majority of land is either used for ranching or forestry purposes. In spite of these constraints, there remains a few undeveloped areas outside of the ALR presently serviced by water and sewer systems, and other areas where services could potentially be extended. The advantages of developing vacant parcels and redeveloping other lands within the serviced areas are the opportunity to develop at a higher density and consequently connect a greater number of dwellings to the water and sewer systems, make the systems more cost-efficient and reduce the number of on-site disposal systems (i.e. septic tanks). The current inventory of lots designated for residential development will accommodate all population scenarios for approximately 20 years (see Section 2.4).

8.2 Objectives

- 8.2.1 Ensure the availability of sufficient land for residential development for a minimum of ten years.
- 8.2.2 Provide a range of lot sizes that reflect the goal of maintaining a rural character.
- 8.2.3 Minimize conflicts with resource and agricultural uses.
- 8.2.4 Minimize the impact of development on the water quality of Lac La Hache, other waterbodies, waterways and aquifers.

- 8.2.5 Recognize the importance of protecting the environment and minimizing environmental impacts in new residential developments, especially in proximity to critical wildlife habitat.
- 8.2.6 Direct development to areas without geotechnical or environmental hazards and, where present, ensure mitigation measures are in place to reduce such hazards to acceptable levels.
- 8.2.7 Encourage a development configuration that provides adequate access to the waterfront for upland owners.
- 8.2.8 Encourage the location of multi-family housing in the serviced area, and to allow for flexibility and diversity of uses in the Townsite area.
- 8.2.9 Encourage the provision of affordable housing, rental housing and special needs housing.

8.3 Policies

The Cariboo Regional District Board will:

- 8.3.1 Designate lands for residential use as shown on Map 'C': Land Use Designations. The residential designations are intended to address a range of different residential land uses, servicing conditions, location criteria and environmental constraints. The table below outlines the land use categories, planning criteria and development standards for future planning purposes:

LAND USE DESIGNATION	LOCATION CRITERIA + LAND USE	DEVELOPMENT STANDARDS
Lakeshore Residential	Lakeshore single family use, similar adjacent lot areas	Min. lot area of 0.4 ha
	Lakeshore single family use, similar adjacent lot areas	Min. lot area of 0.8 ha
	Lakeshore single family use*	Min. lot area of 0.4 ha (unserviced)
	Lakeshore single or two family use*	Min. lot area of 0.4 ha (unserviced)

Rural Residential	Upland single family, two family or non-residential use, similar adjacent lot areas	Min. lot area of 4.0 ha
	Upland single family, two family or non-residential use, similar adjacent lot areas	Min. lot area of 2.0 ha
	Upland single family, two family or non-residential use, similar adjacent lot areas	Min. lot area of 0.8 ha
Townsite Residential	Townsite location, single family use	All uses require community water and community sewer systems
	Townsite location, single family or two family use	
	Townsite location, single family, two family or multi-family use	
Mobile Home Park	Townsite location or other area that meets Policies 8.3.6 and 8.3.7.	Min. site area of 2 ha or 1 ha if within the Townsite
Restricted Residential	Limit development in environmentally sensitive areas or with drainage constraints	Maintain large lot area, site buildings away from environmentally sensitive areas
Fir Crest Resort Comprehensive Development Area	Limited to Fir Crest Resort Parcel A, (38046E) (Plan B6004) of DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955. Strata cabin, strata RV, campground and limited service commercial uses	Community water and community sewer systems

* Limited to existing lots zoned R1 or R2 along Lac La Hache

Residential Growth

8.3.2 In order to assess the suitability of a large or complex residential development application and its compliance with the Lac La Hache Area OCP including a rezoning, development permit or Temporary Use Permit application, the Manager of Development Services may require the submission of information as authorized by the Cariboo Regional District Development Approval Information Bylaw. The information required may include any of the general measures in Section 1.4 of this Plan as well as comply with the following residential housing measures:

- i Provides a suitable relationship to the natural environment;
- ii Is compatible and sensitively integrated with neighbouring land uses including agricultural and resource uses;
- iii Provides a servicing strategy that meets applicable regulatory requirements;
- iv Reflects the rural character of the area; and
- v Contributes to the availability of a range of housing choices in the Plan Area, including housing on different lot sizes and housing that is affordable and meets special needs.

8.3.3 Direct higher density (smaller lot) residential subdivisions to existing built-up areas or adjacent to such areas, and where road access and services already exist, such as in the Lac La Hache Townsite.

Multi-Family Housing

8.3.4 Allow multi-family housing within the Lac La Hache Townsite where water service and sewer service are available or in close proximity to the Townsite where water and sewer services can be extended. Multi-family units will offer an alternative housing form for seniors and smaller households in proximity to local services.

8.3.5 Allow multi-family housing subject to the following criteria:

- i The proposed site shall be serviced by community water and sewer systems;
- ii Consideration should be given for locating multi-family housing in reasonable proximity to commercial facilities and other needed services;
- iii Access to a multi-family development should be in proximity to a primary highway or a major collector road to minimize the impact of the traffic generated by the multi-family development on adjacent residential properties;

- iv The site should provide easy access and egress;
- v The site should offer the potential for pedestrian access to the waterfront or other public open spaces; or on-site recreational opportunities to accommodate the recreational needs of the residents of the multi-family dwelling complex; and
- vi The proponent will provide the CRD with a detailed site development plan which demonstrates that the following issues are being addressed: drainage, provision of parking, any geotechnical concerns, buffers to integrate the development with adjacent lower density residential areas.

Mobile Home Parks

8.3.6 Recognize existing Mobile Home Parks as shown on Map 'C': Land Use Designations.

8.3.7 Permit new Mobile Home Parks subject to the following provisions:

- i Location within the Lac La Hache Townsite in proximity to existing commercial services and public facilities such as the elementary school and community water and sanitary services;
- ii Location in proximity to the Major Road Network to minimize traffic through existing residential subdivisions;
- iii Compliance with the requirements of the Mobile Home Park (R4) Zone and Mobile Home Park Bylaw;
- iv Compliance with the applicable *Municipal Wastewater Regulation* or *Sewerage System Regulation*, including demonstrated soil capacity to support on-site sewage disposal for year-round use;
- v Compliance with the *Groundwater Protection Regulation* for an onsite well or connection to a community water system;
- vi Buffer from adjacent lands by the effective use of landscaping trees or fencing or a combination of the two so as to reduce land use conflicts; and
- vii Detailed site plan including the location, dimensions and number of mobile home lots, recreation areas, vehicular access and egress.

Affordable and Special Needs Housing

- 8.3.8 Support efforts to develop affordable housing, rental housing and special needs housing.
- 8.3.9 Recognize Affordable Housing as:
 - i Rental or owned housing provided to low income households who pay in excess of 30% of their income on housing and earn less than the median income of the Fringe area;
 - ii Including publicly owned or owned and operated by a non-profit agency, subsidized by senior levels of government or by a non-profit agency, which enables rent to be provided at below market rates on a “geared to income” basis;
 - iii Including housing secured at below market rates through a Housing Agreement between the CRD and the property owner;
 - iv Including secondary suites and carriages; but
 - v Not including shelters or transitional housing.
- 8.3.10 Recommend that affordable housing projects are located in proximity to existing services. Where more remote locations can satisfy all regulatory requirements and the policies of this Plan, an application may be supported.
- 8.3.11 Encourage a range of housing types and lot sizes to provide affordable housing and housing to address special needs such as temporary dwellings.
- 8.3.12 Promote programs that provide housing assistance to seniors and other groups in core housing need.
- 8.3.13 Support secondary suites and carriage houses as opportunities to provide affordable housing.

Hazard and Conflict Mitigation

- 8.3.14 Supports the design of new developments to meet FireSmart guidelines, as documented in the *Homeowners FireSmart Manual, B.C. Edition* and *FireSmart: Protecting Your Community from Wildfire, Second Edition*, as amended from time to time.
- 8.3.15 Will require a wildfire hazard assessment and mitigation strategy prepared by a member of the Association of B.C. Forest Professionals to ensure the wildfire hazard to the property owner is minimized prior to approval of a rezoning application or subdivision of three or more lots in an area with high or extreme wildfire hazard rating.

- 8.3.16 Require edge planning (e.g. buffers, fencing, minimum interface lot sizes) policy as identified in the 2016 CRD Agricultural Policy (Policy 6.3.4) so residential development adjacent to the ALR does not negatively impact agricultural uses.

Home Businesses

- 8.3.17 Allow home occupations and home-based industries in areas designated for Residential use on Map 'C': Land Use Designations as implemented in the South Cariboo Area Zoning Bylaw.

Vacation Rentals

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

Community Safety

- 8.3.19 Support crime prevention programs such as Crime Prevention through Environmental Design and Crime Stoppers, working in association with the R.C.M.P.

8.4 Fir Crest Resort Comprehensive Development Area (OCP CD 2)

The Fir Crest Resort Comprehensive Development Area (OCP CD 2) is located on the northwestern shore of Lac La Hache and is described legally as Parcel A, (38046E) (Plan B6004) of DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955. The intent of the Fir Crest Resort Comprehensive Development Area (OCP CD 2) is to create a Recreational Vehicle and Cabin use that allows for a limited amount of public campground and limited service commercial uses. The property is to be developed in a way that is in keeping with the rural character of the area, preserves existing vegetation where possible and promotes a high landscaping standard. The uses, site regulations and densities are regulated by the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort zoning regulations contained within the South Cariboo Area Zoning Bylaw No. 3501, 1999, as amended. All dwelling units shall be serviced by a community sewer system and community water system and must comply with the *Municipal Wastewater Regulation* or *Sewerage System Regulation*, as applicable. The property is further regulated by the Cariboo Regional District Shoreland Management Policy 2004.

9.0 Commercial

9.1 Introduction

Commercial uses in the Lac La Hache OCP Area consist predominately of highway-oriented activities such as gas stations, motels, and a few restaurants. Commercial campgrounds are located along Lac La Hache. There is no major local commercial development, due to the low population and proximity to a wide range of shopping opportunities in Williams Lake (65 kilometres to the north) and 100 Mile House (26 kilometres to the south).

The primary commercial area is in the Lac La Hache Townsite, which has a mix of commercial services to serve local residents and the travelling public. The Lac La Hache Townsite is well suited to accommodate additional commercial development on vacant or underdeveloped sites along Highway 97 and the community water and sewage systems have surplus capacity. However, the transportation corridor needs to be managed to ensure local business needs are met including parking, access and egress while maintaining traffic safety.

9.2 Objectives

- 9.2.1 Maintain a level of commercial activity that responds to the servicing needs of the local residents, vacationers and visitors.
- 9.2.2 Promote commercial activities which have low water usage requirements, low air emissions, as well as low or recyclable solid and liquid waste disposal.
- 9.2.3 Ensure that commercial activities are compatible with the character of the Lac La Hache OCP Area and complement residential areas.
- 9.2.4 Provide for flexibility and diversity of uses in the serviced Townsite, and encourage a mix of commercial uses in conjunction with light industrial and mixed use (commercial - residential) development in the Townsite.
- 9.2.5 Support improved telecommunications and high speed internet (also known as broadband internet) access.
- 9.2.6 Work with MoTI to ensure that the needs of businesses located in the Townsite and along Highway 97 are addressed including vehicular access and egress, signage, parking, and non-vehicular transportation for the Cariboo Connector program in the Lac La Hache Area.

9.3 Policies

The Cariboo Regional District Board will:

- 9.3.1 Designate lands for commercial development as shown on Map 'C': Land Use Designations. The Commercial land use designation is intended for commercial uses along Highway 97 that serve both local residents and the travelling public and for commercial development along Lac La Hache to serve the tourist and recreational market. The commercial designation allows for mixed commercial-residential uses.
- 9.3.2 Consider the use of land for commercial purposes according to but not restricted to the following criteria:
 - i The commercial use shall provide for safe and efficient traffic movement, vehicular access and egress, and sufficient off-street parking;
 - ii The proposed use shall be compatible and in character with surrounding land uses;
 - iii The site will have community water or provide a potable water supply and sewer services or show proper on-site sewage capabilities according to the applicable Ministry of Health or Ministry of Environment and Climate Change Strategy standards;
 - iv If located within the ALR, the designation and rezoning will require the prior approval of the ALC for non-farm use or exclusion, where applicable;
 - v Highway commercial uses are encouraged within the Lac La Hache townsite or other existing commercial locations along Highway 97; and
 - vi Should not create environmental or health hazards.
- 9.3.3 Support commercial tourist and recreation uses based on the following criteria in addition to the general criteria listed above:
 - i Campground facilities shall be of a size compatible with a rural setting, preserving as much of the existing vegetation cover as possible;
 - ii Access to campground facilities should be in proximity to a primary highway or a major collector road to minimize the impact of the traffic generated by the campground facilities on adjacent residential properties;
 - iii The use will not reduce public access to the waterfront;

- iv The design of the site will show due regard for adjacent land and water uses, take advantage of existing terrain features and vegetation to help buffer adjacent residential properties from potential noises, and provide adequate landscape buffering and screening; and
 - v The proposal will require a development permit if it is located within the commercial development permit area.
- 9.3.4 Support commercial and mixed commercial-residential uses in those areas of the Townsite where sewer and water services are available and where direct and safe access to Highway 97 can be provided.
- 9.3.5 Support improved telecommunications and high-speed internet access to enhance the commercial sector, home based business and the overall community.
- 9.3.6 Work with MoTI to ensure signage needs of businesses located along Highway 97 are met.
- 9.3.7 Work with MoTI to address access permit regulation for individual businesses along Highway 97.

9.4 Lac La Hache Commercial Development Permit Area

Purpose

The Lac La Hache Commercial Development Permit Area (DPA) is designated under Section 488.1(f) of the *Local Government Act* as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial, multi-family and industrial development.

Area

The Lac La Hache Commercial DPA applies to commercial and industrial properties in the Lac La Hache OCP Area, primarily along the Highway 97 corridor, as shown on Map 'H': Commercial Development Permit area.

Justification

The Highway 97 corridor is the principal transportation route through the Plan Area and a major view corridor. Historically, the Cariboo Highway was known as the Cariboo Wagon Road, which was the only transportation corridor during the Gold Rush era. The historical character of the Cariboo region is enhanced by the many buildings along the highway that date back to the Gold Rush period. As well, the “western style” homes and ancillary buildings in the community reflect the long history of ranching in the Lac La Hache area by the use of logs and other western features. Nowadays, the Cariboo Highway (Highway 97) is used by thousands of people every year, making its appeal and aesthetics all the more

important for the communities along its path. A primary objective of the Commercial DPA designation is to ensure that future commercial, industrial and associated multi-family development along the highway corridor enhances and promotes the historical background of the highway corridor by ensuring future buildings relate to the historical character of the old “Cariboo Wagon Road” or the “western theme” in continuity with the South Cariboo Area Official Community Plan Area to the south. A building concept that draws from the Secwepemc, the indigenous people that have lived in the South Cariboo Area for thousands of years, is also acceptable.

The Lac La Hache Commercial DPA is also intended to ensure that tourist commercial and recreation commercial buildings along Lac La Hache reflect the historic character of the Cariboo and provide an attractive focus for the development, both from the lake and adjacent roads.

For all commercial uses, the Lac La Hache Commercial DPA is intended to address siting, access, parking and other site mitigation measures such as landscaping, buffering and screening, to ensure that commercial, light industrial and multi-family residential development enhances the Lac La Hache area and does not negatively impact other uses.

Development Permit Exemptions

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

- i The subdivision of land;
- ii Interior renovations that do not affect the exterior of the building;
- iii The repair or replacement of roofing;
- iv Routine building repairs and maintenance including window and door replacement;
- v Building Code and safety requirements and upgrades such as the installation of fire protections systems, fire exits, and construction of ramps for persons with disabilities;
- vi Building additions not exceeding 20 square metres and more than 20% of the existing floor area;
- vii Exterior decks, walkways, ramps, stairways, canopies and awnings;
- viii Construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, or trails;
- ix Farming building and activities on land within the Agricultural Land Reserve;
- x Temporary structures;

- xi Accessory buildings that do not exceed a total area of 20 square metres; and
- xii Change of exterior colour.

Development Requiring a Permit

9.4.2 Unless exempted under Section 9.4.1, a Development Permit is required prior to the construction of, addition to or alteration of a building or other structure on lands within the Lac La Hache Commercial DPA.

Guidelines

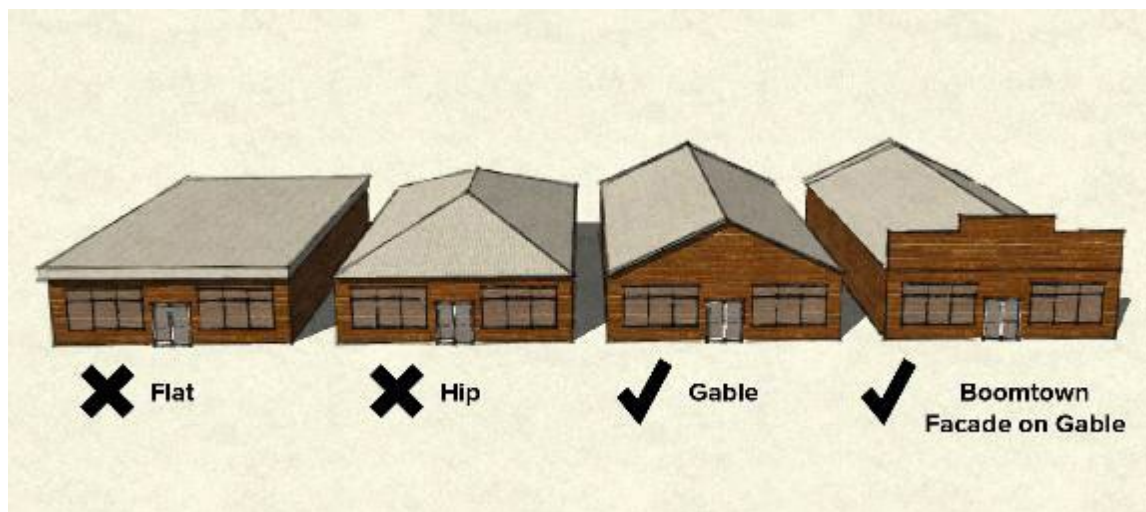
General principles of building siting and design are provided to help guide quality building standards appropriate to the highway corridors.

9.4.3 Character:

- i The distinctive form and character of new buildings shall strongly relate to the historic pattern and character of the Lac La Hache Area. Simple gable-roofed, heavy timber, post-and-beam, and log cabin style buildings are representative elements of the local character.

Figure 2 below illustrates the form and character of buildings that are encouraged and to be avoided.

Figure 2 - Character



9.4.4 Building massing and design:

- i Long continuous blank wall surfaces should be avoided;
- ii Long building walls shall be articulated by a regular pattern of windows, variations in building materials and textures, building massing, and architectural features;
- iii Varied rooflines shall be used to avoid the appearance of long, flat building facades;
- iv Rooftop mechanical equipment shall be screened from view;
- v Where more than one building is to be constructed on the site, the buildings should share common architectural features, colour theme; and
- vi Maximum building height is two storeys.

Figure 3 below illustrates building massing that are encouraged and to be avoided.

Figure 3 - Building Massing

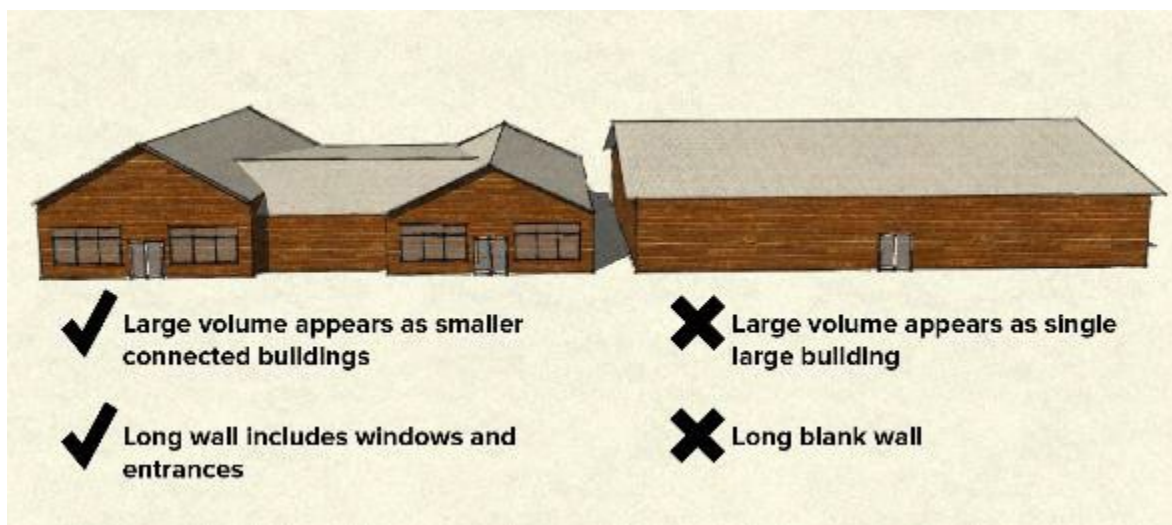
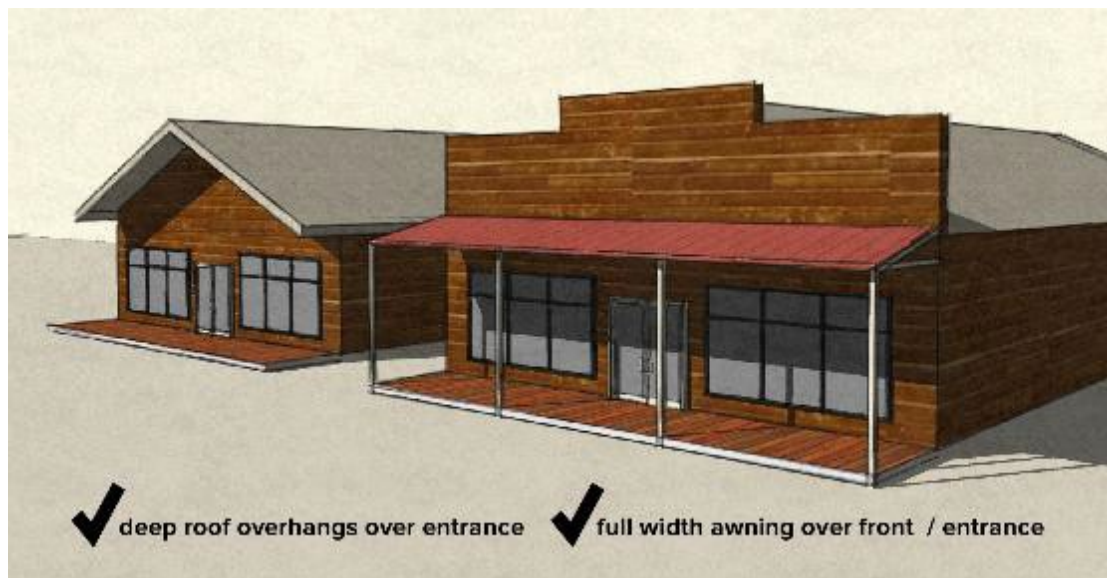


Figure 4 below illustrates building designs that are encouraged.

Figure 4 – Design



9.4.5 Front yard/highway frontage siting:

- i For the Lac La Hache Townsite, a consistent setback in relation to other commercial uses is preferred that makes provision for a frontage road along Highway 97 and a sidewalk for pedestrian connectivity. For other highway commercial sites along Highway 97, larger setbacks are appropriate.

9.4.6 Landscaping:

- i Include tree species and shrubs native to the Cariboo to stabilize graded areas and to screen and buffer the areas listed below;
- ii Include supplementary screening in the form of fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - a) Around outdoor storage areas
 - b) Around waste containers
 - c) Around heating and cooling equipment and other service areas
 - d) Between parking areas and the street
 - e) Planters and hanging baskets to enhance front building facades
- iii Retain existing mature vegetation where possible to maintain the landscape character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas;

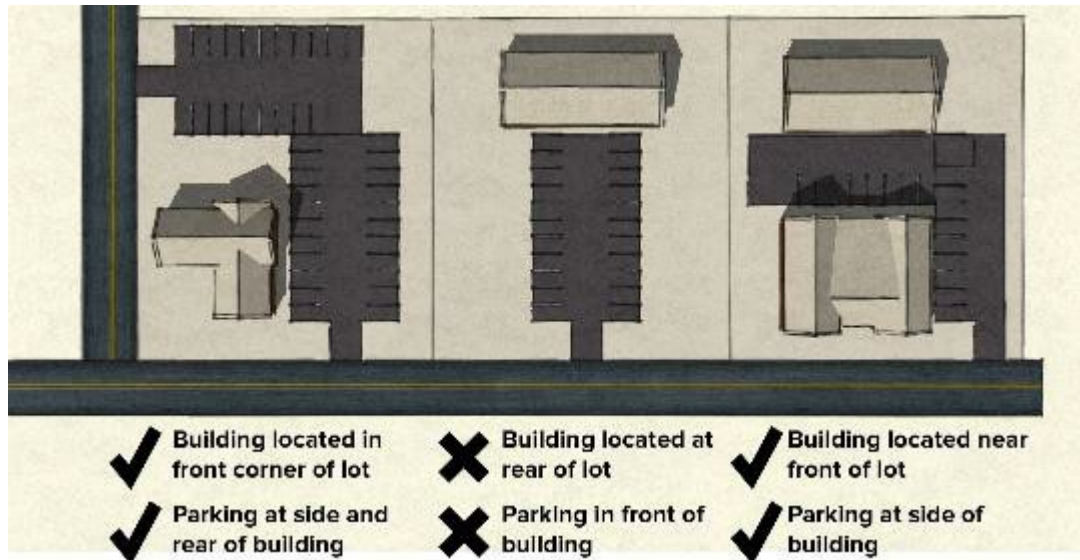
- iv All outdoor loading areas, storage areas and garbage receptacles shall be, wherever possible, located at the rear of buildings out of view from Highway 97 and shall be screened from adjacent property with solid fencing or landscaping to protect the aesthetic views from surrounding properties and the highway.

9.4.7 Access and Parking:

- i The provision of a walkway along Highway 97 to promote safe pedestrian movement and easier pedestrian access to the various commercial outlets located within the Lac La Hache Townsite area should be regarded as a priority;
- ii Parking spaces should be located at the rear or side of the buildings and screened from adjoining properties by landscaping;
- iii New development must provide safe and efficient vehicle entrances, exits and site circulation;
- iv Large parking areas should be broken into smaller groups and separated with landscaping; and,
- v Bicycle racks should be installed in front of the development to allow cyclists to lock their bikes.

Figure 5 below illustrates access and parking layouts that are recommended and to be avoided.

Figure 5 - Access and Parking



9.4.8 Signage:

- i The general character of signs should positively relate to the architectural character of the associated building; and,
- ii Signage should be low in order to be unobtrusive, and should be in keeping with the “country-western” character of this area; lettering, size, support structure and material should contribute to safeguard this attribute.

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

- i wood or stone products as major elements;
- ii hardie board or HardiePlank® siding; and
- iii consistent with the heritage and character of the area.

Figure 6 below illustrates building materials that are encouraged and not recommended.

Figure 6 - Building Materials



10.0 Industrial

10.1 Introduction

The industrial sector of Lac La Hache is not a significant part of the local economy. Proposals for heavy industrial activities have in the recent past met with strong local opposition. Residents are concerned with the potential for pollution of the lake, noise generated by heavy industrial operations and a detrimental visual impact on the scenic area.

10.2 Objectives

- 10.2.1 Limit the designation of land for industrial activities to those areas where they may be compatible with existing land uses, screened from residential areas and located away from the lake.
- 10.2.2 Limit industrial activities to existing activities and to proposals with low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal.
- 10.2.3 Provide for flexibility and diversity of uses in the serviced Townsite area, and encourage the location of light industrial uses in combination with commercial uses within the Townsite.

10.3 Policies

The Cariboo Regional District Board will:

- 10.3.1 Direct industrial uses to lands designated as Industrial on Map 'C': Land Use Designations.
- 10.3.2 Encourage development of existing vacant or redevelopment of underutilized sites for industrial use prior to designating additional industrial land.
- 10.3.3 Not support the designation or rezoning of land as industrial that is incompatible or detrimental to the environment. Heavy industrial uses will only be considered if impacts to the environment can be minimized.
- 10.3.4 Work with MoTI to ensure individual industrial developments provide safe and efficient traffic movement through access permit regulation along Highway 97.
- 10.3.5 Support industrial development that reduces waste and minimizes the impact on the environment.

10.3.6 Consider proposals to designate lands for industrial use in accordance with the following criteria:

- i Convenient rail and/or road access to and from the site are available;
 - ii Water supply, topography and soil characteristics of the site are conducive to operating the industrial activity in a safe manner for the operators and the environment;
- iii Servicing is or can be made available (i.e. water, sewage, gas, hydro);
 - iv Where the proposal will not provide adverse social and economic impacts on the surrounding area;
 - v Where the proposal is compatible with surrounding land uses in the immediate area;
 - vi Where the proposal will not create an adverse visual impact on nearby residential areas, and may include consideration of landscaping and screening for site mitigation measures;
 - vii The subject property is not in close proximity to Lac La Hache and other waterbodies; and
 - viii The industrial use has low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal, and low noise level.

10.3.7 Permit light industrial uses in those areas of the Townsite designated Commercial on Map 'C': Land Use Designations where sewer and water services are available, where direct and safe access to Highway 97 can be provided, and provided the impact on surroundings lands and residents is minimized.

11.0 Institutional

11.1 Introduction

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

Public Education Facilities

School District No. 27 (Cariboo Chilcotin) is the public school district responsible for the administration of school facilities in the South Cariboo Area. The school district has an elementary school in Lac La Hache. High school students are bussed to the Peter Skene Ogden Secondary School in the District of 100 Mile House.

Health Services

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

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

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

11.2 Objectives

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

11.3 Policies

The Cariboo Regional District Board will:

- 11.3.1 Direct institutional and public uses to lands designated Institutional on Map 'C': Land Use Designations.
- 11.3.2 Encourage the location of institutional and public uses in the Lac La Hache Townsite.
- 11.3.3 As part of the annual budget process, continue to balance the growth and service needs of the community with the desire and ability to afford increased services.
- 11.3.4 Collaborate with Interior Health, other Provincial ministries and agencies, the District of 100 Mile House and School District No. 27 on issues of common interest.
- 11.3.5 Annually review community needs, school enrollment and other issues and opportunities with School District No. 27.
- 11.3.6 Support the continued use of the Lac La Hache Community Hall, Library, Fire hall, Elementary School, Rolf Zeis Memorial Arena and other community amenities for the benefit of local residents and visitors.
- 11.3.7 Despite Policy 11.3.1, Institutional uses may also be accommodated within the Commercial designation in the Townsite.

12.0 Transportation

12.1 Introduction

The Lac La Hache OCP Area is bisected by Highway 97, also called the Cariboo Highway. The latter is a major highway corridor within the Province of British Columbia. The corridor provides service to resource areas and the various communities along the route it follows. In addition to providing access to forests, agricultural land and recreation areas, the Cariboo Highway is the prime conduit for resource industry products destined for provincial and export markets. The highway also serves a secondary function for commuters in the rural areas surrounding 100 Mile House, Williams Lake, Quesnel and Prince George.

The Ministry of Transportation and Infrastructure (MoTI), for both safety and transportation efficiency reasons, has a long-term plan to upgrade Highway 97 to four lanes between Cache Creek and Prince George. The objectives of the Cariboo Connector project are to increase safety and decrease traveling times while providing northern communities with a first-class trade corridor that will support increased commercial traffic to meet the needs of an expanding economy. Phase I consisted of 18 projects between 2007 and 2011 including the widening of 4.2 km near Lac La Hache, known as the Wright Station curves, to improve traffic safety. Other South Cariboo projects included the construction of four lanes south of 100 Mile House (83 to 94 Mile) and intersection improvements between 100 Mile House and the 108 Mile Ranch. Nine additional projects in Phase 2 will add 30 km of new four-lane sections with five completed and the remainder to be underway in 2017.

No plans have been prepared for upgrading to four lanes in the Lac La Hache Area as the priority traffic safety concern was addressed in Phase 1 and there are no capacity constraints. Consultation with the Lac La Hache community is critically important when funding for upgrading to four lanes becomes available. MoTI has indicated it will welcome such consultation. Issues identified by Lac La Hache residents and businesses include right of way acquisition requirements, frontage roads and sidewalks to serve the Townsite, accesses to stand alone commercial sites and other high traffic locations such as the Garlic Festival site. No other changes to the Major Road Network are anticipated or proposed.

12.2 Objectives

- 12.2.1 Support a safe and efficient transportation system.
- 12.2.2 Work with MoTI to ensure the long-term safety and essential economic role of the Highway 97 corridor through Lac La Hache.
- 12.2.3 Encourage alternative modes of transportation, where feasible.
- 12.2.4 Support public and private transit options in cooperation with other stakeholders to permit the safe efficient travel of residents from Lac La Hache to larger commercial centres.

12.3 Policies

The Cariboo Regional District Board will:

- 12.3.1 Support the existing road network, as identified on Map 'I': Major Road Network and Gravel Pit Reserves.
- 12.3.2 Work with MoTI to ensure the transportation network is safe and suitable for all users - pedestrians, cyclists and motor vehicles - by striving for recognized engineering, environmental and safety standards.
- 12.3.3 Work with MoTI to manage development along Highway 97.
- 12.3.4 Work with MoTI to ensure the Cariboo Connector program meets the local needs of residents and businesses as well as increased capacity and safety along Highway 97.
- 12.3.5 Collaborate with other stakeholders to support new transportation initiatives as opportunities arise, such as sidewalks in the Townsite, an electrical vehicle charging station and car sharing program.
- 12.3.6 Encourage alternative passenger transportation options (e.g. winter ridesharing service to Mount Timothy) that are within the financial capacity of the CRD.

13.0 Infrastructure Services & Public Utilities

13.1 Introduction

Water Services

The Cariboo Regional District operates a number of water utilities for small unincorporated communities located within the Regional District boundary. Lac La Hache is one of the areas serviced by a community water system. Revenue for operation, maintenance, capital and administration of each utility comes directly from the land owners within the local service area boundary and is raised through taxation and user fees. Connection to a utility system is only available to properties located within the service area boundary. The Lac La Hache community water system is located within the Townsite area. No expansion of the community water system is anticipated beyond the Townsite Residential designation as shown on Map 'C': Land Use Designations.

Outside of the serviced area, water is typically provided by private wells. The licencing of water for a well and the use or diversion of surface water are regulated by the *Water Sustainability Regulation* (2016) while the regulation of standards for well construction, maintenance, deactivation and decommissioning, and the types of qualified people certified to drill wells, install well pumps and perform related services falls under the *Groundwater Protection Regulation* (2016). Both regulations fall under the *Water Sustainability Act*, a responsibility of the Ministry of Environment and Climate Change Strategy. Water supplies either a well or surface intake that service a building other than a single family dwelling are regulated under the Drinking Water Protection Act and Regulation.

Fire Protection

Fire protection is provided for most of the Lac La Hache OCP Area. This includes the Townsite, a linear area along Highway 97 and along the south-east side of the lake. Fire protection is provided by volunteers, who elect a chief from their members and operate from a firehall located at 3819 Dodge Road in the Townsite. There are approximately 20 volunteer fire fighters that operate the Lac La Hache fire protection area. No changes are proposed.

Liquid Waste

The Cariboo Regional District operates a community sewage system in the Lac La Hache Townsite. The sewage collection system currently services 350 people. The system was built in the late 1970's. The system's treatment works were designed for a population of 1,000 and are underutilized. No expansion of the community sewage system is anticipated beyond the Townsite Residential designation as shown on Map 'C': Land Use Designation. The rest of the Lac La Hache OCP Area has on-site sewage disposal systems, primarily septic tank and field systems and lagoons. According to house numbering records,

there are approximately 440 dwellings within the Plan Area outside of the Townsite. These residents have on-site sewage disposal systems.

Solid Waste Disposal

The Cariboo Regional District developed a Regional Solid Waste Management Plan with an implementation timeline of 2013 – 2022. The goal of the Regional Solid Waste Management Plan is to reduce the quantity of solid waste requiring landfill disposal to the greatest extent possible consistent with community resources and the nature of the solid waste stream. The current Lac La Hache Transfer Station is located at 4202 Cariboo Highway South, just outside the southeast boundary of the Plan area. Over the next ten years, objectives include:

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

13.2 Objectives

- 13.2.1 Operate and maintain effective and reliable community infrastructure services over the long term.
- 13.2.2 Provide services that meet community needs in a manner consistent within the financial capabilities of the CRD and that minimize long term operational costs.
- 13.2.3 Pursue infrastructure development and servicing methods that minimize the impact on the environment.
- 13.2.4 Maintain water quality and quantity for domestic and fire protection uses.

13.3 Policies

The Cariboo Regional District Board will:

- 13.3.1 Direct development to areas that are serviced or where services are planned.
- 13.3.2 Encourage servicing partnerships for construction.

- 13.3.3 Review development and growth needs in terms of overall response times and level of protective services to relevant residential areas.
- 13.3.4 Support volunteer efforts in fire protection services, community-based policing and crime prevention programs.

Solid Waste Management

- 13.3.5 Continue to implement the ten-year Regional Solid Waste Management Plan (2012-2021).
- 13.3.6 Collaborate and support local groups and other levels of government efforts to educate and encourage residents to practice recycling, reuse, waste reduction and composting to increase landfill diversion rates.
- 13.3.7 Support composter and bear aware programs for residential users that encourage composting and food recovery initiatives to reduce levels of food waste as well as divert organic materials from landfills.
- 13.3.8 Support initiatives of other levels of government and organizations to reduce waste and implement diversion programs.

Water Supply

- 13.3.9 Operate the CRD owned water system in compliance with the *Drinking Water Protection Act* requirements.
- 13.3.10 Encourage all existing properties with wells or water licenses to meet applicable standards of the Ministry of Environment and Climate Change Strategy.
- 13.3.11 Employ potable water planning best practices throughout rural areas.
- 13.3.12 Support measures to reduce water consumption through public education and other water conservation measures.

Telecommunications

- 13.3.13 Encourage the provision and expansion of telecommunications coverage throughout the Lac La Hache area.
- 13.3.14 Encourage utility companies to co-ordinate and share corridors and telecommunication companies to co-locate facilities on cell phone towers, whenever possible.
- 13.3.15 Encourage utility companies to locate facilities outside ALR lands and minimize their visual impact from Highway 97, the Townsite and Lac La Hache.

14.0 Parks, Recreation, & Open Space

14.1 Introduction

The Lac La Hache area is well known as a recreational area, primarily because of its water related opportunities: fishing, boating, and swimming. The area attracts many vacationers during the summer months with the various resorts and camping facilities responding to their recreational needs.

The main recreational facility for the travelling public is Lac La Hache Provincial Park. The 24 hectare site, located in a Douglas Fir forest, contains 83 campsites. Lac La Hache is the central feature and primary attraction for residents and visitors alike. Lakeshore facilities have been developed by the Community Club and other non-profit groups. There are also a number of private resorts in the Lac La Hache OCP Area which provide recreational facilities. They include Fir Crest Resort, Crystal Springs, Kokanee Bay Motel & Trailer Court, and Shoreline Resort. The CRD does not provide a community parks service.

There are few accessible public accesses to Lac La Hache. In addition, the visibility of existing public accesses is limited by a lack of directional signage or demarcated pathways and, in some cases, fenced accesses adjacent to private properties preclude public access. Improved accesses to the lake coupled with directional signage would enhance the local recreational value of the lake.

14.2 Objectives

- 14.2.1 Provide opportunities at appropriate locations for the development of parks, or simply the preservation of land and water areas with high scenic potential, to fulfil the public need for recreational activities and wildlife viewing.
- 14.2.2 Protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all people.
- 14.2.3 Support the development of a healthy rural community by encouraging access to active lifestyles, protected parks and open spaces, and accessible community services.
- 14.2.4 Support the provision of lakeshore access for residents and visitors who are non-lakeshore landowners.

14.3 Policies

The Cariboo Regional District Board will:

- 14.3.1 Designate areas for parks, recreation, and open space as shown on Map 'C': Land Use Designations. This includes:
 - i Lands which are owned or managed by a community organization for recreational uses or are preserved as open space under private ownership;
 - ii Land that has been set aside for recreational purposes by the Ministry of Forests, Lands, Natural Resource Operations & Rural Development through Recreation Sites and Trails B.C.;
 - iii Crown land designated for Use, Recreation and Enjoyment of the Public (UREP);
 - iv Lac La Hache Provincial Park; and
 - v Public lake accesses.
- 14.3.2 Continue to encourage the preservation of Crown Royal and Emerald Islands in their natural state as they are not suitable for any form of settlement due to their soil characteristics, and further continue to encourage MFLNRO to re-acquire those privately-owned parcels for parks, recreation and open space use. Unless or until those parcels are re-acquired as Crown land; however, the CRD recognizes the existing rights of those privately-owned parcels lawfully created prior to March 4, 1982.
- 14.3.3 Recommend that MFLNRO take special precautions to preserve qualities of the landscape in areas of intense recreational use, and residential development in proximity to Lac La Hache.
- 14.3.4 Encourage community groups to develop a liaison with MoTI and MFLNRO to assist those ministries in their efforts to develop, maintain or enhance public lake accesses and hiking paths and trails.
- 14.3.5 Support the development and maintenance of trails by other lead agencies or community organizations as shown on Map 'J': Trails Network.
- 14.3.6 Lakes as shown on Map 'C': Land Use Designations are intended for recreational use by the public, the protection of environmentally sensitive habitat, docks and wharves.

15.0 Arts, Culture & Heritage

15.1 Introduction

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

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

15.2 Objectives

- 15.2.1 Promote, support, and inspire arts & cultural initiatives in the Lac La Hache area and throughout the South Cariboo.
- 15.2.2 Support community efforts to recognize significant historical sites, events, and people from the area.
- 15.2.3 Encourage the preservation and enhancement of buildings and sites of historical and archeological value.
- 15.2.4 Recognize, preserve and protect Tsq'escen' (Canim Lake Band), T'exelc (Williams Lake Indian Band) and Esk'etemc (Alkali Band) cultural or archeological sites.

15.3 Policies

The Cariboo Regional District Board will:

- 15.3.1 Continue to encourage local festivals and cultural events such as the Garlic Festival in community facilities, open space, parkland and commercial locations.
- 15.3.2 Encourage activities and events that generate inter-generational and inter-cultural interest, participation and engagement.

- 15.3.3 Recognize the role of volunteers in maintaining and developing cultural & heritage amenities in Lac La Hache.
- 15.3.4 Support initiatives that document and recognize the history and heritage of Lac La Hache including historic markers and interpretive signage.
- 15.3.5 Recognize and protect the Pioneer Cemetery designated Institutional on Map 'C': Land Use Designations.
- 15.3.6 Consider the development of a Heritage Strategy for the Lac La Hache and South Cariboo areas in cooperation with other stakeholders.
- 15.3.7 Work with the CRD Heritage Committee, the Heritage Conservation Branch of the Province of B.C., MoTI and the Northern Shuswap Tribal Council to document and protect buildings, sites and lineal corridors (e.g. Telegraph Trail) of historical and archeological value.
- 15.3.8 Consult with the B.C. Archaeology Branch regarding developments near or potentially impacting an archaeological site or cultural site.
- 15.3.9 Encourage protection of archeological and cultural sites by supporting provincial and public education initiatives.

16.0 Temporary Use Permits

16.1 Background

The CRD can issue Temporary Use Permits as authorized under Part 14 Division 8 of the *LGA*.

16.2 Designation

16.2.1 A Temporary Use Permit may be issued in all areas in the Lac La Hache OCP.

16.3 Conditions

The Cariboo Regional District Board:

16.3.1 Will consider an application for a Temporary Use Permit within the area shown on Map 'B': Lac La Hache OCP Area subject to the following conditions:

- i The use must be clearly temporary or seasonal in nature;
- ii The use must not have the potential to cause undesirable health, safety or environmental impacts;
- iii The use must not have a negative impact on adjacent lands;
- iv The use will create a low demand for water and sewer services;
- v The use will be authorized for the earlier of three years after the permit was issued or such time as specified in the permit; and
- vi The use will not result in permanent alteration of the site upon which it is located.

16.3.2 May require the owner of the land to provide security in a form acceptable to the Board to guarantee the performance of the terms of the permit.

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

- i demolish or remove a building or other structure, and
- ii restore land described in the permit to a condition specified in the permit by a date specified in the permit.

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

17.0 Plan Implementation

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

Adoption of this Plan will make possible but will not ensure the rezoning of each parcel of land designated for Residential, Commercial, Industrial, Resource Area, Agricultural, Institutional, or Parks and Recreation uses. The CRD Board may initiate such rezoning or consider an application for rezoning when it is satisfied that rezoning is appropriate and will further the goals and objectives of this Plan. Any rezoning of land must be consistent with the land use designations of this OCP (or as amended) and be undertaken in accordance to the provisions of the LGA.

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

Following the adoption of the Lac La Hache Area OCP, amendments to the Cariboo Regional District South Cariboo Area Zoning Bylaw No. 3501, 1999 may be undertaken to ensure consistency with the OCP.

While the LGA does not require the CRD to commit to, or authorize, any specific project set out in this Plan, all bylaws enacted or works undertaken must be consistent with the Plan. Setting out an implementation framework is an integral component of the planning process. The Plan's implementation depends on the decisions and actions of many individuals, businesses, the CRD, and a number of federal and provincial agencies that have jurisdiction on various matters. The CRD's means of implementing the Plan include zoning, building permits, development permits, other Part 14 regulations of the LGA, subdivision review, and fiscal programs to support land acquisitions, covenants, economic development and social planning.

17.1 Objectives

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

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

17.2 Policies

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

- i Updates of CRD bylaws, including the South Cariboo Area Zoning Bylaw;
- ii Annual spending as adopted by the CRD in its budget;
- iii Communications and potential partnerships with community groups to advance the objectives of this Plan; and
- iv Communication with local First Nations Communities, other local governments, other levels of government and their agencies to advance the objectives and policies of this Plan.

17.3 Partnership Actions Arising from the Plan

The Cariboo Regional District Board will:

- 17.3.1 Support the establishment of Protocol Agreements with First Nations communities to address issues of mutual concern including the referral of development application;
- 17.3.2 Consult with local governments to address issues of mutual concern including the referral of development applications;
- 17.3.3 Collaborate with the Ministry of Environment and Climate Change Strategy concerning the protection of Lac La Hache, aquifers, community watersheds, and riparian areas;
- 17.3.4 Continue to co-ordinate with the Provincial ministries to improve the awareness of emergency forest fire response programs and FireSmart practices;
- 17.3.5 Continue to co-operate with the ALC and the B.C. Ministry of Agriculture on matters related to agriculture within the Plan Area;
- 17.3.6 Continue to work with the MLFNRO on matters related to Provincial Forests, Woodlots and Forest Recreation sites;
- 17.3.7 Continue to work with the B.C. Ministry of Energy, Mines and Petroleum Resources on matters related to sand and gravel aggregates;
- 17.3.8 Continue to co-operate with the MOTI concerning the maintenance and improvement of Provincial highways including completion of the Cariboo Connector; and
- 17.3.9 Co-operate with the Interior Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives.

17.4 Development and Monitoring of Indicators

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

GOALS & OBJECTIVES	STRATEGY	MEASURABLE OUTCOME*
A. Maintain the rural character of the Lac La Hache OCP Area.	This is a critical goal but measurement poses a challenge. Use new residential building construction and new rural subdivision development as measurable indicators.	Value of rural residential construction (new building & renovations) are signs of confidence (CRD)
		Annual change in assessed value of improvements (BCAA Class 1)
		Number of new rural subdivision lots (MoTI)
B. Minimize land use conflicts and environmental impacts in the Lac La Hache Area.	Identify measures to monitor land use conflict and land use mitigation (e.g. rehabilitation).	Document # of Aquatic DPA permits (CRD)
	Document annual noise complaints	Document number of noise and other complaints concerning land use (CRD Bylaw Enforcement)
	Measure CRD services	Document recycling and landfill volumes (CRD)
	Develop checklist of conservation measures for rezoning & Building Permit applications	Document per capita water use in the Townsite community water system (CRD)
	Document lifestyle changes	Document energy efficient features in new development (CRD checklist)
C. Protect Lac La Hache & other	Monitor water quality of Lac La Hache	Document boil water advisories (Interior Health)

watercourses from degradation		Measure water quality in Lac La Hache through regular water sampling (Min. of Environment)
D. Work with MoTI to ensure a road system that is safe for both vehicular and non-vehicular traffic.	Access existing data bases to document transportation safety	Document number of motor vehicle accidents on Highway 97 in Lac La Hache OCP Area (ICBC)
		Document number of traffic injuries/ fatalities on Highway 97 in Lac La Hache OCP Area (RCMP)
E. Foster economic development opportunities	Develop measures of commercial & industrial activity	Record number of businesses in commercial & industrial zones (CRD survey)
		Record number of persons work at home (Census data or CRD survey)
F. Support an active and healthy community.	Measure CRD public education initiatives to promote healthy lifestyles	Document initiatives to promote healthy lifestyles - social media (CRD)
	Identify indoor + outdoor recreation resources	Document arena activities + usage (CRD + partners)
		Document length of trail network & partnerships (CRD)
G. Work with the ALC to protect agricultural land and encourage farming within the ALR.	Document and monitor changes in agricultural activities and land use intensity	Document number of properties with farm tax status (BCAA)
		Document land in ALR under cultivation (may require survey)
		Document farm gate receipts (Min. Ag., CRA)
G. Support and promote arts & cultural initiatives in	Record arts & cultural events in the South	Document number of and attendance at arts & cultural events and festivals (CRD)

the Lac La Hache Area.	Cariboo and level of CRD support.	Identify CRD initiatives to support arts & culture (CRD)
I. Encourage the protection and promotion of the area's history & historical character.	Record + communicate the heritage of Lac La Hache	List historic places on the Heritage Register (CRD)
J. Continue working with the Province of B.C., First Nations and other stakeholders to attain community goals.	Identify areas and types of contact with Provincial Ministries	Document land use referrals/meetings with Provincial Ministries (CRD)
	Identify areas and types of contact with Tsq'escen' (Canim Lake) & Northern Shuswap Tribal Council members	Establish Protocol Agreement with Tsq'escen' (Canim Lake & NSTC)
		Document land use referrals to Tsq'escen' (Canim Lake & NSTC) and meetings to address areas of common interest (CRD)
	Identify other stakeholder partnerships to implement OCP objectives & policies	Document partnerships with other stakeholders (CRD)

* The data source for measurement indicator is shown in brackets. Outcomes are structured to enable quantitative measurement. The frequency of measurement may vary depending on development activity and CRD priorities. The timing of undertaking projects under measurable outcomes depends on department goals and CRD Board initiatives. In general, an increase in measurable outcomes reflects a positive direction although some qualification may be required.

Once the Plan is adopted, it should not be considered as an inflexible or final document. As more information becomes available, as policy changes are made at the provincial level, and as further studies are completed, the Plan should be reviewed and amended as needed, while at the same time reflecting the aspirations of the community. Amendments to this Plan shall comply with the provisions of the LGA. Individual amendments should be undertaken as required and a comprehensive review undertaken every decade.

18.0 Maps 'B to 'J'

Map 'B': Lac La Hache OCP Area;

Map 'C': Land Use Designations;

Map 'D': Environmentally Sensitive Areas, At Risk Species and Aquatic Values;

Map 'E': Slope and Drainage Constraints;

Map 'F': Aquatic Habitat Development Permit Area;

Map 'G': Agricultural Land Reserve Areas;

Map 'H': Commercial Development Permit Area;

Map 'I': Major Road Network and Sand & Gravel Pit Deposits; and

Map 'J': Trails Network.



LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

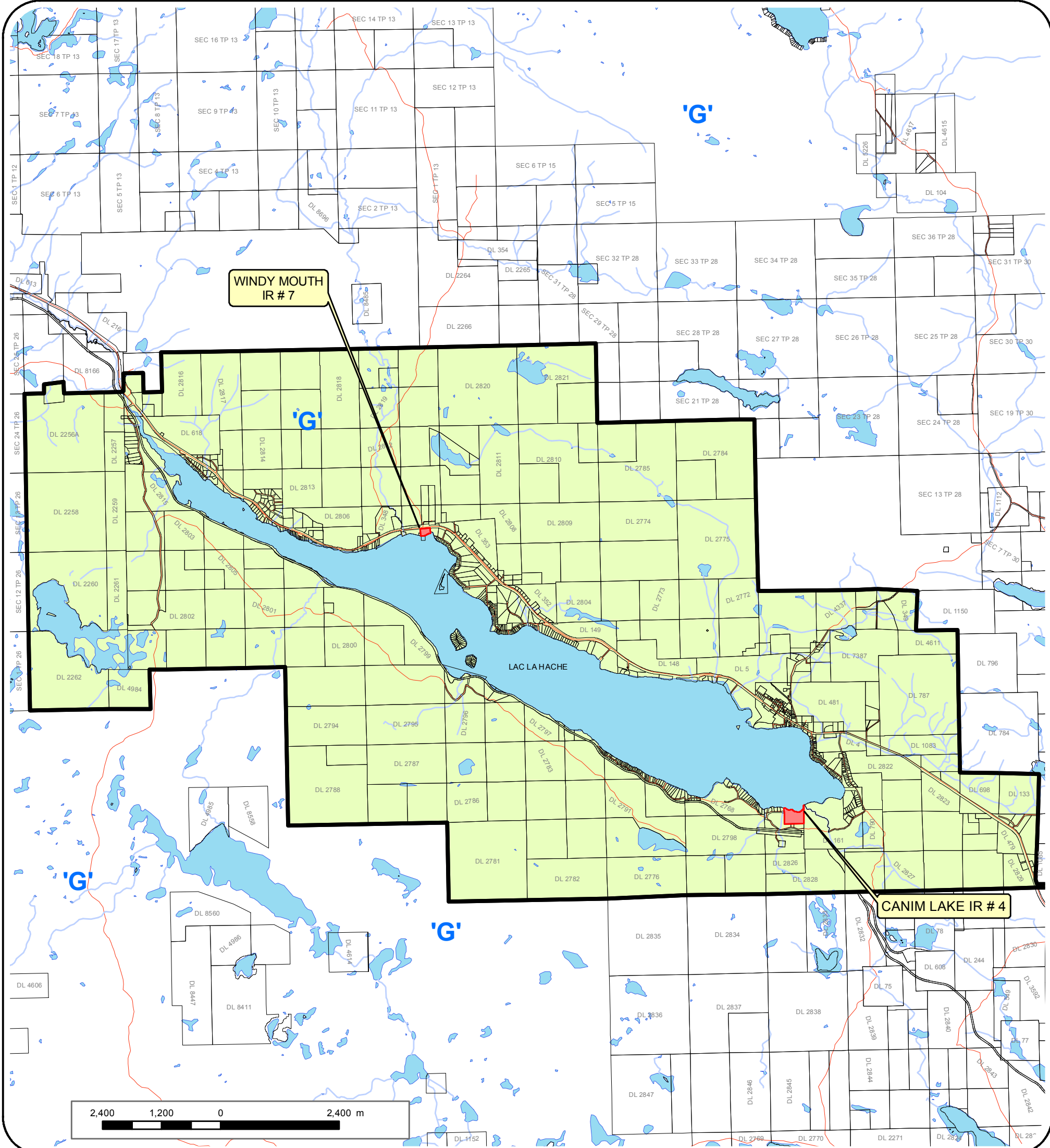
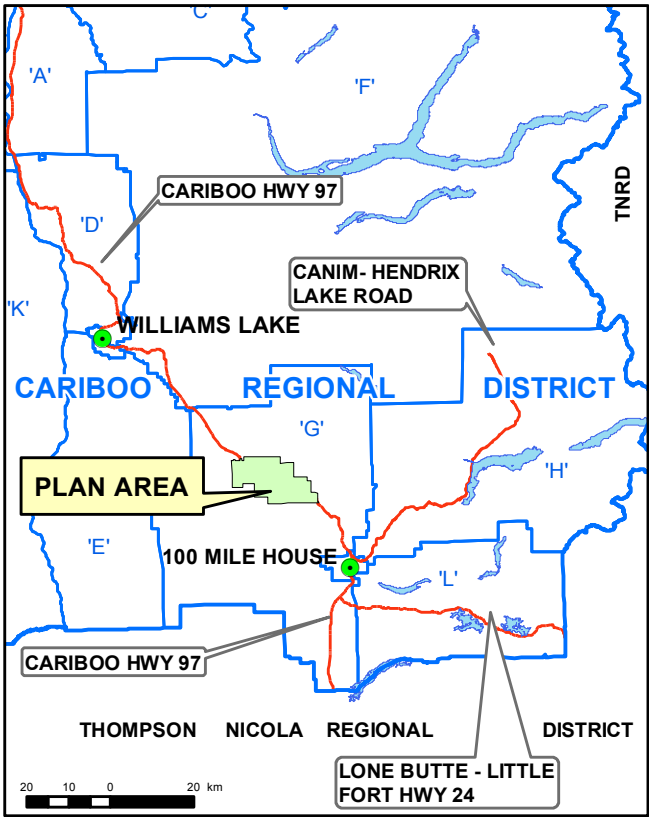
Map 'B':
Lac La Hache OCP Area

Legend

- PROPERTY LINES
- STREAMS
- ROADS
- ELECTORAL AREA - (G)
- FIRST NATIONS RESERVE
- LAC LA HACHE OCP BOUNDARY



KEY MAP





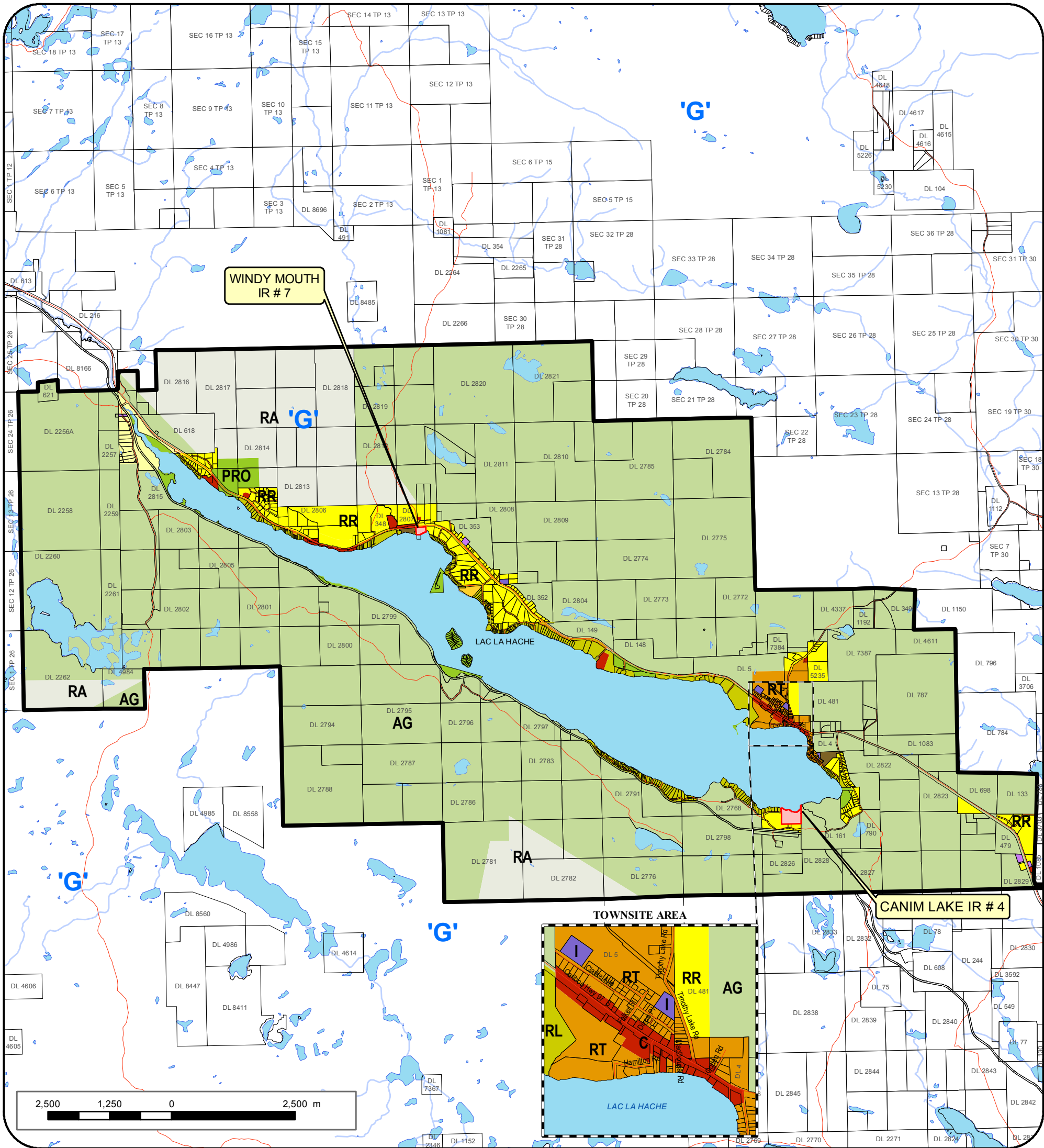
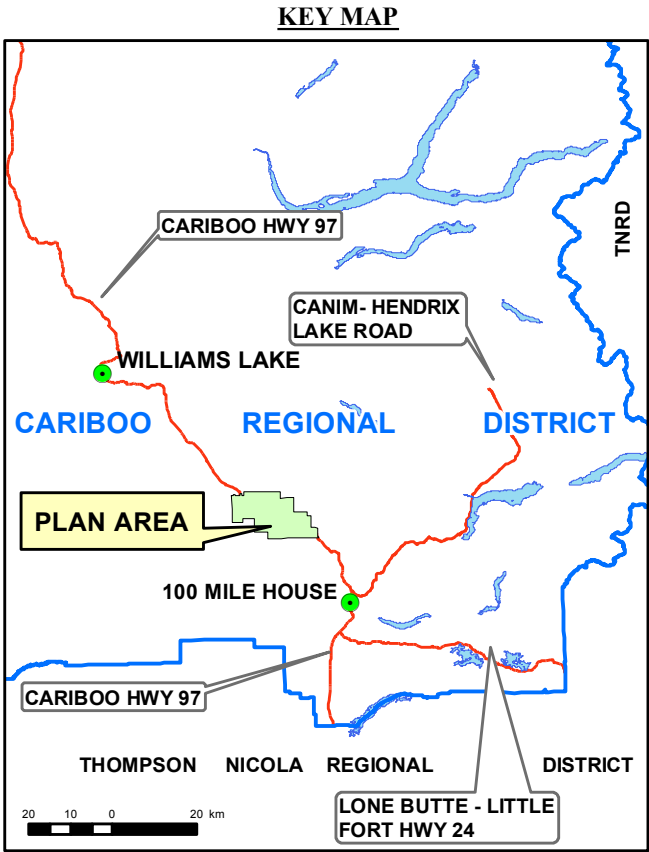
LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'C':
Land Use Designations

Legend

Lac La Hache Land Use Designations

	Agricultural (AG)		Rural Residential (RR)		Lake
	Resource Area (RA)		Lakeshore Residential (RL)		Stream
	Commercial (C)		Townsite Residential (RT)		Roads
	Institutional (I)		Fir Crest Resort		First Nations Reserve
	Industrial		Mobile Home Park		Lac La Hache OCP Boundary
	Parks, Recreation, Open Spaces (PRO)		Restricted Residential		





LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'D':
Environmentally Sensitive Areas, At Risk Species and
Aquatic Values

ENDANGERED SPECIES & ECOSYSTEMS

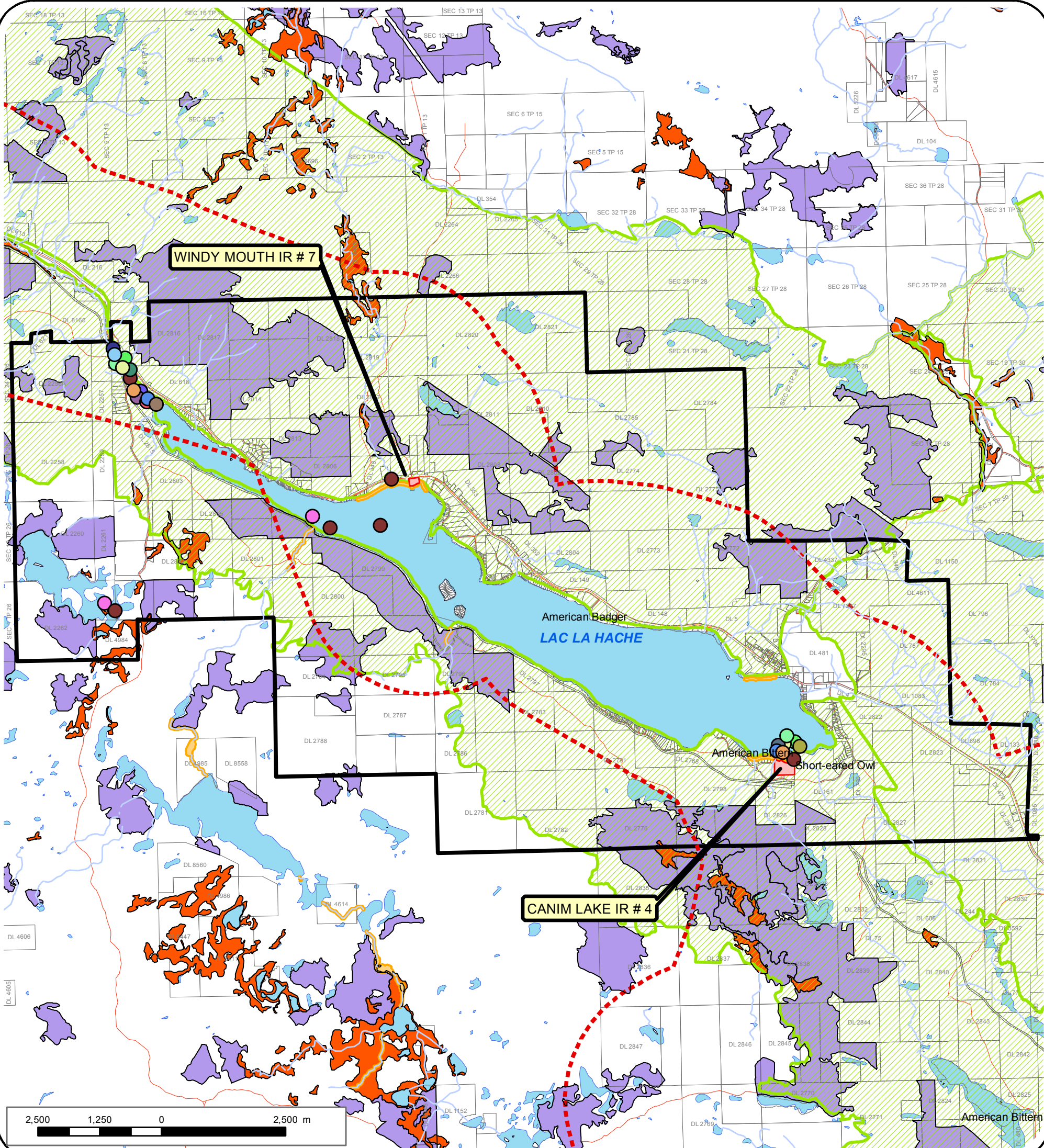
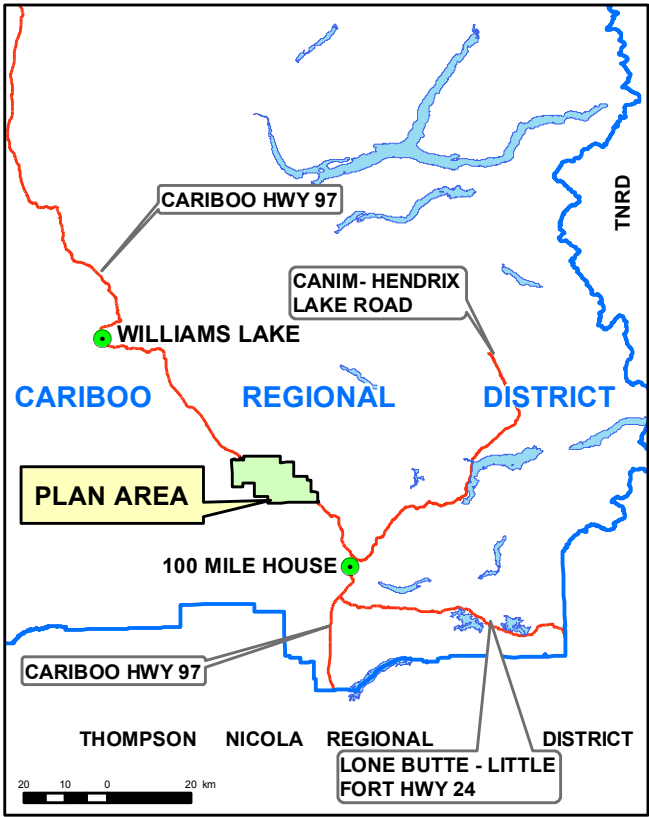
- RED LISTED SPECIES & ECOSYSTEMS
- HIGH VALUE WETLANDS FOR MOOSE
- CRITICAL FISH HABITAT
- WILDLIFE HABITAT AREA (MULE DEER WINTER RANGE)
- OLD GROWTH MANAGEMENT AREA

- LAC LA HACHE OCP BOUNDARY
- FIRST NATIONS RESERVE
- LAKES
- STREAMS
- ROADS

FISH SPECIES

- | | | |
|-----------------|--------------------|----------------------|
| Atlantic Salmon | Lake Trout | Northern Pikeminnow |
| Burbot | Lake Whitefish | Peamouth Chub |
| Chub (General) | Largescale Sucker | Rainbow Trout |
| Kokanee | Longnose Sucker | Redside Shiner |
| Lake Chub | Mountain Whitefish | Unidentified Species |
| | | Whitefish (General) |

KEY MAP





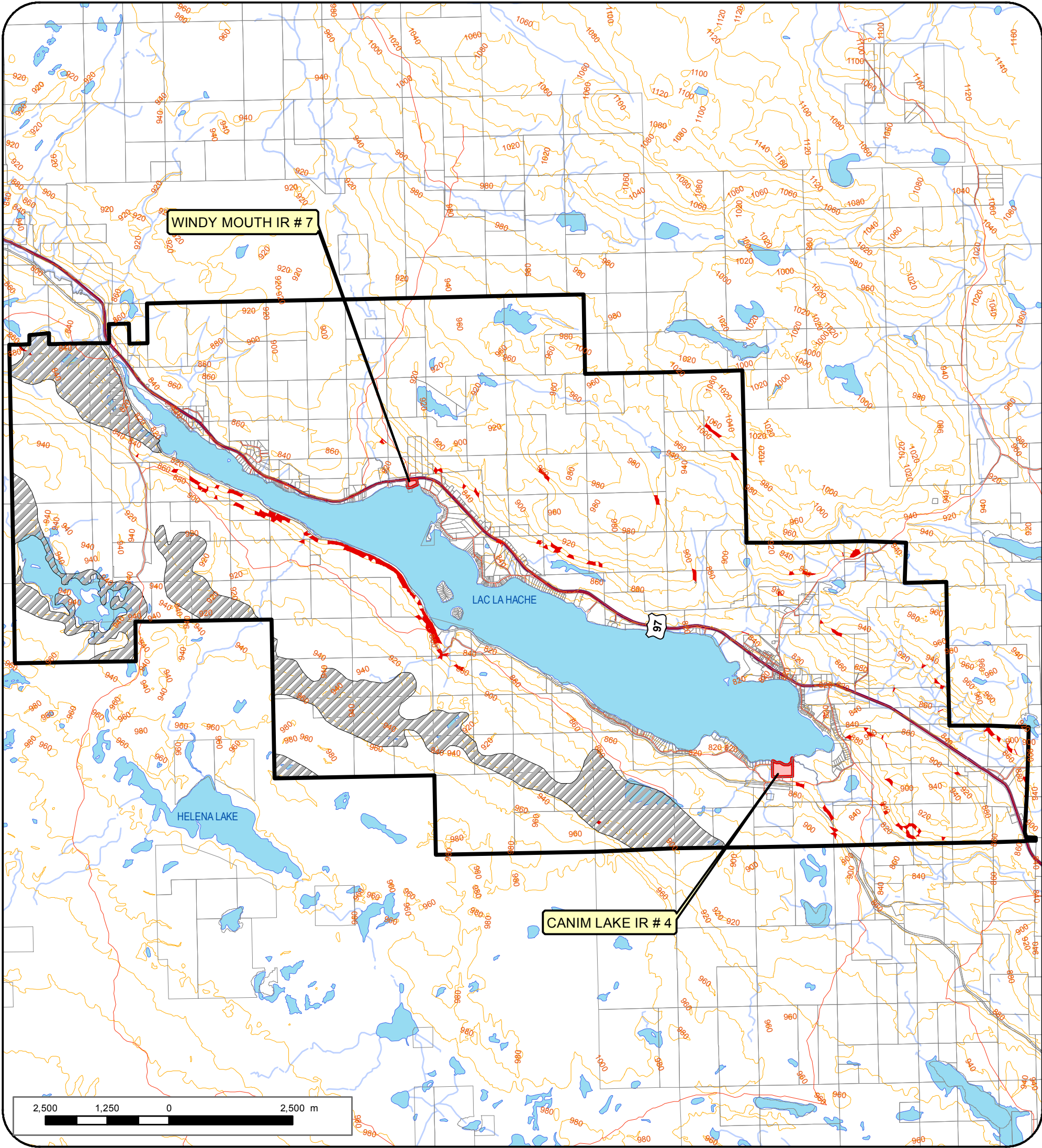
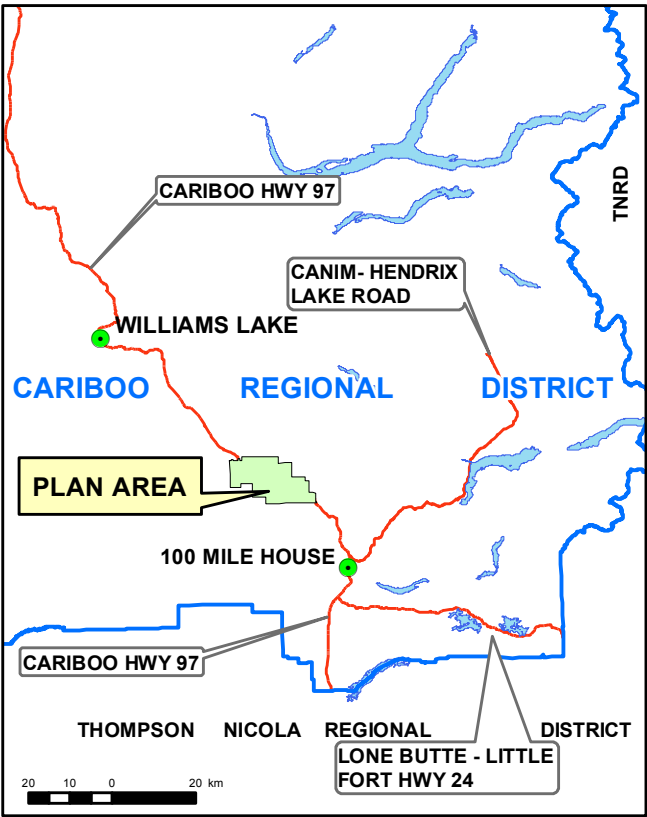
LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'E':
Slope and Drainage Constraints

Legend

- Drainage Constraints
- Slope Constraints 30% or more
- First Nations Reserve
- Contour (20m)
- Lac La Hache OCP Boundary
- Lakes
- Streams
- Roads

KEY MAP





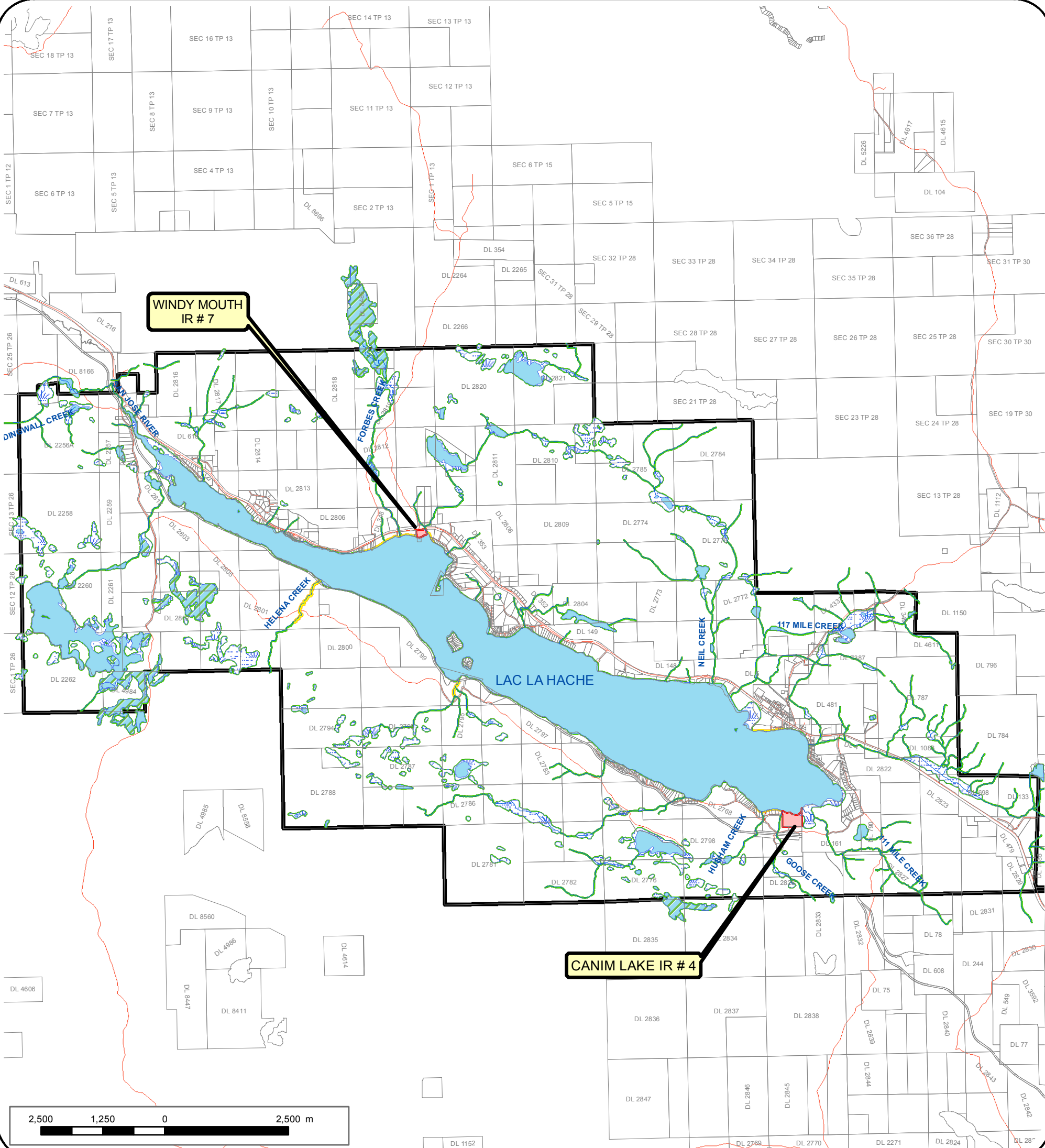
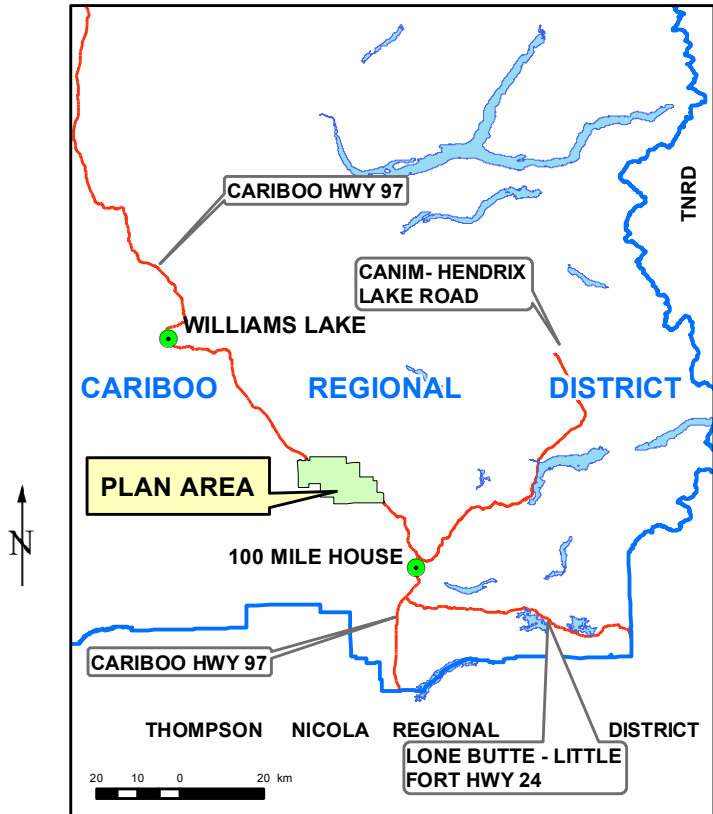
LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'F':
Aquatic Habitat Development Permit Area

Legend

- STREAMS
- LAKES
- WETLANDS
- HIGH VALUE WETLAND FOR MOOSE
- AQUATIC HABITAT DEVELOPMENT PERMIT AREA - 15 m SETBACK
(For Lakes, Wetlands and Watercourses)
- AQUATIC HABITAT DEVELOPMENT PERMIT AREA - 30 m SETBACK
(For Critical Fish Habitat)
- ROADS
- FIRST NATIONS RESERVE
- LAC LA HACHE OCP BOUNDARY

KEY MAP





LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

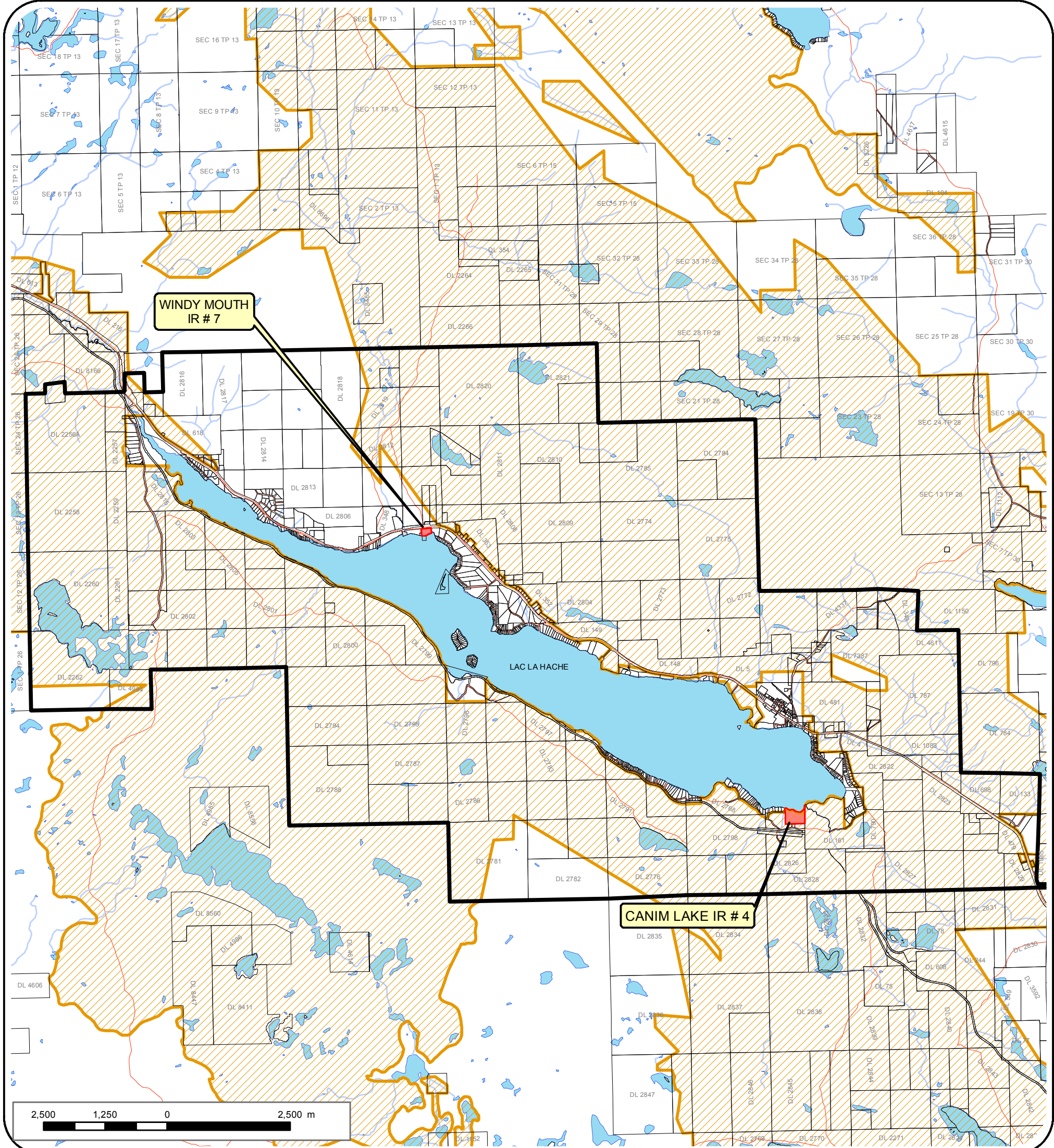
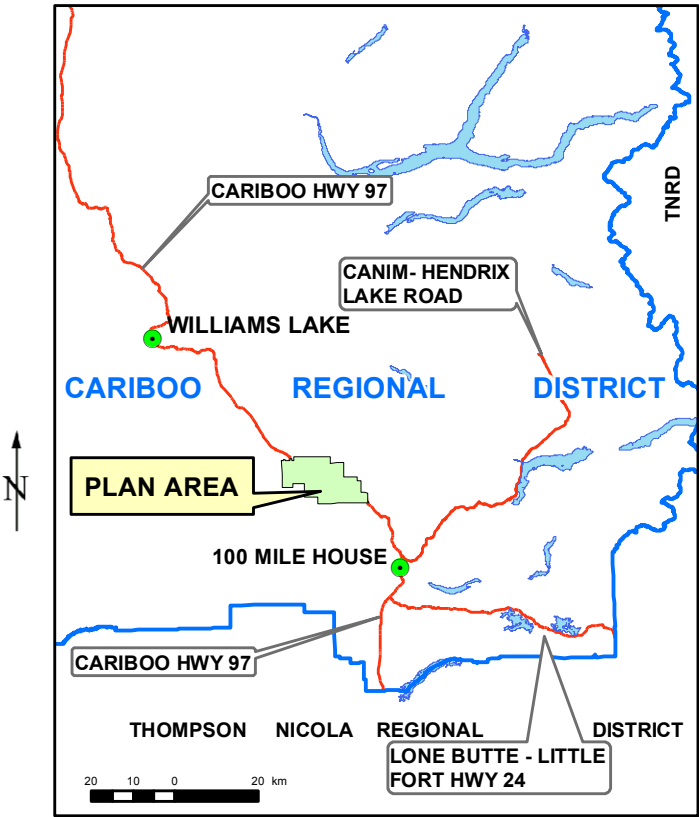
Map 'G':
Agricultural Land Reserve Areas

Legend

- LAC LA HACHE OCP BOUNDARY
- AGRICULTURAL LAND RESERVE
- FIRST NATIONS RESERVE
- ROADS
- STREAMS

ALR boundaries are determined by the Agricultural Land Commission

KEY MAP





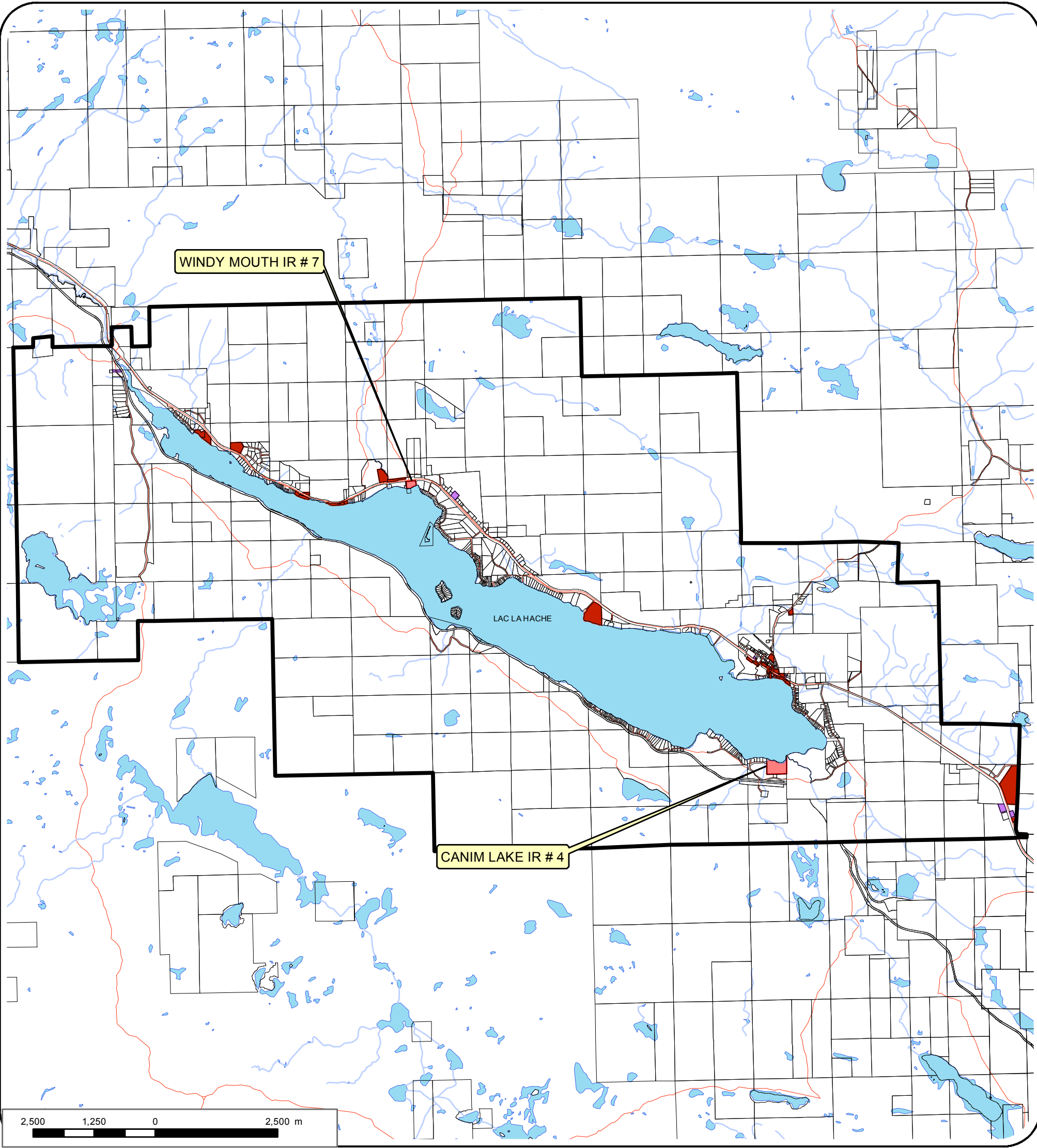
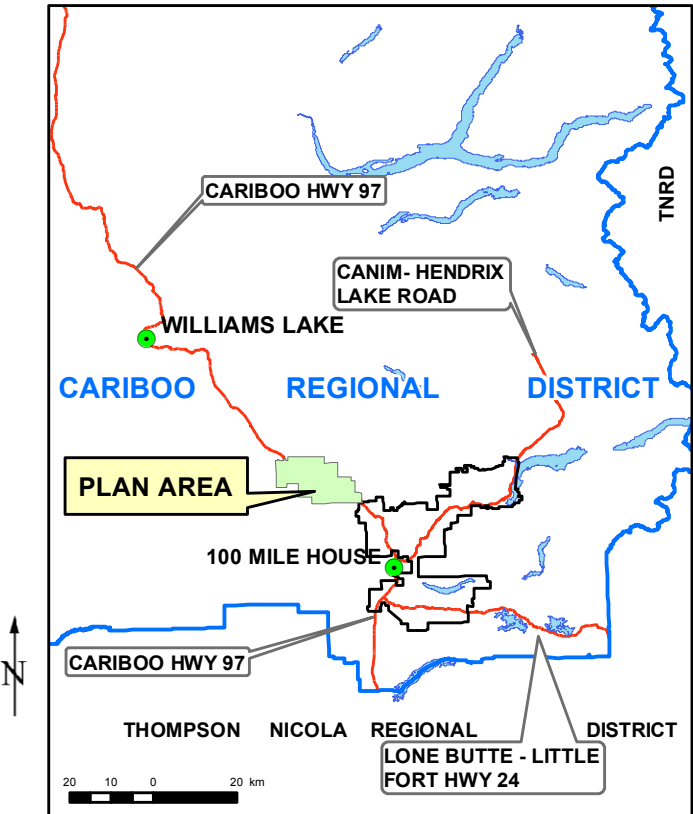
LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'H':
Commercial Development Permit Area

Legend

- ZONED COMMERCIAL
- ZONED INDUSTRIAL
- PROPERTY LINES
- STREAMS
- ROADS
- FIRST NATIONS RESERVE
- LAC LA HACHE OCP BOUNDARY

KEY MAP



2,500 1,250 0 2,500 m



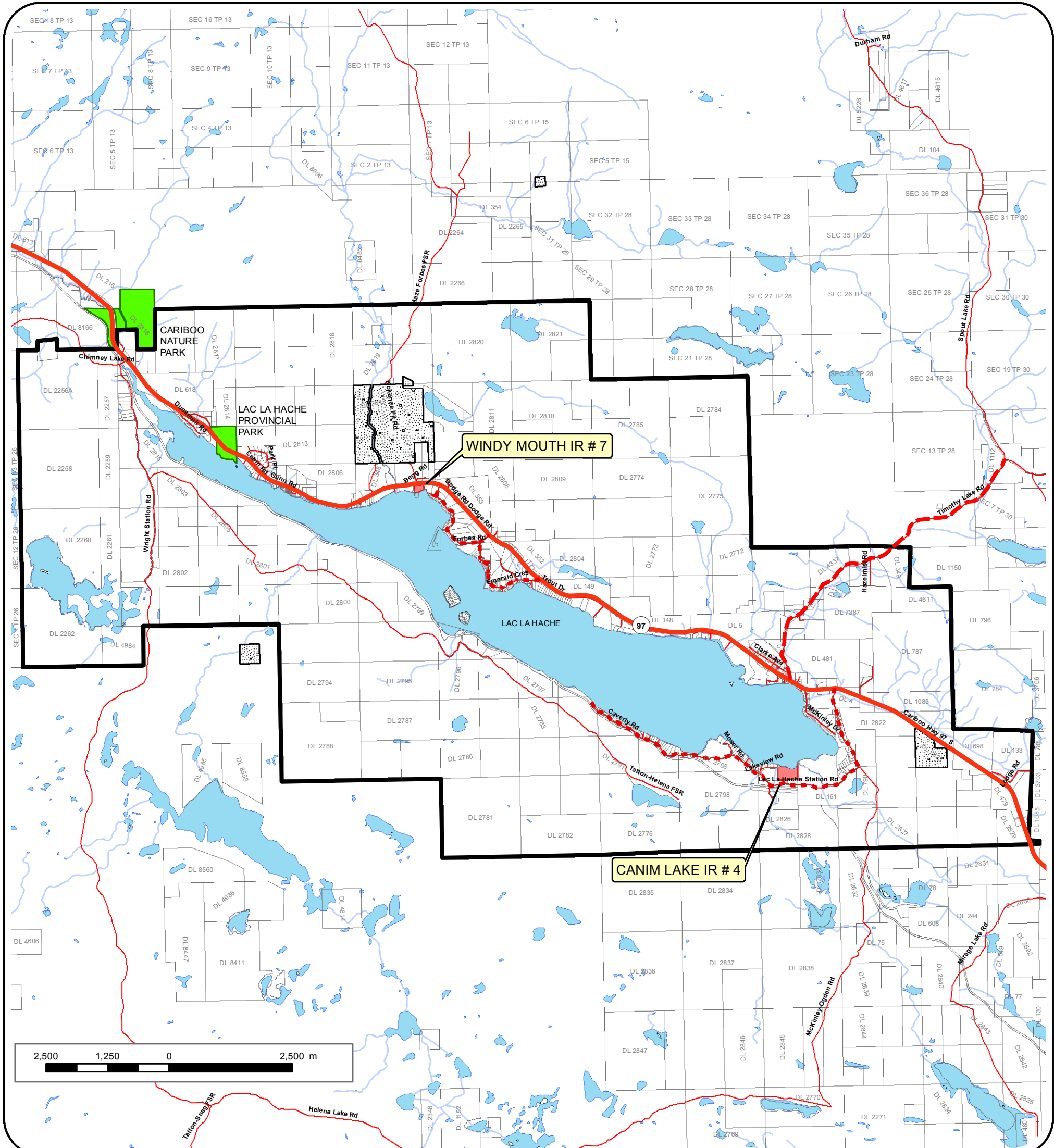
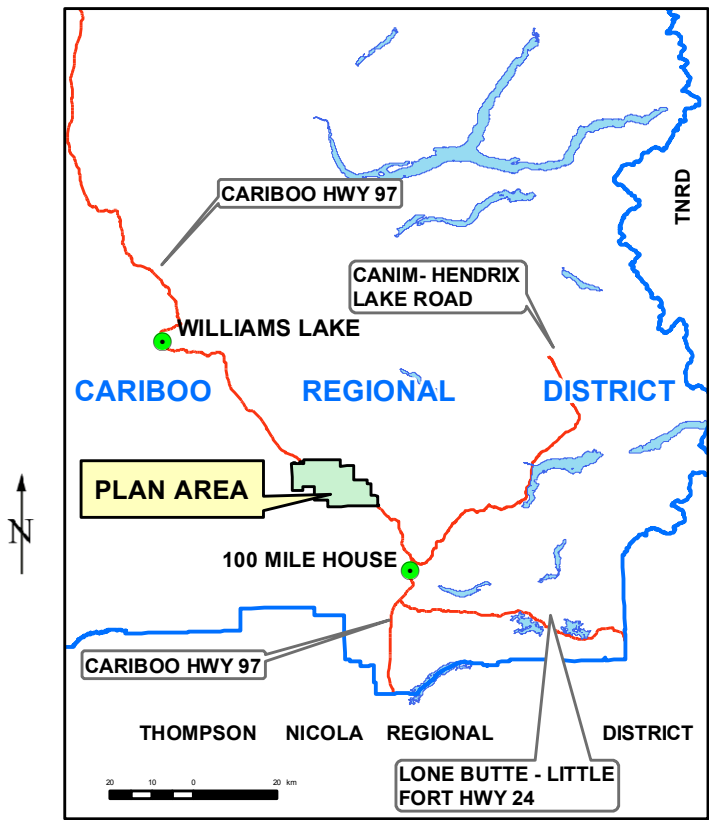
LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'T':
Major Road Network and Sand & Gravel Deposits

Legend

- PRIMARY HIGHWAY
- MAJOR COLLECTOR ROAD
- MINOR COLLECTOR ROAD
- OTHER ROADS
- STREAMS
- MINISTRY OF TRANSPORTATION & INFRASTRUCTURE SAND & GRAVEL PIT RESERVES
- PROVINCIAL PARKS & PROTECTED AREAS
- FIRST NATIONS RESERVE
- LAC LA HACHE OCP BOUNDARY

KEY MAP





LAC LA HACHE AREA
OFFICIAL COMMUNITY PLAN

Map 'J':
Trails Network

Legend

- Trails**
- LAC LA HACHE COMMUNITY TRAIL
 - GOLD RUSH SNOWMOBILE TRAIL
 - 100 MILE SNOWMOBILE TRAIL
 - FORESTRY RECREATION SITES
 - ROADS
 - PROVINCIAL PARKS & PROTECTED AREAS
 - FIRST NATIONS RESERVE
 - LAC LA HACHE OCP BOUNDARY
 - STREAMS

KEY MAP

