

CARIBOO REGIONAL DISTRICT

Williams Lake Fringe Area Official Community Plan Bylaw No. 4782

a) LIST OF AMENDMENTS TO WILLIAMS LAKE FRINGE AREA OFFICIAL COMMUNITY PLAN BYLAW NO. 4782 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
4912	5107-20/20140019	Industrial to Rural Residential 3	Nov 14/14
4974	6486-20/20150011	Manufactured Home Park to Rural Residential 3	Nov 13/15
5022	3360-20/20160011	Rural Residential 3 to Residential	Feb 9/17
5195	3360-20/20190002	Rural Residential 2 to Rural Residential 3 and Community Residential	May 3/19
5289		Administrative Correction	Oct 23/20



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4782

A bylaw to guide land use decisions within the parts of Electoral Areas D, E and F

WHEREAS the Regional Board wishes to adopt an Official Community Plan pursuant to Part 26 of the *Local Government Act*, R.S.B.C 1996;

AND WHEREAS Sections 876, 877 and 879 of the *Local Government Act* lists the subjects that must be addressed in a plan;

AND WHEREAS after first reading of a bylaw, the Regional Board considered the plan in conjunction with its financial plan, and any waste management plan that is applicable in the Regional District;

AND WHEREAS upon adoption of this bylaw, the plan is an Official Community Plan of the Cariboo Regional District.

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

1. CITATION

- A) This bylaw may be cited as the “Cariboo Regional District Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012.”

2. APPLICATION

- A) This bylaw is applicable to all land within the boundaries of the Williams Lake Fringe Plan Area.

The provisions of this bylaw include:

- a) Schedule 'A': Text of plan, attached hereto;
- b) Schedule 'B': Neighbourhoods;
- c) Schedule 'C': Land Use;*
- d) Schedule 'D': Aquatic Habitat & Environmentally Sensitive Development Permit Area;
- e) Schedule 'E': Geotechnical Hazards & Commercial / Industrial Development Permit Area**
- f) Schedule 'F': Wildfire Probability***;
- g) Schedule 'G': Agricultural Land Reserve;
- h) Schedule 'H': Williams Lake Airshed; and
- i) Schedule 'I'. Mountain Bike Trails and Woodlots.

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 clarity as to land designation, the electronic version, stored at the offices of the Cariboo Regional District, should be consulted, and prevail.

** Information contained on these Map Schedules was obtained by sources external to the Cariboo Regional District.

*** Information on wildfire probability was obtained from sources external to the Cariboo Regional District and are subject to change due to such matters as land clearing, forest practises, climate change, pests, and wildfire.

3. SEVERANCE

- A) 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 1st day of March, 2013.

READ A SECOND TIME this 1st day of March, 2013.

A PUBLIC HEARING was held on the 14th day of May, 2013.

READ A THIRD TIME this 7th day of June, 2013.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4782, cited as the "Cariboo Regional District Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012", as read a third time by the Cariboo Regional District Board on the 7th day of June, 2013.

Corporate Officer

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT
this 5th day of September, 2013.

ADOPTED this 4th day of October, 2013.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4782, cited as the "Cariboo Regional District Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012", as adopted by the Cariboo Regional District Board on the 4th day of October, 2013.

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.

Acknowledgements

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

Electoral Area Directors

Electoral Area D Sue Zacharias and Deb Bischoff

Electoral Area E Brandy Dickie, Steve Mazur and Byron Kemp

Electoral Area F Duncan Barnett and Joan Sorley

Advisory Planning Committee Members from Electoral Areas D, E & F

T'Exelc First Nations (Williams Lake Indian Band)

Xat'sūll First Nation (Soda Creek Indian Band)

Esk'etemc (Alkali Lake) First Nation

City of Williams Lake

Cariboo Regional District Staff

TRUE Consulting

L & M Engineering

Preamble

It is recognized that the Plan Area is within the traditional territory of the Secwepemc people. This plan is without prejudice to and cannot be used to define and/or limit Aboriginal and Treaty Rights and Aboriginal Title of First Nations in British Columbia.

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1.0 Introduction

Legislative & Regulatory Context

The Cariboo Regional District (CRD) operates within the context of the legislation of the Province of British Columbia. The *Local Government Act* and the *Community Charter* provide legislation for Official Community Plans and outline the tools available to local governments to plan and regulate land uses.

The Official Community Plan (OCP) provides a general statement of the policies of the CRD about the form and character of land uses and servicing requirements in the plan area. The plan policies will guide decisions to be made by the CRD Board of Directors when considering applications for various types of development. As outlined in the *Local Government Act* 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.

An official community plan may also include:

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

This Official Community Plan uses complete census data from the 2006 Census of Canada and the limited population data available from the 2011 Census. This data provides both short-term and long-term directions for the Regional District's future. Updates of the plan are recommended every 10 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.

Finally, the Official Community Plan 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 Regional District's financial planning and direct applications for supportive funding.

Community Consultation & Planning Process

Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for government, First Nations and public input. The collaboration process included ongoing meetings with First Nations and Advisory Planning Commissions as well as two public information meetings.

The Williams Lake Fringe Area (WLFA or Fringe Area) is the only urban fringe area on the Cariboo Highway 97 corridor for which an Official Community Plan has not yet been developed. Other fringe areas, such as the Quesnel Fringe Area and the South Cariboo Area have had OCPs in place since 1985 and 1996, respectively.

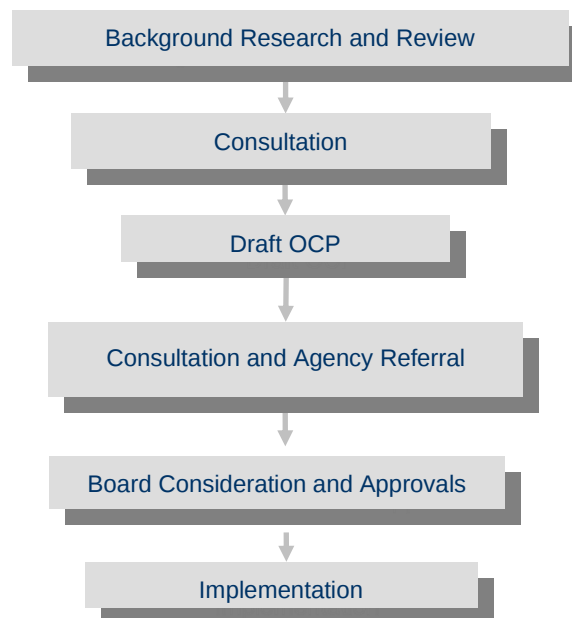
The development of the Official Community Plan for the Williams Lake Fringe Area began with the development of a number of background reports and studies. Briefly, the reports and studies include the following:

- a) In 2003, the CRD prepared the document Agriculture & Forestry Policies.
- b) In 2004, the CRD adopted a Shoreland Management Policy that provides guidance for the management of lakes and watercourses throughout the Regional District.

- c) The “*Natural Hazard Mitigation Fund*”, administered through the Provincial Emergency Program enabled a geotechnical hazard assessment to be completed for both the City of Williams Lake and the Fringe Area. In 2006, Golder Associates completed Geotechnical Hazard Mapping for the Williams Lake Fringe Area Official Community Plan
- d) The development of the **Williams Lake & Area Fire Interface Plan, 2005** for the City of Williams Lake as well as lands contained within the proposed WLFA Official Community Plan boundaries.
- e) University of Northern British Columbia (UNBC), Environmental Planning 413, Dr. John Curry, developed an assessment of the WLFA, studying demographics and building permit activity, with the goal of formulating a ‘community profile presented as a “*Background Report for the Williams Lake Fringe Area Official Community Plan (2005)*”.
- f) In 2005, the provincial Ministry of Agriculture and Lands conducted an agricultural assessment for the Fringe Area using the Agricultural GIS (Geographic Information System) program.

The CRD appreciates the voluntary and/or subsidized contributions made by persons involved in these projects, as this type of background research is key to the successful development of the OCP. The following diagram outlines steps in the planning process.

Official Community Plan Process



Plan Context

The boundaries for the Williams Lake Fringe Area (WLFA) OCP were developed through the public consultation process that occurred as part of the UNBC research. The Fringe Area surrounds the City of Williams Lake and borders the 150 Mile House Official Community Plan Area boundary and reserve lands for the T'Exelc, Xat'sùll and Esk'etemc First Nations.

The Fringe Area encompasses several existing rural residential neighbourhoods, including: Fox Mountain; Pine Valley/Wildwood/Commodore Heights; North Lakeside; South Lakeside; Lexington/White Road; Chimney Valley/Mountview/Flett Subdivision/Esler Subdivision/Chilcotin Road. These residential neighbourhoods are indicated on Schedule B – Neighbourhoods.

As noted above, the Williams Lake Fringe Area is one of several sub-areas contained within the jurisdiction of the Cariboo Regional District. As such, general policies of the Cariboo Regional District that do not differentiate by sub-region will be applicable to the Fringe Area. Examples of such policies include the District-wide “*Shoreland Management Policy*” and Agricultural Policy.

General Implementation

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These 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 Official Community Plan. 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 to ensure that the existing level of service is maintained (e.g. schools, health care, etc.) and/or improved.
- b) The Cariboo Regional District will review and implement the policies of the Official Community Plan 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 that it generally reflects the status quo in terms of land use and density as well as the current directions of the Official Community Plan.
- d) The Cariboo Regional District can require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information are established by bylaw and apply to:
 - i) applications for amendments to the Zoning Bylaw;
 - ii) applications for a Development Permit;
 - iii) applications for Temporary Use Permits; and
 - iv) subdivision.

The Development Approval Information Bylaw No. 4685, 2011 applies to all lands within the OCP Bylaw area. The Development Approval Information Bylaw gives the CRD authority to require an applicant to provide information on the impact of the activity or development that is the subject of the application. The Development Approval Information Bylaw specifies the matters for which additional on-site and off-site information be required, including, but not limited to such issues as:

- a) an assessment of drinking water source and sewage disposal;
- b) transportation patterns including traffic flow;

- c) the impact and assessment on local infrastructure;
- d) assessment of capacity of public facilities including schools and parks;
- e) the impact on or need for additional community services;
- f) the impact and assessment of the natural environment of the area affected;
- g) assessment of slope conditions;
- h) impact and assessment of the human/cultural environment of the area affected
- i) an assessment of the wildfire interface; and
- j) an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

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

1.4.1 The Regional District will consider the adoption of a new 'Wood First' Bylaw as an additional tool to advance the existing Wood First Policy.

Acronyms

AHDPA	Aquatic Habitat Development Permit Area
ALCA	Agricultural Land Commission Act
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CRD	Cariboo Regional District
DFO	Department of Fisheries and Oceans
GIS	Geographic Information System
LEED	Leadership in Energy & Environmental Design
LGA	Local Government Act
MFLNRO	Ministry of Forests, Lands and Natural Resource Operations
MOU	Memorandum of Understanding
MOTI	Ministry of Transportation and Infrastructure

OCP	Official Community Plan
TRIM	Terrain Inventory Resource Mapping
UNBC	University of Northern British Columbia
WLFA	Williams Lake Fringe Area

2.0 Context

Description of the Area

The Cariboo Regional District contains over 80,600 km² of land and had a population of 62,392 residents in 2011 (Statistics Canada). The Regional District is comprised of 12 electoral areas, each governed by an elected Electoral Area Director who sits on the Regional Board of Directors. The Williams Lake Fringe Area straddles 3 electoral areas (Electoral Areas D, E and F) and these three electoral areas total over 12,397 km² of land. The Fringe Area itself is approximately 238 km².

Demographic and economic statistical data discussed below, and illustrated in Appendix 1 – Statistical Data, has been derived from Statistics Canada and B.C. Stats. Generally, the data summarizes information for Electoral Areas D, E and F and, as the Fringe Area covers only a portion of these Electoral Areas, data only estimates actual conditions.

Demographics and Population Projections

Table 1 summarizes population and dwelling density data for the relevant Electoral Areas and for the Cariboo Regional District as a whole. Since 2001, the Cariboo Regional District as a whole has experienced a net population loss of 5%, while population in the three relevant Electoral Areas has declined by 9.5%.

Table 1 also provides an estimate of the Fringe Population size using data from Canada Post. This data records approximately 2300 residential deliveries for the Williams Lake Rural Routes and at a density of 2.5 persons per household (Statistics Canada, 2011), the Fringe area population is estimated to be approximately 5,750 persons.

Table 1- Population and Dwelling Density			
	Electoral Areas D, E and F	Cariboo Regional District	“Fringe Area” By Canada Post Rural Routes (V2G)
Population, 2011	11,681	62,392	5,750
Population 2006	11,793	62,190	5,750
Population 2001	12,925	65,659	n/a
Population Change (%) (2001 - 2011)	-9.6%	-5.0%	n/a
Total private dwellings, 2006	4,650	29,006	2,357
Population density per km²	1.0	0.8	24
Land area (km²)	12,397	80,609	238

Source: Statistics Canada, 2006 and Canada Post, 2011

Chart A – Fringe Area Population by Age Group (Appendix 1– Statistical Data), provides an overview of the 2006 census population by age group for the three Electoral Areas, as well as for the Cariboo Regional District. The population profile for Electoral Areas D, E and F is representative of population patterns across the province with an aging population. Approximately 35% of the population in Electoral Areas D, E and F (2006) is between the ages of 40 and 60 years of age.

Historically, the Cariboo Regional District has had a fluctuating population growth rate typical of resource-based communities. In recent years, the population of the Regional District has been in decline (Table 1) although it is encouraging that the decline of 5.3% between 2001 and 2006 has been followed by a period of relative stability with a small increase of 0.3% from 2006 to 2011. Table A – Population Growth Rates (% Change) (Appendix 1), outlines the historical growth rates since 1986.

Table 2 presents population projections for Electoral Areas D, E and F using growth rates of 0.5 percent, 1.0 percent and 1.5 percent.

Table 2- Population Projections			
Year	Population		
	Low 0.50%	Medium 1.00%	High 1.5%
2011	5,750	5,750	5,750
2016	5,779	5,808	5,836
2021	5,808	5,865	5,924
2026	5,837	5,924	6,013
2031	5,866	5,983	6,103

Table 3 estimates the demand for new residential units under the three growth scenarios and based on an average household size of 2.5 persons per household.

Table 3 - Projected Residential Demand			
Time Frame	Number of New Residential Units (cumulative)		
	Low Growth 0.5%	Medium Growth 1.0%	High Growth 1.5%
5 years	11	23	34
10 years	23	46	69
15 years	34	69	104
20 years	46	92	140

Table 4 calculates the demand for land to accommodate future population growth based on the assumption of 1.1 new residential units per hectare. This assumption recognizes the Health Authority recommendation for a minimum parcel size of 1 ha for lots without services and also recognizes a preference for larger rural parcel sizes where services are limited.

Table 4 - Projected Land Requirements (Cumulative)			
Time Frame	Low Growth (0.5%/ 5 years)	Medium Growth (1.0%/5 years)	High Growth (1.5%/ 5 years)
	Land Requirement (Hectares)		
5 years	12	25	37
10 years	25	51	76
15 years	38	76	114
20 years	51	101	153

Section 7 – Residential examines opportunities to accommodate future growth. It should be noted that 1.1 ha is not reflective of current zoning regulations and community preferences for “larger” rural lots.

Housing Data

Housing information for the OCP area references the census data for Electoral Areas D, E and F. This information is included in Appendix 1 – Statistical Data. Trends that are evident in this data include:

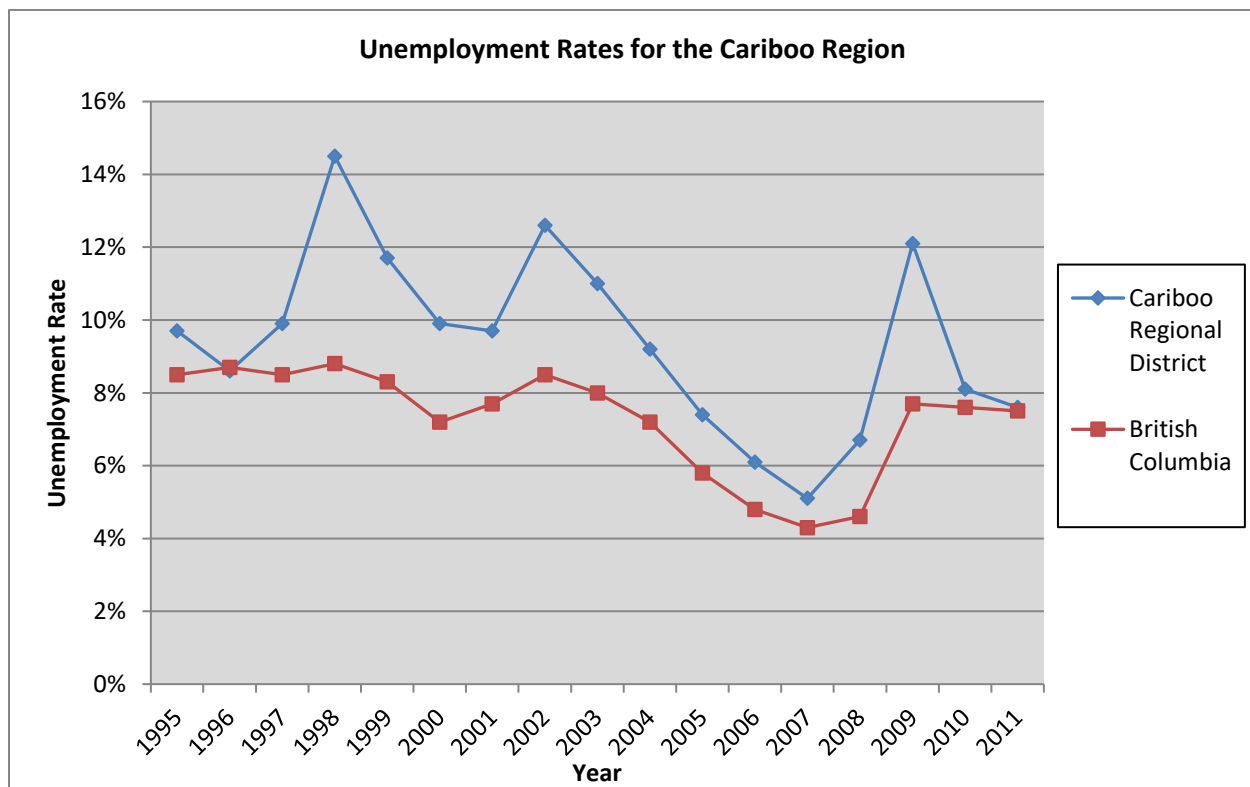
- The majority of housing in the Fringe Area is owned.
- Housing costs in the Fringe Area are significantly lower than in BC as a whole, potentially creating a more affordable housing environment.
- The housing stock is dominated by the presence of single-family dwelling units, a pattern typical of rural residential areas.
- Homes in the Fringe Area are, on average, older and more are in need of repair than in the rest of the province.

Building permit data was examined to determine the demand for local housing and, overall, the Cariboo Regional District has experienced positive growth in residential and industrial building permit activity over the past 10 years.

Economic Indicators

The Cariboo Regional District has traditionally relied on resource and agricultural-based activities. Table I – Occupation rates show the significance of the resource-based economy (e.g. employment in primary industry and processing, manufacturing and utilities) but also show a strong retail service sector economy (e.g. jobs in sales and service sectors).

Recent regional dialogue on economic growth indicates potential industrial development and job creation in mining and biofuel/energy activities, both primary and secondary industrial activities. The Taseko Mines proposal for a gold and copper mine near Fish Lake, located in Electoral Area K, could generate a significant number of direct jobs and indirect jobs in the region. Employment activity for the Cariboo Regional District has fluctuated considerably over the past 15 years generally mirroring the provincial trends, but with more significant fluctuations as shown in the following diagram.



Source: B.C. Stats, 2011

The level of business start-ups in the Cariboo Regional District and British Columbia as a whole is shown on Table J, Appendix 1. The impacts of the 2008 economic downturn were evident in the Cariboo Regional District by 2009 and the region has since experienced economic recovery consistent with provincial trends.

3.0 Planning Strategy

Community Direction

Consultation with residents of the Williams Lake Fringe Area previously occurred through the distribution of a public survey by students of an Environmental Planning class at the University of Northern B.C. 74 surveys were evaluated. Although the sample size is small, the survey identified some areas of concern that can be addressed through OCP policies. In particular:

Services

- **95%** of respondents were in favour of a community sewer system in Mountview.

Quality of Life

- **91%** of respondents want viewsapes to be preserved.
- **91%** of respondents were in favour of formalized walking trails.
- **89%** of respondents were in favour of formalized mountain biking trails.
- **56%** of respondents desired future development of leisure services.

Land Use & Design

- **91%** of respondents want to see the implementation of development permits for industrial and commercial buildings along highway corridors.
- **78%** of respondents want to see the implementation of development permits for improvements to building exteriors.
- **55%** of respondents supported the policy of implementing short-term agricultural and forestry leases to allow for future usable residential lands.

Partnerships

- **55%** of respondents supported increased consultation between government ministries and the Cariboo Regional District regarding future woodlots.
- **29%** of respondents support additional water access to Williams Lake.

The OCP has been structured to address some of these concerns through such strategies as:

- direction for future servicing strategies in the Mountview Neighbourhood;
- Development Permit Areas for highway corridors;
- policies for trails and bicycle networks;
- forestry policies;
- growth management plan.

Land Use Opportunities and Constraints

OCP policies have been structured to address 6 significant issues in the Plan area. These issues were identified through consultation with the public, agencies, CRD staff and other identified professionals. Each of these issues has the potential to constrain or limit future planning endeavours (such as impacting the amount of land available for residential and other land uses). The challenge in addressing these constraints is to mitigate negative elements and to promote the opportunities, in terms of health, safety and sustainability.

AIRSHED

Constraint: Meteorological conditions that restrict normal dispersion of air pollutants and valley topography coupled with industrial emissions, can contribute to degraded air quality in the Williams Lake Airshed. It is therefore important to regulate on-site emitting land uses to minimize adverse impacts on ambient air quality. The *Williams Lake Airshed Management Plan*, reflecting the work of the Williams Lake Air Quality Roundtable, outlines the boundary of the Williams Lake airshed (Schedule H) and suggests strategies to address air quality.

Opportunity: Regulating emitting uses within the Williams Lake Valley Airshed can lead to improved air quality which benefits ecological functions and public health.

GEOTECHNICAL HAZARD

Constraint: Incidents relating to the ancient landslide in the Mountview Neighbourhood of the Fringe Area prompted a comprehensive geotechnical study for the plan area. The assessment identifies areas where risks to development may occur from rolling rock, steep slopes or active and ancient landslides as shown on Schedule E. Development can be located at safe distances from areas of geotechnical instability to improve public safety and minimize risks and liability.

AGRICULTURAL LAND RESERVE

Constraint: A significant portion of land within the Fringe Area is currently protected as part of the Agricultural Land Reserve (ALR). Agriculture is an important part of the local economy and a key asset for local sustainability. While there may be interest in ALR exclusions to meet future growth pressures, exclusions will be subject to detailed review by the Agricultural Land Commission (ALC) and should not impact opportunities for local agriculture. The impetus for the exclusion of these ALR lands is to support future opportunities for residential and other development within the Fringe Area.

Opportunity: Local agricultural industry support can be encouraged to improve local food security and sustainability practices. Schedule G identifies lands within the ALR that are protected for long term agricultural use. The Agricultural Land Commission has not supported subdividing select properties on Fox Mountain, which is detailed later in the OCP..

AGRICULTURE AND FORESTRY LEASEHOLDS

Constraint: The Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) can issue renewable 20 year tenures on crown land for agriculture and forestry purposes. When assessing lands for future development, the 20-year tenure can render the land unavailable.

Opportunity: Forestry and agricultural uses are appropriate land uses throughout most of the Fringe Area and provide valuable employment opportunities for residents. Schedule I illustrates Mountain Bike Trails and Woodlot tenures and shows that multi-use management of crown land can support long-term environmental quality and the local economy.

WILDFIRE PROTECTION

Constraint: Wildfire can pose a threat to human settlement. In the Cariboo, the additional impacts of the Mountain Pine Beetle have caused an increased fire threat within the Fringe Area due to dead stands of pine remaining on private and public lands.

Opportunity: Proper fire safety planning and regulation at all levels of government and land ownership will improve public safety and minimize liability. The Cariboo Regional District has developed a *Community Wildfire Protection Plan* in 2006 and the Williams Lake and Area Interface Fire Committee developed the *Williams Lake and Area Interface Fire Plan* in 2005. These 2 documents include recommendations for both private landowners and public land stewards on how to mitigate the impact of wildfire. Wildfire Probability is illustrated on Schedule F.

MOUNTVIEW SEWAGE DISPOSAL

Constraint: Small lot sizes in the Mountview Neighbourhood mean that domestic wells can be close to wastewater disposal areas and there is little opportunity for replacement sewage disposal systems. This context creates greater potential for aquifer contamination. The Mountview Neighbourhood should be restricted from future development unless development standards can be met. Readers may be interested in a report by Kevin Bennett, BC Ministry of Environment, Kamloops BC: *A Review of Ground Water Quality in the Dog Creek Road Community*. (http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/library/aquifers/dog_creek.pdf)

Opportunity: The potential for infrastructure servicing, particularly community sewer, can address health risk, improve neighbourhood quality of life and support opportunities for infill development. Infill development can contribute to the costs of servicing infrastructure and possibly lower the costs for existing residents.

Plan Vision

The Community's vision for the WLFA represents how the area will be described in the future. The vision involves principles for sustainable development, managed growth, respect for the environment and strong communities. The future vision for the WLFA sees:

Strong Communities

- Planning for the future will be collaborative, involving First Nations, provincial agencies, community groups and local government.
- Residents and visitors will enjoy enhanced quality of life and will be engaged in their community.
- Residents will be diversified with representation in all stages of the life cycle and social and economic groups.
- Alternative transportation options are available including trails, roads, rail and air services.
- Employment will be available in service, commercial and industrial activities along with agriculture, mining, renewable energy and tourism opportunities.

- Work collaboratively and develop partnerships with First Nations, the City of Williams Lake and other community organizations on economic development, tourism and food security

Environmental Management

- The region will understand the benefits of agricultural sustainability and support the local agricultural sector.
- Tools are in place to safely manage environmental conditions such as hazardous and sensitive areas.
- Environmental conditions are improved with more attention to energy efficiencies, air quality and refuse management.
- Water and sewer services are extended to areas where upgrading is required.
- Alternative (green) energy sources are supported and utilized.

Quality of Life

- There is social and physical support for residents of all ages including accessible spaces, local health, education and protective services.
- Green spaces, rural lifestyles, heritage and cultural values are recognized and supported.

Plan Objectives

The policies presented in the WLFA Plan are structured to address the following objectives:

- a) To consider new residential development being directed to identified priority residential areas, particularly in existing neighbourhoods/communities, where it is feasible to capitalize on existing infrastructure (such as roads and schools).
- b) To incorporate consideration of geotechnical hazards, views, open space and wildfire conditions in the development approval process.
- c) To recognize the need for a variety of housing choices to meet the needs and affordability of area residents.

- d) To recognize the changing demographics of the region, particularly the aging of the population, and consider opportunities for supporting age friendly developments.
- e) To support stewardship of natural resources through education and conservation.
- f) To encourage the protection and preservation of the historical character of the Plan area.
- g) To respect, maintain and restore the natural functioning of the environment/landscape, supporting efforts to be more environmentally friendly, energy efficient and cost-effective by respecting natural ecosystems, particularly the streams and lake systems and agricultural land.
- h) To work collaboratively with other jurisdictions, including First Nations and provincial agencies on issues relating to the people, land and resources of the plan area.
- i) To manage and develop community services and facilities that enhances a rural community atmosphere.
- j) To develop a sustainable economy that promotes best management practices for the agriculture, forestry, tourism and recreation sectors.
- k) To engage in planning processes that are consultative, participatory and articulate a community vision while working towards the realization of that vision.

4.0 Environmental Management

Community Context

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents, businesses and visitors in the Plan Area. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas.

Environment refers to the natural attributes of the plan area and, logically, these features extend beyond the plan area boundaries. The Cariboo Regional District approaches environmental issues from a broad regional perspective that is applied to the Plan Area.

Within this section, are objectives and policies for a number of environmental interests, including Interface Fire. It is acknowledged that data on Wildfire Probability (Schedule F) was obtained by sources external to the CRD and ratings on Schedule F can change due to such matters as land clearing, forest practises, climate change, pests and wildfire.

Environmental Objectives

- 4.2.1 To encourage stewardship of natural resources through conservation and public education.
- 4.2.2 To recognize the need for and participate in energy conservation measures.
- 4.2.3 To preserve and enhance the ecological systems and ecological diversity.
- 4.2.4 To develop an environmentally sustainable economy that promotes best management practices for all economic sectors.
- 4.2.5 To support programs for the control of invasive plants.
- 4.2.6 To protect environmentally sensitive lands such as unique and specialized ecosystems, steep slopes, floodplains, watersheds and soils subject to erosion.
- 4.2.7 To restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.
- 4.2.8 To include environmental considerations as an integral part of the assessment of growth management options, land use plans, transportation plans and development proposals.

- 4.2.9 To protect and enhance fish and wildlife habitats in balance with development and recreational use of open space and mitigate conflict between wildlife and human activity.
- 4.2.10 To participate in an effort to reduce human impacts on climate, including increased efforts to reduce waste (including recycling).
- 4.2.11 To acknowledge the existence of climate change and its effects on the economic, social and environmental impacts locally and globally.
- 4.2.12 To maintain high water quality by protecting the integrity of surface groundwater and aquifers.
- 4.2.13 To recognize the Williams Lake Airshed and boundary and the policy direction set by the “*Williams Lake Airshed Management Plan*”.
- 4.2.14 To preserve open spaces, natural beauty, and environmentally sensitive areas by engaging in development that respects natural landscape features and has higher aesthetic, environmental, and financial values.

Environmental Policies

General

- 4.3.1 The Regional District will endeavour to preserve and protect Environmentally Sensitive Areas (ESAs) and Environmentally Hazardous Areas (EHAs). Where appropriate, the Regional District may recommend (e.g. through subdivision referral) or use one or more of the following tools to direct development away from Environmentally Sensitive Areas and Environmentally Hazardous Areas:
 - covenants registered under Section 219 of the *Land Title Act*;
 - bare land strata to allow flexibility in conserving the feature or area;
 - density bonus transfer or density averaging, to the developable portion of the site;
 - development variance permits to vary conditions other than use or density; and/or
 - voluntary stewardship such as contracts, leases or trusts to protect the feature or area.
- 4.3.2 The Regional District will co-operate with senior governments to provide a coordinated strategy for the stewardship of lakes and watercourses to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs. The Regional District

designates all lakes, wetlands, and watercourses as part of the Aquatic Habitat Development Permit Area (AHDPA) (Schedule D). This designation uses the definitions as outlined in the Cariboo Regional District's "*Shoreland Management Policy*". Schedule D identifies known watercourses in the plan area using provincial TRIM 1:20,000 maps but may not include all watercourse locations. Accordingly, the CRD may require additional technical research as part of the approval process. Given the lack of comprehensive aquatic habitat data, it is recommended that in situations where a property owner maintains that development is outside of an aquatic habitat area, the CRD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within an aquatic habitat area.

- 4.3.3 The Regional District will require the QEP to recommend practices to prevent sediment from entering local watercourses when considering development activities where appropriate.
- 4.3.4 OCP Land Use Designations are presented as Schedule C. Applications for new land use designations (OCP Amendments or Rezoning Applications) may be required to be accompanied by a detailed Environmental Review of environmentally sensitive and hazardous areas such as lakes, watercourses, sensitive habitat areas, wildlife corridors, flood plains and steep slopes. The environmental review may include recommendations on the management of sensitive conditions. The Regional District may implement recommended environmental management practices through such mechanisms as:
 - a. The establishment of an Environmental Reserve designation where development on private or Crown lands in sensitive areas is protected from adverse development. Passive uses, with minimal impact on the applicable area would be supported within the Environmental Reserve designation. Developments acceptable in the reserve area would include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community that would not compromise the environmental sensitivity of the area.
 - b. The use of Conservation Agreements with the Regional District as a party to the agreement, to protect sensitive areas and implement conditions and recommendations of any environmental review conducted through the Development Approval process.
 - c. A Conservation Zone or Environmental Reserve designation may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions.

- d. Owners entering into Conservation Agreements and placing voluntary conservation covenants on their land shall not be deprived of the privilege to enjoy land as their own but they may not close, fence or otherwise obstruct any adjoining public route of access. Developments acceptable in the covenanted area could include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community and not compromise the environmental sensitivity of the area. The CRD does not have an administrative park function and cannot take responsibility for conservation lands.
- 4.3.5 The Regional District strongly encourages that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan area.
- 4.3.6 The Regional District encourages farmers to ensure that soil conservation, pest management, and water management are conducted in a manner that does not degrade Environmentally Sensitive Areas by referring to guidelines in *Watershed Stewardship, A Guide for Agriculture* (as amended).
- 4.3.7 The Regional District actively supports and promotes through educational activities and staff resources the removal of invasive plants on private and public lands. The Regional District will encourage collaboration with the City of Williams Lake in the promotion and undertaking of such activities.
- 4.3.8 The Regional District will encourage MOTI to consider Environmentally Sensitive Areas, including those identified on Schedule D when processing subdivision applications for 2 or more lots.

Hazardous Conditions

- 4.3.9 Encourage residents to obtain geotechnical advice prior to installing swimming pools, ponds or retaining walls or retaining walls in geotechnical hazards areas (Schedule E).
- 4.3.10 Encourage federal and provincial agencies to continue monitoring issues of environmental importance, particularly water quality in local lakes.
- 4.3.11 Work with community and other government groups to develop and maintain current evacuation plans.
- 4.3.12 Hazardous conditions of concern to the CRD include:
- areas of steep slopes (slopes equal to or greater than 30 percent);

- rockfall/rolling rock hazard areas;
- landslides (active, recent or ancient), land slip, subsidence or avalanche areas; and,
- flood plains.

All lands subject to hazardous conditions within the plan area are subject to the Development Permit Area conditions and guidelines outlined in Section 4.6. Development in areas with geotechnical hazards (Schedule E) requires a Development Permit.

4.3.13 Responding to the referral of an application for Crown Land tenure, the Regional District may request a detailed Hazard Report for the site itself and the effect upon development in areas neighbouring the site.

4.3.14 The Regional District maintains regulations pertaining to setbacks and elevations in locations subject to flooding.

Wildlife

4.3.15 Work co-operatively with the Federal and Provincial government agencies to protect wildlife and wildlife habitat.

4.3.16 Consider developing a Bear Aware Strategy to minimize the potential of bear/human interactions. Encourage collaboration with other government and community groups in developing the strategy.

4.3.17 Require the connectivity and movement of threatened and endangered species be considered at the time of neighbourhood planning (OCP Amendments) or rezoning. This process will assess opportunities to use such tools as the transfer of density, density bonusing, land trusts, covenants, or development agreements to conserve corridors of “sensitive ecosystems”. Park dedication may also be an option should the CRD establish a park function.

4.3.18 The Regional District will encourage relevant provincial agencies or other independent groups to prepare an inventory of sensitive habitat areas and wildlife corridors for crown and private lands. The Regional District may facilitate community consultation on this project, likely through Advisory Planning Commissions, and may consider new Development Permit Area designations.

Tree Retention & Tree Expansion

- 4.3.19 Encourage harvesting and replanting of health-damaged trees and infected or damaged forest areas.
- 4.3.20 Encourage, where possible, developers to retain and expand natural tree cover when developing their properties. Tree retention and expansion is particularly encouraged along road frontages, lake shores, natural watercourses and areas that are visually significant or where riparian areas can be enhanced.
- 4.3.21 Where trees are removed due to safety concerns, the Regional District encourages landowners to replace these trees with a variety of species, including native species, subject to considerations of pine beetle kill, fire hazard or other related natural occurrences.
- 4.3.22 As a result of a QEP assessment, the Regional District may recommend against the removal of vegetation on lands considered to be environmentally sensitive or where such removal may increase hazards such as rock fall, landslide, soil instability or flooding as part of the Development Permit process. In some instances, the Regional District may encourage planting to stabilize and enhance such lands.

Energy & Conservation

- 4.3.23 Encourage collaboration with other levels of government and utilities to address energy and emissions management and promote best practices in energy efficiency.
- 4.3.24 Endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.
- 4.3.25 Encourage planning, design and construction strategies to minimize greenhouse gas emissions.
- 4.3.26 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (stormwater detention ponds, etc.).
- 4.3.27 Consider creating incentives for responsible development practices by creating an incentive for green building policy that exchanges developer investment in green technology for density bonusing, modified development standards or other appropriate mechanisms. The CRD Board will support the enhancement of incentives for installation

of energy efficient and alternative energy systems. As a performance benchmark the Regional District Board may choose to adopt a recognized energy and environmental standard.

4.3.28 Explore strategies to increase recycling options.

4.3.29 New developments and redevelopments of property shall consider the “*Environmental Best Management Practices for Urban and Rural Land Development*” (Ministry of Environment) and “*Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia*” (Ministry of Environment) where applicable.

4.3.30 Encourage and support initiatives for use of cleaner burning fuels and/or best available technology for wood burning appliances for home heating

Environmentally Sensitive Areas

4.3.31 The Regional District recognizes the presence of the unique and/or sensitive areas shown on Schedule D including:

- Critical fish habitat areas recognized by the Department of Fisheries and Oceans for spawning and rearing;
- Lake, watercourse and wetland areas;
- Areas designated as old growth management (forest) areas; and
- Lands within mule deer winter range (Provincially managed on Crown lands only).

As well the plan area contains valuable habitat for many species at risk, for example: Painted Turtle, Bobolink, American Badger, Long-billed Curlew, Lewis’s Woodpecker, Flammulated Owl, Townsend’s Big-Eared Bat, and Great Blue Heron. Within environmentally sensitive areas the CRD will direct development application referrals to the relevant agencies to ensure that environmentally sensitive conditions are considered. It is recognized that these sensitive conditions affect large tracts of land and multi-use management may be required.

4.3.32 Work co-operatively with the MFLNRO and other provincial agencies regarding planning and management of Crown lands, for example, agencies responsible for mineral and forest resources, disposition of crown land and water resources.

4.3.33 Encourage voluntary protection of natural features in cases where a development review process has resulted in the identification of areas where stream conservation, water quality protection, or habitat preservation are recommended.

- 4.3.34 Encourage all developments including infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. The Regional District will encourage conservation through alternative development methods, such as considering concentrating density, narrowing right-of-ways, or accommodating cluster housing.
- 4.3.35 Where land is dedicated for environmental protection, in new development applications, the Regional District supports including the protected area as part of the overall site area when computing density, and minimum lot areas for development or subdivision purposes.
- 4.3.36 Ensure that the management of Regional District activities has the necessary structure and process to:
- a. manage and control processes and operations to minimize impacts on the environment;
 - b. continuously improve the Regional District's environmental performance; and, provide an example of environmental stewardship.
- 4.3.37 Encourage the retention and use of wetlands as natural buffers between different land uses.

For the purposes of this section, the *Water Act* definition of a stream includes “a natural watercourse or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch.” Recognizing the *Water Act*, the *Fisheries Act* and that *Provincial and/or Federal permits are required for work within or around a stream*, aquatic habitat management strategies may include the following as regulated through these Acts that include

- a. minimize obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property;
- b. retaining the natural stream channel geometry;
- c. protecting and managing natural watercourses as open streams (except as authorized by way of the appropriate provincial ministry or agency approval);
- d. retaining mature streamside vegetation or tree cover wherever possible and incorporating it into the design of the project and avoid the need for channel stabilization;
- e. avoiding and reducing flood damage;
- f. avoiding groundwater interruption; and,
- g. protecting aquatic biota and habitats.

- 4.3.38 Encourage waterfront owners to refer to the Fisheries and Oceans brochures entitled “The Dock Primer (Prairies Edition)” , the “Shore Primer”, other educational materials on the DFO website, the “Living by Water” guidebook (www.livingbywater.ca) and the “Guide to Green Boating” (www.georgiastrait.org) for additional dock, boating and foreshore development guidelines.
- 4.3.39 Designate Aquatic Habitat and Environmentally Sensitive areas as Development Permit areas as outlined in Section 4.4 and Section 4.5 respectively.

Climate Change

- 4.3.40 As a signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter, including working towards becoming carbon neutral in respect of its corporate operations.
- 4.3.41 The Regional District recognizes the need to take a region-wide approach to energy and emissions planning and will complete a CRD Climate Action Plan on reducing energy use and emissions by June 2013. Steps and considerations in the planning process will include:
- a. conducting a region-wide inventory of energy use and greenhouse gas emissions.
 - b. using the CRD Climate Action Plan as a guide when making land use decisions and directing future development to create more complete and self-sustaining communities. This may include: the production of in-house public education materials on building energy efficient homes and how-to retrofit existing buildings; production of sustainability checklists for developers; and preparation of other general information on how residents can contribute to building greener communities. Consider undertaking a collaborative effort with the City of Williams Lake in the development and promotion of this information.
 - c. reviewing opportunities for home-based business and industry to decrease dependence on automobiles.
 - d. supporting local food security through local agricultural uses (such as consideration of backyard hens and hobby beekeeping) and food processing and by encouraging community gardens and farmers markets to create more food independent communities.
 - e. supporting a broader range of local goods and services to service settlement areas and thereby decreasing dependence on automobiles.
 - f. working with First Nations and the City of Williams Lake to ensure a region-wide approach.
 - g. investigating opportunities to control GHG emissions at Regional District landfills through the collection of methane.

- h. encouraging employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
 - i. creating partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.
- 4.3.42 Adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets by:
 - a. seeking funding support for measuring the Regional District’s carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and,
 - b. identifying best carbon reduction opportunities and setting specific reduction targets.
- 4.3.43 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.
- 4.3.44 Support land use strategies that encourage infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.
- 4.3.45 Continue to support opportunities to directly address climate change and energy sustainability through such projects as:
 - a. new trails and bike paths that support alternative transportation options, including connections to existing and planned City of Williams Lake non-motorized transportation networks;
 - b. supporting Smart Growth planning principles as applicable to rural areas; and
 - c. protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water, with no net loss of forest land.
- 4.3.46 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.
- 4.3.47 The Regional District will explore new economically feasible policies, strategies and initiatives – passing bylaws when needed, that aim to reduce greenhouse gas emissions and build environmentally sustainable communities.
- 4.3.48 Establish GHG emission targets that are consistent with the overall target of the CRD, more particularly, reducing GHG emissions by 33% by the year 2020 and 80% by 2050, based on 2007 levels.

Wildfire

- 4.3.49 The Regional District will, in co-operation with the appropriate agencies, continue to work towards developing strategies and procedures to prevent interface fires.
- 4.3.50 Areas of High Wildfire Probability (High, Very High and Extreme), as identified by the MFLNRO, are shown on Schedule F.
- 4.3.51 The Regional District will continue to consult with the MFLNRO to maintain current information on wildfire probability.
- 4.3.52 Development within the fringe area should be consistent with provincial Best Practices for addressing wildfire risks.
- 4.3.53 Due to changes that occur on forested land, such as clearing, interface fire, and infestation by pests, prior to undertaking any subdivision or land use development that will create four or more parcels or dwelling units within any of the interface hazard ratings (low, moderate, high, very high and extreme) wildfire probability area (Schedule F), the landowner shall provide the Regional District with a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester licensed in BC or an equivalent qualified professional. The Wildfire Hazard Assessment Report shall: assess the current wildfire hazard, assess conditions on the site and neighbouring lands, evaluate the proposed development for wildfire susceptibility, and provide Fire Smart wildfire hazard mitigation recommendations to reduce the hazard of wildfire for the land and buildings to moderate or lower. The recommendations of the Wildfire Hazard Assessment Report shall be implemented during development and written into a restrictive covenant to be registered on a property title advising the property owner of the ongoing responsibility to manage their land and buildings in accordance with the recommendations of the Wildfire Hazard Assessment Report.
- 4.3.54 For any subdivision or land use development that will create fewer than four parcels or dwelling units in a high, very high and extreme wildfire probability area, and for any subdivision or land use development in a moderate wildfire probability area (as identified by the relevant provincial agency), the property owner shall register a standard restrictive covenant on the property title encouraging land owners to use Fire Smart wildfire mitigation practices for building construction and land management to reduce the wildfire hazard in their development.
- 4.3.55 Where wildfire hazard management requirements and riparian area or environmentally sensitive area requirements overlap, the riparian area or environmentally sensitive area requirements shall prevail.

4.3.56 Work with the MFLNRO on evaluating and approving new developments in areas where there is high wildfire probability (Schedule F, or more recent local data).

4.3.57 Continue to work on education related to Fire Smart and appropriate codes of conduct related to wildfire in rural areas. (For appropriate guidelines see the following Fire Smart guideline examples.)

Fire Smart Building Examples

- use materials for exterior wall finishes that are fire resistant. Preferred materials include stucco, bricks, rock or logs and heavy timbers, metal siding, cement shingles, concrete block, poured concrete as defined by the B.C. Building Code.
- provide fuel reduced buffers around individual homes from the house to the property boundary or 10m in distance, whichever is lesser. The area may contain natural tree cover in locations identified by a wildfire management assessment, but the owner must landscape and maintain the area with the intent of eliminating the accumulation of combustible debris.
- the design and installation of solid fuel burning appliances should conform to the CSA B365 Standard.
- all roofing material and installation requirements should meet the Class A, B and C fire resistance rating requirements as defined in the current B.C. Building Code.
- all eaves, decks, vents, attics and underfloor and underdeck openings shall be screened with corrosion-resistant 3mm, non-combustible wire mesh to prevent the accumulation of combustible materials.

For Information Only

Fire Smart Subdivision and Rezoning Application Examples

Note: The Cariboo Regional District may have opportunity to require a Wildfire Hazard Assessment Report for subdivisions of 4 or more lots (Policy 4.3.53)

- recognizing the potential for interface wildfires to interfere with hydro service, and thus interfere with residential sprinkler systems, hydro servicing is encouraged to be underground.
- the incorporation of fire or fuel breaks adjacent to residential areas is supported.
- ensure all roads are named and signed.
- ensure availability of water supply facilities adequate for fire suppression.
- ensure the provision of access to local water sources, lakes and watercourses as part of access requirements.
- establish setbacks of 30 metres abutting Crown land forests

For Information Only

Airshed

- 4.3.58 Consider opportunities to improve air quality through emissions management when considering new development applications. Emitting commercial and industrial activities are encouraged to locate outside the airshed boundary (Schedule G). Where it is necessary to locate emitting uses within the airshed, mitigative measures may be required for emissions.
- 4.3.59 The Regional District recognizes that a portion of the OCP area is within the Williams Lake airshed (Schedule H). The successful mitigation of point-source and fugitive emissions requires interagency collaboration to implement the “*Williams Lake Airshed Management Plan*”. The Regional District will work with the City of Williams Lake to incorporate the “*Williams Lake Airshed Management Plan*” recommendations into all levels of planning. Key issues of the plan that may be implemented or attempted to be influenced by the CRD include:
- a. public education on the lifestyle impacts of air quality;
 - b. designs and infrastructure for non-motorized transportation;
 - c. management of wood burning appliances;
 - d. management of backyard burning and the burning of wood waste during land clearing; and,
 - e. dust on un-paved road surfaces.
- 4.3.60 The Regional District recommends that the air quality setbacks in the Develop with Care 2012 – *Environmental Guidelines for Urban and Rural Development in British Columbia* document be considered for any institutional facility providing service to susceptible members of the population such as the very young, elderly and/or ill.

Stormwater

- 4.3.61 Commercial and industrial parking lots will require oil interceptors in storm drains in order to mitigate contamination of water sources.
- 4.3.62 The Regional District will work towards developing alternative stormwater management solutions that are both cost effective and environmentally sustainable. This may include strategies to reduce and control run-off such as storm water detention ponds, limiting impervious surfaces, retaining open ditches.
- 4.3.63 The Cariboo Regional District will strongly encourage measures to limit runoff to minimize the release of substances harmful to the environment. This may include the requirement of preventative

measures such as implementation of an erosion and sediment control plan or treatment like storm-septors.

Interested readers may want to refer to a publication by the Ministry of Environment entitled 'A Guidebook for British Columbia-Stormwater Planning' (<http://www.env.gov.bc.ca/epd/epdpa/mpp/stormwater/guidebook/pdfs/stornwater.pdf>)



4.4 Aquatic Habitat Development Permit Area

Designation

The Aquatic Habitat Development Permit Area (AHDPA) is designated under Section 919.1(1)(a) of the *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity. It is not the intent of this section to supersede Provincial and/or Federal regulations. Note that works in or around a stream as defined by the *Water Act* require Provincial permitting and approvals. The *Water Act* definition of a stream includes “a natural watercourse or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch.”

Area

The Aquatic Habitat Development Permit Area (AHDPA) applies to lakes, watercourses and wetland areas as shown on Schedule D. Schedule D is based on large scale Provincial TRIM map series at 1:20,000. As a map of lakes, watercourses and wetland areas, it is for general

reference only. More detailed assessments may be required as part of the review process. Watercourses include rivers, streams and creeks as defined in the Cariboo Regional District's *Shoreland Management Policy*. It is recommended that this document be consulted, particularly Section 1 – Onsite Effluent Disposal Guidelines, and Section 2 – Riparian Buffer Zone Guidelines.

Where land is subject to more than one Development Permit Area designation, a single development permit may be required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such areas. The combined application may therefore be subject to more than one QEP report.

Permits for the form and character of development cannot be combined with another type of development permit as they are subject to a different review process and are processed independently.

Justification

The primary objective of the Aquatic Habitat Development Permit Area designation is to regulate development activities on lakes, wetlands, watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes.

Development impact on aquatic habitat can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

Guidelines

- 4.4.1 A Development Permit is required, *except where exempt under Exemptions Section 4.4.3* for development or land alteration on land identified as a riparian assessment area within the AHDP (see Schedule D). Development requiring a Development Permit shall include, but may not be limited to any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under local government legislation.
- a. removal, alteration, disruption or destruction of vegetation within 15m (49.2 feet) of a lake, wetland or watercourse;
 - b. disturbance of soils within 15m (49.2 feet) of a lake, wetland or watercourse;
 - c. construction or erection of buildings and structures, including decks within 15m (49.2 feet) of a lake, wetland or watercourse;

- d. creation of nonstructural impervious or semi-impervious surfaces within 15m (49.2 feet) of a lake, wetland or watercourse;
- e. flood protection works within 15m (49.2 feet) of a lake, wetland or watercourse;
- f. construction of roads, trails, docks, wharves and bridges within 15m (49.2 feet) of a lake, wetland or watercourse;
- g. provision and maintenance of sewer and water services within 15m (49.2 feet) of a lake, wetland or watercourse;
- h. development of Type 1 septic system within 30m (98.4 feet) of a lake, wetland or watercourse;
- i. development of drainage systems within 15m (49.2 feet) of a lake, wetland or watercourse;
- j. development of utility corridors within 15m (49.2 feet) of a lake, wetland or watercourse; and
- k. subdivision as defined in the *Land Title Act*, and including the division of land into 2 or more parcels within 15m (49.2 feet) of a lake, wetland or watercourse. In Sensitive Fish Habitat Areas, the riparian assessment area is increased from 15 m (49.2 feet) to 30m (98.4 feet).

Riparian assessment area is defined as:

- i. for a stream, the 15 meter strip on both sides of a stream, measured from the natural boundary,
- ii. for a lake or wetland, the 15 meter strip around the periphery of the lake or wetland, measured from the natural boundary,
- iii. In Sensitive Fish Habitat, for a stream, lake or wetland, the 15 meter strip is increased to 30 meters, measured from the natural boundary.

Definition from Fish Protection Act

“Wetland” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

Key Definitions from the CRD's Shoreland Management Policy, 2004

"Watercourse" means any natural or man-made depression with well-defined banks and a bed 0.6 metre or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometers or more upstream of the point of consideration, or as required by a designated official from the Ministry responsible for the *Water Act*.

"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, many miles long.

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

"Natural Boundary" means the visible high watermark of a lake, stream, river, or other body of water where the presence and action of the water is so common, usual, and long continued in all ordinary years as to mark upon the soil of the bed of the lake, stream,

"Sensitive Fish Habitat Areas" are areas critical for fish, either because of species distribution, feeding area, spawning, rearing or resting areas (shade, deep pools). Schedule D, for example, shows Critical Fish Habitat that includes the sensitive spawning and rearing habitat areas identified by DFO. Additional areas may be identified by a QEP during the site assessment stage.

4.4.2 A Development Permit may be issued once the following guidelines have been met.

- a. The minimum setback of a Type 1 septic system and field from any lake, wetland or watercourse is 30 m (98.4 feet). If a property owner plans to install a septic system and field with a setback of less than 30 m (98.4 feet) from a lake, wetland or watercourse, the property owner must engage an appropriately qualified engineer or geoscientist (QEP) to review the proposed siting of the 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 explicit support from the Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.
- b. Vegetated leave or buffer strips of a minimum of 15m (49.2 feet) from the natural boundary of a lake, wetland or watercourse are required. The buffer or leave strips

are for the protection of riparian ecosystems and may have a maximum of only 25% in a disturbed state, based on QEP recommendations. In Sensitive Fish Habitat areas, a vegetated leave or buffer strip of a minimum of 30 m (98.4 feet) is required.

- c. The perimeter of leave strips may be required to be identified prior or during all phases of construction, using brightly coloured materials such as 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 15m (49.2 feet) setback or as per the QEP mitigation plan.
- d. Where shoreline vegetation has been removed from the property leading to erosion or other damages, or damage to the leave strips occurs during construction, a development permit will require an assessment from a qualified professional on the damage and a report on recommendations for rehabilitation. A replanting scheme may be required based on the qualified professional'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 the Provincial Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO) and rehabilitation will require permitting under the *Water Act*.
- e. Notification from the QEP that the proposed setback development will not negatively affect the functioning of a watercourse or riparian area.
- f. Written confirmation from the QEP that the proposed riparian setback and design does not conflict with other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.
- g. For any topics not addressed in this section, the Province's *Develop with Care: Environmental guidelines for Urban and Rural Land Development in British Columbia* are to be followed.

Exemptions

4.4.3 The AHDPA does not apply to the following:

- a. 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*;
- b. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant

- section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would an AHDPA be required. However, as per Provincial Legislation, a building that is damaged by fire, decay, or otherwise to an extent greater than 75% of its determined value above its foundations, as determined by a Building Official, would require a Development Permit;
- c. An area where the applicant can demonstrate that the conditions of the AHDPA have already been satisfied, or 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
 - d. A letter is provided by a QEP confirming that there is no lake or watercourse as defined in the CRD's Shoreland Management Policy, 2004, or wetland as defined in this OCP.
 - e. Removal of noxious weeds or invasive plants as defined by provincial government legislation.
 - f. Construction of an access point to a water body is permitted subject to:
 - i) the access point is restricted to providing an access point for a dock, a pathway to a lake, wetland or watercourse, or a water intake;
 - ii) the access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken;
 - iii) an access trail shall have a pervious/permeable surface, such as gravel, or soil, that allows the passage of water;
 - iv) construction of a new access point will be restricted if an existing access point is already established on the property. In any case, the total width of all access point shall be limited to 25 percent of the lot's water frontage, to a maximum of 15 metres;
 - v) if shoreline vegetation has been removed, construction of a new access point shall be directed to that area in order to protect and maintain the required buffer areas;
 - vi) relevant authorizations obtained from provincial or federal agencies.

Expedited Development Permit Process

- 4.4.4 To expedite the Development Permit approval process the CRD has delegated approval authority to designated staff.

4.5 Environmentally Sensitive Development Permit Area

Purpose

The Environmentally Sensitive Development Permit Area (ESDPA) is designated under the *Local Government Act* for the purpose of protecting environmentally sensitive areas from inappropriate development that are shown on Schedule D.

Area

Environmentally sensitive areas designated as a Development Permit Area are shown on Schedule D and include Old Growth Management Areas and Critical Fish Habitat. Mule deer winter range has been mapped for information only. This information is a partial inventory and additional inventories and assessments of unique vegetation or wildlife features (e.g. raptor nests, wildlife corridors) may be required as development applications are received.

Justification

The justification for this designation is to establish conditions on developments such that rare, endangered, and sensitive ecosystems and wildlife are protected from inappropriate development and, where appropriate, development impacts are mitigated. The goals of this designation are to:

- Preserve and enhance the sensitive ecosystems whenever possible; and
- Preserve and enhance general habitat, biodiversity and natural environment regimes.

Guidelines

4.5.1 A Development Permit is required on land identified as an environmentally sensitive area. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial, institutional or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;

- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems; and
- i. development of utility corridors.

4.5.2 A Development Permit may be issued once the following guidelines have been met:

- a. assessment by a Qualified Environmental Professional (QEP), with recommendations for protecting the environmentally sensitive area through siting of buildings, structures and utilities, or through mitigation measures.

Exemptions

4.5.3 The ESDPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would an ESDPA be required;
- c. An area where the applicant can demonstrate that the conditions of the ESDPA have already been satisfied, or 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; and
- d. A letter is provided by a QEP confirming that there is no environmentally sensitive area.
- e. Agricultural uses.

4.6 Geotechnical Hazards Development Permit Area

Purpose

The Geotechnical Hazards Development Permit Area (GHDPa) is designated under Section 919.1(1) (b) of the *Local Government Act* for the purpose of protecting development from hazardous conditions.

Area

Lands subject to geotechnical hazards are shown on Schedule E and are designated as a Geotechnical Hazards Development Permit Area.

Justification

The Geotechnical Hazards Development Permit Area has been established as a result of a geotechnical assessment carried out by Golder & Associates, and detailed in a report issued in 2006 entitled “*Geotechnical Hazard Mapping for the Williams Lake Fringe Area Official Community Plan*”. The report identified areas subject to:

- Moderate risk areas (steep slopes including buffer zones adjoining sloping terrain; rolling rock hazard, ancient landslides); and
- High hazard risk areas (active landslides).

Development within these identified hazard areas may create a risk of injury to person and/or property.

For purposes of this Development Permit designation, ‘development’ shall consist of adding to, or erecting a building or structure, removal of forest cover, land clearing, earthworks (i.e. excavation to remove soil and/or bedrock, fill placement), driveway/road construction, groundwater discharge/recharge pattern changes, changes in surface water drainage patterns, or slope change.

The objectives of the Geotechnical Hazards Development Permit Area are:

- a. To promote awareness of the potential hazards related to terrain conditions which may be present;
- b. To allow appropriate development of lands within specified areas, supported by geotechnical assessment and incorporation of appropriate design provisions to

mitigate hazards and ensure safe development, where identified natural hazards warrant such provisions.

Guidelines

4.6.1 Where the Regional Board has received an application for 'development' as defined above in an area within a geotechnical hazard area as indicated on map Schedule E, the following guidelines shall apply, and an application for a Development Permit is required:

- a. Development shall not occur on slopes greater than 30 percent (16.7 degrees from horizontal) without a geotechnical report by a geotechnical engineer addressing potential issues of land slippage, erosion and drainage issues, and certifying the use as acceptable with or without mitigative measures.
- b. New homes being constructed on previously vacant lots or existing homes destroyed by fire or other causes within ancient landslide features will be dealt with on a site-specific basis, with the Building Official determining if the need exists for a specific geotechnical report. Further, a note will be placed on the building permit confirming that the owner/applicant is aware of the existence of the large ancient landslide and the existing geotechnical reports.
- c. Any commercial, industrial or institutional development building permit application will require the submission of a geotechnical assessment certifying that the development is an acceptable risk.
- d. In order to reduce the risk from active landslides, no construction will be permitted unless first obtaining an acceptable geotechnical assessment.
- e. Re-grading or removal of forest cover is also prohibited unless professional advice is sought regarding land stability and erosion.
- f. Regarding rockfall/rolling rock hazard, any proposed development, including roads located within a rock fall shadow area, or on slopes greater than 27.5 degrees, where development exists below or could reasonably be foreseen to exist in the future, shall be assessed by a geotechnical engineer to assess the potential for generating rolling rocks, and stipulate construction practices that will avoid, or where avoidance is not possible, mitigate the potential hazards to properties below to achieve an acceptable level of risk.
- g. Geotechnical assessment will be required to be undertaken for new developments within 100 meters from the crest of the Williams Lake River Valley escarpment, as denoted on Schedule G – Development Permit Areas. The geotechnical assessment will determine the safe building setback from the escarpment crest and will review the proposed use of the property with respect to continued slope stability. This assessment should include consideration of site grading and proposed land use impact on water infiltration into the ground near the escarpment which can decrease the stability of the escarpment and potentially trigger landslides. The assessment

should include, not only the development property itself, but also current or foreseeable future uses of the lands and risks to persons and property downslope of the development.

- 4.6.2 A Covenant shall be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Exemptions

- 4.6.3 Notwithstanding Guideline 4.6.1 above, a Development Permit is not required in moderate risk areas for:

- Interior alterations to a building, unless adding a bedroom(s);
- Exterior decks, walkways, ramps, stairways;
- Single-storey ancillary buildings not greater than 15m², that may include but not be limited to, greenhouses, gazebos and tool sheds;
- Additions of not greater than 10 percent of the existing building footprint, at the discretion of the building department;
- Structural repair for existing dwelling at the discretion of the building department; and
- Low human occupancy structures to a maximum of 55 sq.m. may not require a geotechnical assessment at the discretion of the building department.

- 4.6.4 Notwithstanding Guideline 4.6.1 above, a Development Permit may not be required for minor projects in active areas, for additions of less than 10 percent of the existing building footprint and for structural repair, at the discretion of the Chief Building Official.

Expedited Development Permit Process

- 4.6.5 To expedite the Development Permit approval process the CRD has delegated approval authority to designated staff.

5.0 Policies and Land Use Map Designations

Land use designations are shown on Schedule C – Land Use. The boundaries between lot lines and land use zones are approximate. The following sections explain each land use category and establish policies for future development within them. Please note that this map represents a generalized description of future land use and it is not a zoning map although it will be a guide for a more detailed zoning map and bylaws.

The OCP presents policies and land use designations as follows:

<i>Policy Section</i>	<i>Land Use Designation</i>
Agricultural & Resource	• Agricultural • Resource Area • Gravel Reserve • Provincial Gravel Reserve
Residential	• Community Residential • Residential • Rural Residential 1 • Rural Residential 2 • Rural Residential 3 • Lakeshore Residential • Manufactured Home Park
Commercial	• Commercial
Industrial	• Industrial
Quality of Life	• Parks, Recreation & Open Space • Utility • Institutional • Environmental Reserve

The Regional District recognizes that some current land uses do not conform to the designations shown on Schedule C – Land Use. The intent of the Regional District is not to change the use of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs.

6.0 Agriculture and Resource

Introduction

Historically, agricultural and resource activities have contributed significantly to the economic development of the Cariboo Region. In 2006, for example, 5% of the total labour force was employed on farms and 8.5% was employed in resource industries such as forestry and logging, mining and oil and gas extraction in the Cariboo Regional District.

Agricultural properties contribute to the local economy as well as serve as attractive visual breaks from the more intensive land uses within the fringe of an urban centre. The Agricultural Land Commission (ALC) has established Agricultural Land Reserves (ALR) in the Fringe Area. Properties within the ALR are shown on Schedule G.

The Fringe Area has numerous grazing leases registered on Crown lands. It is important to recognize the agricultural and resource values of crown land in the plan area, but also to note that this land may be desirable for future non-resource uses (e.g. recreation, tourism). A large amount of the land included within the Fringe Area consists of surveyed and unsurveyed Crown lands. Crown lands are publicly held and are not subject to rights inherent with private property. For extraction activities to occur on Crown lands, including woodlot licensing, the provincial government must issue licenses to independent companies who are entitled to conduct extraction activities on the land for a stipulated period of time. Select private and public lands within the Fringe Area are designated as Resource on Schedule C – Land Use. These properties may be under license for resource activities or are intended for resource activity.



It is important that the Cariboo Regional District and the Province of British Columbia clearly communicate activities occurring on Crown lands. The Cariboo Regional District would like to work with the relevant government agencies, particularly the MFLNRO and the Ministry of Agriculture, to ensure all parties provide notification of proposed activities to alleviate any potential conflicts occurring on Crown lands within the Fringe Area.

Sand and gravel extraction activities are an important resource to facilitate construction activities in the Fringe Area. Currently, there are two gravel extraction areas managed by the Ministry of Transportation and Infrastructure, identified as Provincial Gravel Reserves on Schedule C – Land Use. Additionally, there are four Crown-owned gravel reserves identified as

Gravel Reserve on Schedule C, one located on Soda Creek Road, one located near Bond Road, one located off of Eagleview Road and one located at the northern boundary of the City of Williams Lake.

Objectives

- 6.2.1 To support the mandate of Agricultural Land Commission as the agency protecting agricultural land and agricultural opportunities.
- 6.2.2 To ensure that bylaws are consistent with the purposes of the *Agricultural Land Commission Act* so that land can be used for farm purposes and complimentary uses as permitted by the *Agricultural Land Commission Act* and regulation,
- 6.2.3 To work with the Agricultural Land Commission to identify Agricultural Land Reserve lands that have limited agricultural capability and may be suitable for non-farm development (such as industrial, residential and commercial uses) and can contribute to community development and economic sustainability.
- 6.2.4 To minimize the conflicts between agricultural, resource and other land uses.
- 6.2.5 To support sustainable resource management practices in association with the use of the regional natural resource base.
- 6.2.6 To provide for the wise stewardship of the area's resources, including the protection of access to aggregate deposits, protection of water supply sources and water resources.
- 6.2.7 To recognize sand and gravel resources as required in the *Local Government Act*.
- 6.2.8 To encourage development that respects the forest wildland interface.

Policies

Agricultural

- 6.3.1 Lands designated for agricultural use are shown on Schedule C – Land Use.
- 6.3.2 Agricultural and Resource designations permit resource uses such as agriculture, forestry, and limited mining, subject to rezoning if required (e.g. industrial zone for mining) recognizing that for uses on lands within the ALR, the *Agricultural Land Commission Act* will take precedence.

- 6.3.3 The minimum parcel size for lands designated Agricultural shall be 32 hectares. Notwithstanding the minimum parcel size required under the present bylaw, where the Agricultural Land Commission has approved a subdivision of land within the Agricultural Land Reserve that is divided by a major road (greater than 20 m right-of-way width), no amendment to the OCP will be required for the subdivision of the parcel, provided each parcel of land is a minimum of 4 hectares. Where applicable, implementation of this policy is to be by Zoning Bylaw amendment. Homesite severances where approved by the Agricultural Land Commission, are exempt from the requirements to amend the OCP, however the Zoning Bylaw may indicate a future minimum lot area for homesite severances.
- 6.3.4 The Regional Board may support an application for exclusion from the ALR or an application for subdivision within the ALR. Applications for ALR exclusion must demonstrate to the satisfaction of the ALC:
- there are no negative impacts on agriculture;
 - the land is physically and economically incapable of supporting agriculture as verified by a professional consultant, such as a professional agrologist; or
 - agricultural potential is restrained by a combination of factors such as the proximity of residential development, the size, location and character of the parcel; or
 - the location of transportation corridors.

The Agricultural Land Commission has not endorsed the RR 1 designation of select parcels on Fox Mountain – please note the Schedule C – Land use map. ALR applications to subdivide these parcels may be supported by the Regional Board, but will be considered by the Commission on their merits, taking into account agricultural capability and suitability, and the potential impacts of subdivision on farm activity. The Regional District may enter into discussions with the Commission regarding these RR 1 designated properties on Schedule C

- 6.3.5 The Regional District may require covenants to be registered on new lots that are adjacent to lands in the ALR. The covenant is intended to increase awareness of the right to farm in these areas and/or awareness of the local agricultural presence. The role of the covenant is to increase agricultural awareness over the long term and to decrease potential for conflicts between agricultural and non-agricultural uses over farm practices such as spraying, odour and noise. The covenant may include setback, buffer and fencing requirements, as established in the CRD report “*Agriculture and Forestry Report: Review and Development*” and Agricultural Policy document.

- 6.3.6 The recommended minimum parcel size for rural residential developments on lands adjacent to the ALR is 4 ha.



- 6.3.7 Potential conflicts between agricultural and other land uses (residential/recreational) are to be minimized through the use of:

- access restrictions, where appropriate;
- minimum distance setbacks for intensive agricultural operations;
- fencing requirements and landscape buffers;
- agricultural awareness covenants, as applicable;
- continued liaison with Provincial Ministries and Crown agencies in the planning, disposition, and management of Crown lands; and
- compliance with the *Farm Practices Protection (Right to Farm) Act* (FPPA).

- 6.3.8 All farming operations are encouraged to comply with the following regulations and guidelines as administered by the province:

- environmental guidelines for farming practices as produced by the provincial ministries;

- regulations pertaining to agricultural waste control; and
- code of Agricultural Practice for Waste Management (*Environmental Management Act; Health Act*).

6.3.9 The Regional District recognizes the importance of local food production, processing, distribution and sale of locally grown products. Efforts to improve the local agricultural economy may include:

- strategically locating a farmers market;
- initiatives to increase agricultural awareness;
- development of community gardens and roadside gardens;
- density bonusing for projects providing opportunities for local food production (e.g., community gardens or greenhouses);
- liaison with the Ministry of Agriculture regarding opportunities for hosting local workshops on ways to enhance opportunities for growing and marketing economically viable, local agricultural products;
- reducing barriers for local food production; and
- supporting the implementation of applicable recommendations from the Cariboo-Chilcotin Beetle Action Coalition's 2007 Cariboo-Chilcotin Agriculture Sector Strategy.

6.3.10 The Regional District supports the retention of large multi-lot ranches as single economic units. Consideration will be given to supporting proposals that consolidate ranch parcels, rather than separate them into individual land tenures.

6.3.11 Wherever possible, future major roads, utility or communication corridors should be directed away from and around land within the ALR.

6.3.12 The Regional District will ensure that zoning regulations for agricultural lands are consistent with ALC policies regarding agri-tourism. The Regional District supports the development of agri-tourism businesses, particularly accommodation uses affiliated with the ranching operations and consistent with the policies and recommendations of the ALC.

6.3.13 The Regional District will encourage public education on invasive plants that may impact agriculture.

Resource Use

- 6.3.14 The minimum parcel size for lands with the Resource Use designation shall be 32 ha. Large parcel sizes and setbacks are encouraged to support large scale resource activities (e.g. rangeland, woodlots) and to minimize land use conflicts.
- 6.3.15 The Regional District continues to support a wood friendly culture and supports local value added wood industries. One strategy to signify this culture is to strengthen existing policies through the adoption of a 'wood first' bylaw designed to link to the Province of British Columbia's *Wood First Act*. A wood first bylaw could contain a number of directives including conditions that require:
- all publicly funded buildings to include a detailed description of how wood will be used as a primary building material.
 - giving favourable approval to design proposals for publicly funded buildings that demonstrate a more substantial and/or innovative use of wood content as a primary building material.
- 6.3.16 The significant role of independent operators within the local forestry industry is recognized. In many cases their operations will be home-based industries. The District will give favourable consideration to new initiatives where operators can successfully mitigate impacts on neighbouring rural properties and the environment.
- 6.3.17 The establishment of area based forest tenures that are developed in cooperation with relevant provincial agencies and based on sustainable local forest practices and enhance the local forest industry (e.g. new jobs, better use of resources) are supported.
- 6.3.18 The Regional District will work with provincial agencies and other stakeholders in the forest industry to protect the forest land base and promote sustainable forest operations while balancing recreation and other interests.
- 6.3.19 The Regional District supports public education efforts concerning the value of local agricultural production, forestry, composting, and water conservation.
- 6.3.20 Forestry uses shall implement Best Management Practices including practices that preserve critical watersheds and view sheds and mitigate erosion.
- 6.3.21 The Regional District recognizes the role of Woodlot Licences (an inventory is provided in Schedule I) as a technique for managing small parcels of crown land together with private holdings, for forestry purposes and commit to working with the relevant provincial agencies as required for long term tenure management.

6.3.22 The Regional District supports the implementation of Visual Quality objectives developed by provincial agencies to facilitate the provision of vegetated buffers along roadways and other scenic locations.

6.3.23 The Regional District supports the Province's general policy of integrated multiple use land management on crown land where the multiple uses include such activities as grazing, timber management, and recreation.

Sand, Gravel and Other Mineral Extraction

6.3.24 Gravel Reserve and Provincial Gravel Reserve designations are shown on Schedule C – Land Use. These areas permit sand and gravel extraction but use is limited to the excavation, screening and storage of materials. No additional processing of any kind is permitted, including crushing or the manufacturing of asphalt, concrete, or other materials unless approved by a Temporary Use Permit under conditions imposed by the Cariboo Regional District. Provincial gravel reserves are located on Crown land and land use is not subject to local bylaws, however, the Regional District encourages the province to work with local governments when developing gravel extraction plans.

6.3.25 Sand and gravel extraction will be limited to designated areas for the term of this plan. Non-commercial operations which involve only the excavation or deposit of material for limited construction purposes may be permitted where necessary, subject to appropriate permitting.

6.3.26 The Cariboo Regional District will require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including control of:

- hours of operation;
- visual impact;
- dust;
- screening;
- access;
- traffic circulation; and
- site reclamation.

7.0 Residential

Introduction

In 2011, the regional population for the Williams Lake Fringe area and the City of Williams Lake was approximately 16,500 persons. The plan area accommodates approximately 35% of this population in the dispersed rural neighbourhoods shown in Appendix B. There is a strong appeal to the area due to the attractive natural setting, rural character and affordability.

Building inspection information collected by the Cariboo Regional District over the past 10 years indicates that approximately 30 new homes have been constructed annually (including the placement of mobile homes). CRD staff also calculated that as of March 2012, some 44 vacant residentially zoned lots exist within the fringe area that are outside the Agricultural Land Reserve, not within a geotechnical hazard area; and not within the high fire hazard rating. In addition, staff calculated that a further 105 lots could potentially be created based upon land that has subdivision potential and not in the ALR or a geotechnical hazard area. Should an owner wish to subdivide these lots, notwithstanding road dedication, buffers abutting the ALR and required development approvals, a combined potential of 149 lots exists.

Based on the population projections presented in Section 2, the existing and potential supply of lots meets a 20 year projected demand at a growth rate of 1.5%. Although 1.5% appears to be optimistic for population growth, if the high annual level of new construction activity continues, the supply of existing and potential lots could be used in less than 20 years. Accordingly, the Williams Lake Fringe Area plan provides policies to direct new development opportunities.

There are a number of planning considerations that need to be addressed in the process of identifying future development opportunities in the plan area to ensure the safety of residents and to recognize and protect economic, social and environmental values and conditions. Considerations include:

- Agricultural Land Reserve designations;
- woodlot licencing;
- forestry resources;
- geotechnical hazards;
- wildlife;
- ability to provide safe and reliable domestic water;
- ability to address storm and wastewater servicing requirements;

- continuity with existing development to make use of existing road networks and support more efficient service delivery (e.g. school bus routes and school services);
- ability to address development constraints (may require detailed assessments by qualified professionals that have been approved by the relevant government agency including environmental assessments);
- consideration of sustainability issues that may include such factors as water conservation;
- ability to score well on sustainability checklist (if available); and,
- neighbourhood consultation.

As part of this planning process, future development opportunities were examined considering: physical conditions of the property (geotechnical stability, environmental features); availability of the land (no woodlot leases or ALR designations); and, the appropriateness of the property (access, surrounding uses, infill development). This analysis identified sites within the Fox Mountain, and Wildwood neighbourhoods, and some capacity within the Mountview area (if Mountview servicing upgrades are completed). Ultimately, density increases should be assessed on a neighbourhood by neighbourhood basis, and should minimize conflicts with adjacent land uses, or demands for infrastructure.

Briefly the potential areas are presented below, and illustrated on Schedule C:

Potential Development Opportunity Areas			
Area	Land Area	Existing Density in Area	Number of Lots
Wildwood South (Crown)	31 ha	0.25 to 0.30 ha (sewered)	100
Wildwood North (Private)	19 ha	0.25 to 0.30 ha (sewered)	(65)*
Fox Mtn (Crown)	37 ha	1.2 ha	25
Fox Mtn (Private)	47 ha and 58 ha	4 ha and various	11 & 13
Total	192	avg = 1.1 ha	214

Note* Wildwood North is included in the “existing” 105 lot inventory discussed above.

Despite the potential for developing sewer serviced lots in the Wildwood sewer serviced area, capacity of the existing infrastructure would support about 50 lots. Any development beyond

this estimated 50 lots would require infrastructure upgrades to deal with increased density. Costs of these upgrades will be borne by the proponent of the development.

Development opportunities in the Fox Mountain area are shown on Schedule C are in the vicinity of District Lots 8820, 8874, 8875 and 8876. Future development should not create lot areas of less than 1.2 ha, a density similar to existing residential development.

Schedule C includes Rural Residential 1 designations in the Fox Mountain area for lands that also have an ALR designation. The Agricultural Land Commission has not endorsed new subdivisions to the reduced parcel sizes associated with the Rural Residential 1 designation (minimum parcel size 4 ha). At this time, subdivision applications will not be supported by the Regional Board. Should public interest and land development demand occur, the CRD may initiate an OCP amendment, suggesting that application be supported by the Regional Board, and referred to the Commission where they will be reviewed on their own merits, taking into account agricultural capability and suitability, and the potential impacts of subdivision on farm activity. Finally, the Cariboo Regional District may support future increased rural residential densification of remaining portions of District Lots 8821, 8859, 8861, 8862, 8864, and 8873, Cariboo District, that are in the Agricultural Land Reserve and designated as Agricultural. It is desired that these agricultural parcels be re-designated to RR 1 after the current RR 1 designated parcels are developed. Again consideration of these lands by the Agricultural Land Commission will be based on the agricultural capability and suitability and potential impacts on farm activity.

Residential development opportunities have also been selected on the basis of physical attributes of the area. For example, based on Water Resources (Source: Ministry of Environment aquifer mapper), the Fox Mountain Neighbourhood is located in an area anticipated to have low vulnerability to contamination and on a bedrock aquifer with moderate productivity, sufficient to provide additional residential development. Due to traditional land uses and geotechnical hazards, the Plan does not foresee any increased densification in the Chimney Valley area to less than 4 ha lots. The CRD completed the "Mountview Community Water & Sewer Extension – Feasibility Study, 2010" and noted that there is potential for further development in the neighbourhood subject to servicing upgrades in the area. Infill development is supported consistent with existing land use patterns subject to completion of the necessary servicing upgrades.

Objectives

- 7.2.1 To maintain the varied character of the area, by permitting a range of lot sizes.
- 7.2.2 To consider the importance of protecting the environment and minimizing environmental impacts in new residential developments.

- 7.2.3 To consider cluster development as a means of protecting the environment and supporting necessary servicing infrastructure.
- 7.2.4 To encourage a variety of housing types and densities to meet the needs of everyone in the community including: residents in different life cycle stages and with a variety of lifestyles and socio-economic status (affordability) as well as special needs groups.
- 7.2.5 To create lot areas which permit the effective functioning of on-site septic systems.
- 7.2.6 To minimize conflicts with resource uses, such as forestry and agriculture by establishing appropriate buffer zones within the residentially designated properties.
- 7.2.7 To engage citizens to participate in community life and decision making.
- 7.2.8 To work with First Nations, provincial and government agencies and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use, scale and history of their surroundings.
- 7.2.9 To encourage consideration of global climate change, water conservation, air quality and environmental sustainability when reviewing new development applications.
- 7.2.10 To work with the relevant provincial and government agencies to identify lands available for sustainable development opportunities, at a density appropriate to the neighbourhood and with sustainable services.
- 7.2.11 To direct development to areas free of geotechnical and environmental hazards unless mitigation measures are in place to reduce risk to an acceptable level.
- 7.2.12 To encourage development that minimizes the impacts of wildfires.

Policies

- 7.3.1 In addition to the residential uses that are part of the agricultural and resource areas, there are seven (7) land use designations shown on Schedule C that are primarily intended for residential development as follows:
 - Residential
 - Lakeshore Residential
 - Community Residential
 - Rural Residential 1
 - Rural Residential 2
 - Rural Residential 3

- Manufactured Home Park

7.3.2 The residential land use designations have been developed to recognize historical patterns of development in the plan area and to support new compatible growth opportunities. This land use pattern responds to a variety of natural landscape conditions (e.g. hillside and lakeshore development) and provides a range of housing opportunities. Moving forward, new development opportunities may not be supported for all land use categories due to development constraints such as: limited access; natural hazards or limited servicing capacity. The following table outlines the residential land use categories, allowable densities and considerations for future planning.

<i>Land Use Designation</i>	<i>Lot Standards</i>	<i>Planning Considerations</i>
Residential (R)	• .04 ha minimum lot size for serviced (water and sewer) lots	• new development of this density will require community services (e.g. water and/or sewer in Mountview and perhaps expansion of the Wildwood sewer system)
Lakeshore Residential	• 45.5m min. water frontage • 0.4 ha min. lot size with community sewer • 0.8 ha min. lot size without community sewer	• 250m radius of natural boundary of Williams Lake and south of Highway 97 • limited opportunity for expansion
Community Residential	• 1.2 ha min. lot size	• dense settled rural area • unserviced lots • includes Flett Subdivision at existing densities
Rural Residential-1	• 4 ha minimum lot size	• has been sustainable rural standard that supports rural lifestyle
Rural Residential-2	• 2 ha average lot size, with parcels ranging from 1.5 ha to 3.0 ha	• has been sustainable rural standard that supports rural lifestyle
Rural Residential-3	• 1.15 ha average lot size with parcels ranging 0.8 ha to 1.5 ha	• further development opportunities will depend on existing development density and servicing analysis • future units required to

<i>Land Use Designation</i>	<i>Lot Standards</i>	<i>Planning Considerations</i>
		meet Health Standards
Manufactured Home Park	• 2 ha (min) – 3 ha (max) • with community water and/or sewer min. site area of 1 ha for a maximum of 20 bays	• locate in close proximity to major road or collector • demonstrate soil capacity to support on-site sewage disposal and sufficient groundwater for year-round use, unless a community water or sewage disposal system is provided • buffered from adjacent residential land uses by the effective use of landscaping, trees and/or fences

7.3.3 Schedule C identifies “*Priority Development Areas*” that have been highlighted as part of this planning process as having potential for future residential use. Three of these parcels will require re-designation from Resource to Residential designation. All development applications including OCP Amendments, Subdivision and Rezoning Applications, must be formally considered as part of the CRD Development Approval Process, a process that includes an assessment of consistency with the OCP policies together with a detailed technical analysis. Some of the factors that will be considered in this review process are:

- relationship to the natural environment;
- compatible and sensitively integrated with neighbouring land uses including agricultural and resource uses;
- provides an approved servicing strategy with either independent or community servicing;
- reflects the rural character of the area;
- 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.

- 7.3.4 The Regional District recognizes that there are rural residential development opportunities in the Fox Mountain neighbourhood in the vicinity of District Lots 8820, 8874, 8875 and 8876. New development applications will be supported by detailed technical analysis and provide minimum parcel sizes of at least 1.2 ha. It is noted that some of these properties are within a Woodlot License, and the Regional Board views the highest and best use being Residential
- 7.3.5 The Regional District recognizes opportunities to densify rural residential development on remaining portions of District Lots 8821, 8859, 8861, 8862, 8863, 8864, and 8873. Portions of these parcels are located in the Agricultural Land Reserve and the Commission has not approved further subdivisions. The Regional District may consider appealing to the Agricultural Land Commission to support increased density on a case by case basis to support rural residential development applications in these areas, noting the potential to subdivide some RR 1 designated properties.
- 7.3.6 Densification or infill development applications will be considered in the Dog Creek Road area subject to the completion of supporting water and sewer servicing infrastructure.
- 7.3.7 Cluster Development is supported for the plan area subject to a comprehensive review of the development application. Rural cluster developments provide a form of residential subdivision that conserves farmland and/or natural open spaces, while creating an attractive place to live. Cluster developments are designed to develop less land while allowing the same number of housing units that would be permitted under conventional rural subdivisions. Cluster site design techniques enable protection of natural, cultural or recreational features of the landscape while allowing quality new development. Variations of this technique can be used to protect specific landscape values (e.g., rural scenic character or appearance, wildlife habitat corridors, protective agricultural lands, groundwater recharge areas, etc.).

The rural cluster development technique can significantly lower the impact on the natural landscape and minimize the costs of providing public services to new home sites since they are located in close proximity to each other, rather than sprawled throughout the landscape. Rural cluster developments have also been identified to be more attractive places to live in comparison to conventional rural residential developments. The natural environments are maintained in the area increasing views, access to natural amenities, as well as increasing property value. Clustering allows for a rural atmosphere for residents within and surrounding the community. Cluster development will be permitted within Residential designations.

- 7.3.8 Multi-family housing is encouraged to be located in Williams Lake where convenient access to services can be provided. No lands are designated for multi-family use however a new designation may be considered subject to a comprehensive review

process and neighbourhood support. Access servicing and affordability are priority considerations for new development proposals. New multi-family projects shall be subject to the Multi-family Development Permit Area designation outlined in Section 7.4.

7.3.9 The Cariboo Regional District defines Affordable Housing as:

- 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;
- is typically publicly owned or owned and operated by a non-profit agency, is 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; and,
- does not include shelters or transitional housing.

7.3.10 The Cariboo Regional District recognizes that affordable housing and social housing projects benefit from close proximity to other services, therefore urban locations (e.g. Williams Lake) may be more suitable than rural locations. Where new rural locations can satisfy all technical considerations, application may be supported. The Cariboo Regional District will review Zoning By-law provisions with the intent of establishing density bonusing provisions where affordable housing is the bonused amenity or establishing a new affordable housing zone.

7.3.11 The Cariboo Regional District will encourage a range of housing types and lot sizes to provide affordable housing and housing to address special needs such as temporary dwellings.

7.3.12 Secondary suites may be considered as an option for providing more affordable housing.

7.3.13 The Regional District will promote programs that provide housing assistance to seniors and other groups in core housing need, e.g., RRAP (Residential Rehabilitation Assistance Program), and SAFER (Shelter Assistance for Elderly Renters).

7.3.14 The Regional District may consider new multi-family residential developments subject to a detailed review process. This review will include an assessment of transportation alternatives (e.g. public transit).

7.3.15 Future applications for new compact residential and/or mixed use developments may be reviewed on a site specific basis on residentially designated lands. The key goals are to:

- provide a variety of housing choices in the plan area;
- make more efficient use of land and services; and,

- minimize impacts to existing residences and to environmental, cultural and recreational resources.

7.3.16 Applications for new compact residential developments shall:

- be subject to the Multi-family Development Permit Area designation;
- be located in close proximity to existing development and a primary highway or major collector road;
- address transportation planning considerations;
- provide sufficient amenity space for the recreational needs of their residents, including the provision of facilities for pedestrians and bicycles;
- have a maximum net density of 25 units per hectare;
- be supported by detailed technical assessments by qualified professionals that have been approved by the relevant government agency – e.g. groundwater quality or transportation;
- provide community service systems (e.g. water and sewer);
- retain existing large trees and natural vegetation to the greatest extent possible;
- ensure that developments are visually and physically accessible from surrounding areas, i.e. no “gated” communities;
- manage stormwater safely, without off-site impacts to other properties;
- address issues of sustainability and may include such factors as water conservation; and
- include neighbourhood consultation in the planning process.

7.3.17 Manufactured Home Parks are permitted in residential areas subject to the following provisions:

- The manufactured home park shall be located in proximity to a major road or major collector road so as to minimize traffic through existing residential subdivisions.
- An un-serviced manufactured home park will have a minimum site area of 2 ha and a maximum site area of 3 ha with a maximum of 20 sites.

- A Manufactured Home Park must have demonstrated soil capacity to support on-site sewage disposal and sufficient groundwater for year round use, as required by the relevant provincial agencies unless a community water or sewage disposal system is provided.
- The Manufactured Home Park should be buffered from adjacent lands by the effective use of landscaping trees and/or fencing so as to reduce conflicts between residential uses and the park.
- Manufactured Home parks are designated as multifamily developments and subject to the Multifamily Development Permit Area criteria (Section 7.4).

7.3.18 The Regional District will support the continuation of home-based businesses within residential areas and will review the home-based business regulations to consider the following:

- increasing the range of uses or services that may be permitted;
- limiting the size of the use in the residential dwelling; and,
- limiting the level of traffic that may be generated by the business.

7.3.19 Home-based businesses continue to be supported in all land use areas subject to the relevant requirements for home-based businesses specified in the Zoning Bylaw.

7.3.20 Where road access exists, infill of existing subdivisions is preferred rather than the creation of new subdivision areas. As such, increased density of existing subdivision areas will be considered.

7.3.21 Existing multi-family housing shall be deemed as legal and are designated as Residential of Schedule C – Land Use.



Multi-family Development Permit Area

Designation

- 7.4.1 The Multi-family Development Permit Area is designated under Section 9.19.1(1)(f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of multi-family residential development.

Area and Applications

- 7.4.2 The entire plan area is designated as a Development Permit Area for multi-family development. A Development Permit shall be required for multi-family and comprehensive or compact residential development.

Justification

- 7.4.3 The OCP recognizes that most multi-family development is more appropriately located in urban areas with convenient access to a full range of urban services. There is however a potential need for affordable housing in rural settings and an opportunity to provide multi-family housing for persons wishing to downsize from their large rural acreages but remain in the area. A high standard of servicing and design is necessary to ensure that new multi-family projects: are appropriately integrated into their surrounding neighbourhood; environmentally sustainable; provide a sense of neighbourhood; and, continue to provide highly livable environments over the long-term.

Guidelines

- 7.4.4 Development should respond to the natural site conditions and respect existing development on adjacent sites:
- reflect, rather than obscure natural topography;
 - optimize views and vistas;
 - consider existing on-site trees and natural features;
 - minimize shadow impacts;
 - maximize solar exposure;
 - match components of neighbouring residential form (e.g. roof pitch, porches, windows, etc.); and

- use natural building materials to the greatest extent possible.
- 7.4.5 On hillsides or in other prominent locations, developers may be required to provide a detailed visual or height impact assessment to illustrate the impact of the development on adjacent properties.
- 7.4.6 High quality landscaping should enhance the development and the overall neighbourhood.
- all areas of the site not covered by building, structures and parking should be landscaped;
 - screen and define public and private spaces;
 - screen utilities and services;
 - supplement fencing to break-up continuous fencing lines; and,
 - incorporate signage.
- 7.4.7 Open Space and amenity areas are required to complement the residential use:
- as required in the zoning by-law;
 - to support active and passive recreation.
- 7.4.8 Parking shall be well integrated into the overall site plan where:
- large expanses of contiguous parking are discouraged;
 - parking is landscaped to provide screening from streets and residential properties;
 - parking is located close to main building entrances.
- 7.4.9 The use of Xeriscape landscaping is encouraged.

Exemptions

- 7.4.10 Applications for internal renovations and/or external renovations that do not affect the form and character of the building shall not be required to apply for a Development Permit.
- 7.4.11 Buildings with less than 3 residential units.

8.0 Commercial

Introduction

The high visibility and convenient access offered by the Highway 97 and Highway 20 corridors and the close proximity of the plan area to the City of Williams Lake make the Fringe Area potentially susceptible to the impacts of urban sprawl. The Cariboo Regional District supports commercial land uses within the plan area but recognizes Williams Lake as the most logical location for higher order retail uses and land extensive (shopping malls) commercial activities. Commercial land uses that are supported in the plan area are those activities that can service highway traffic and activities that can service local rural neighbourhoods. In both instances it is important to maintain a high standard of site development and design (form and character) and Development Permit designations should apply.

Presently, there are some commercial uses concentrated at the base of Fox Mountain and on Soda Creek Road. Individually located commercial activities exist on Highway 20 (Chilcotin Road store); Mountview (MountView Store) and the nearby Red Dog pub as well as New Life Cycles & Salvage Ltd., located on Acher Road.

The largest tract of undeveloped commercially zoned land is located at the base of White Road. This Crown-owned property is in proximity to primarily residential uses and there are potential geotechnical issues associated with the site. The commercial zoning designation was established to accommodate Tourist Commercial uses and this type of use may no longer be appropriate and more suitable for an extension of the White Road residential subdivision, if all technical concerns can be addressed. Schedule C has designated this parcel as 'Residential'.

Objectives

- 8.2.1 To provide sufficient opportunities for commercial development to allow for local responses to the needs of area residents.
- 8.2.2 To support limited highway commercial development on major transportation corridor routes (Highway 97, Highway 20, Soda Creek Road and Dog Creek Road) and to designate these areas as part of the Commercial/Industrial Development Permit Area to address aspects of form and character (Section 8.4).
- 8.2.3 To support neighbourhood commercial uses in locations that can be conveniently accessed by rural residents and integrated with the surrounding rural area.

- 8.2.4 To sensitively discourage commercial development in areas subject to geotechnical hazards and areas that are incompatible with surrounding residential land uses.
- 8.2.5 To consider commercial development on Crown lands located in proximity to Bond Lake Road and Highway 20 as well as at the north end of the Wildwood Community, near Highway 97.
- 8.2.6 To consider requests for home based businesses that do not impact the predominantly residential use of the area. The home occupation and home industry guidelines contained within the “*Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, No. 3502*” will direct consideration of new activities.
- 8.2.7 To recognize limited bed and breakfast and temporary rooming and boarding accommodation as temporary housing. These uses are to be permitted in residential and rural areas pursuant to “*Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, No. 3502*”.
- 8.2.8 To encourage planning and development that respects the forest wildland interface.
- 8.2.9 Should the owner (the Crown) agree to a Residential designation of the property at the base of White Road, the Regional District will not oppose this re-designation.

Policies

- 8.3.1 Schedule C – Land Use recognizes all commercially zoned land in the plan area. Parcel sizes and land uses are determined through the Zoning Bylaw for existing commercial land use designations.
- 8.3.2 Applications for new commercial designations may be supported subject to a detailed development application review process. New designations may use site-specific special exception zone designations to allow limited commercial uses. A special exception zone permits specific uses as opposed to the entire range of uses permitted by the zoning classification and encourages sensitive integration into existing development areas.
- 8.3.3 All commercially designated lands within 100 meters of the Right-of-Way of Highway 20, Highway 97, Soda Creek Road and Dog Creek Road are subject to the Commercial and Industrial Development Permit Area as shown on Schedule F, and in accordance with Section 8.4

- 8.3.4 Larger scale commercial uses, such as shopping centres, are encouraged to locate in urban centres. Free standing commercial buildings shall not exceed a floor area of 2,500m².
- 8.3.5 Temporary Permits pursuant to Section 921 of the *Local Government Act* may be considered for a commercial use of a short-term duration on a parcel designated Agriculture, Resource Area, Rural Residential 1, Rural Residential 2, Commercial or Industrial. Please refer to Section 14 - Temporary Permits.
- 8.3.6 The Cariboo Regional District will support, in principle, the development of tourist-related agricultural businesses such as vacation farms, farm bed and breakfast operations, farm-gate marketing, wineries on agricultural lands subject to ALR regulations.
- 8.3.7 Developments with a higher order retail focus and businesses supporting personal services are encouraged to locate in Williams Lake rather than along highway corridors.
- 8.3.8 Commercial developments shall respect the “gateway” function of the highway corridors providing access to Williams Lake and shall provide high design standards to reinforce a positive first impression of the area as outlined in the Commercial/Industrial Development Permit Area criteria.
- 8.3.9 The Regional District will ensure that new commercial developments have an appropriate standard of servicing.
- 8.3.10 Commercial land uses shall consider sustainable land use practices such as:
- low water usage
 - low air emissions
 - low or recyclable solid and liquid waste disposal requirements
 - compatibility with the surrounding environment and land uses
 - consideration of vehicle and pedestrian movement, particularly movement crossing the highway

Commercial/Industrial Development Permit Area

Designation

- 8.4.1 The Commercial/Industrial Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act* as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and industrial development.

Area

8.4.2 The Commercial/Industrial Development Permit Area includes all lands designated Commercial or Industrial which are located within 100 meters of the right-of-way of Highway 20, Highway 97, Soda Creek Road, Dog Creek Road or otherwise identified on Schedule E.

Justification

8.4.3 Highway 97 forms the major north-south link throughout the Fringe Area, while Highway 20 serves a similar east-west function. It is important to aspire to building and site designs that contribute to a positive first impression of the area by maintaining a high development standard.

Guidelines

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

- Building massing and design:
 - long continuous blank wall surfaces should be avoided;
 - long building walls shall be visually relieved by a combination of windows, building materials and textures, and architectural features;
 - varied rooflines shall be used to avoid the appearance of long, flat building facades;
 - rooftop mechanical equipment shall be screened from view;
 - where more than one building is to be constructed on the site, the buildings should share common architectural features; and,
 - maximum building height is three storeys or 12 metres.
- Front yard/highway frontage setback should:
 - contain continuous perimeter landscaping and be incorporated into the required overall landscape area.

- Landscaping should:
 - include groups of large native tree species and will be used to stabilize graded areas.
 - include supplementary screening in the form of fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - around outdoor storage areas
 - around waste containers
 - around heating and cooling equipment and other service areas
 - between parking areas and the street
 - retain significant existing vegetation to retain the existing character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas.
 - where highway commercial areas border lands that are in the Agricultural Land Reserve, properties will be fenced on the developed side to discourage trespass onto agricultural lands. A minimum 6m setback/buffer shall be provided between highway commercial uses and agricultural lands. The buffer can be landscaped but should not be incorporated into the overall land use activities (e.g. storage).
- Access and Parking:
 - new development must provide safe and efficient vehicle entrances, exits and site circulation;
 - large parking areas should be broken into smaller groups, and the smaller groups should be separated with landscaping; and,
 - where applicable, bicycle racks should be installed on the sidewalk in front of the development to allow cyclists to lock their bikes.
- Signage:
 - the general character of signs should positively relate to the architectural character of the associated building; and,
 - the scale of free standing signs should be consistent with the highway commercial use. The sign should have a landscaped base.
- Building Materials should:
 - preferably be local wood or stone products; and,
 - include heritage materials or character where possible.

Exemption

8.4.5 Applications for the following shall not be required to apply for Development Permits:

- all interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting.
- replacement or repair of a building or buildings that have been destroyed or damaged by natural causes provided that the repairs or replacement building are identical to the original in siting, form, size, and character. This exemption does not apply to buildings destroyed or damaged by fire.
- exterior decks, walkways, ramps and stairways.
- farm buildings and residential developments consisting of (3) residential units or less.
- accessory residential buildings that are subordinate to the principal uses and serve no more than (3) residential dwelling units.

9.0 Industrial

Introduction

Industrial activity has been a major contributor to the regional economy and due to the large parcel sizes in the Fringe Area, land extensive industrial activities have been drawn to the Williams Lake Fringe Area. There is support for continued economic growth in the plan area in the form of small scale industrial development and new activities should be subject to a detailed review process including impacts on neighbouring land uses and the environment.

A large component of the Fringe Area is included within the Williams Lake Airshed as shown on Schedule H. Much like other valley communities, meteorological patterns can generate a temperature inversion layer, trapping particulate matter in valley bottoms and impacting air quality in Williams Lake and the surrounding neighbourhoods. The Cariboo Regional District is a member of the Williams Lake Air Quality Roundtable. In 2006, the roundtable published the *Williams Lake Airshed Management Plan*. The Plan includes recommendations for levels of government to respond and implement best management practices regarding air quality. Relevant recommendations from the Plan are integrated into the objectives and policies regarding lands designated for industrial use in the Fringe Area.

An inventory of industrial lands within the City of Williams Lake indicates an overall shortage of available industrial lands for the greater Williams Lake area. The Bond Lake area has previously been identified for future industrial development as this land provides an opportunity to provide a variety of lot sizes, thereby serving a variety of industrial needs and being able to provide the land area required for on-site servicing. These lands are located outside of the Williams Lake Airshed and outside of areas of geotechnical hazard but are within the ALR and require approval of the ALC for commercial/industrial designation. IF ALC exclusion is supported, the *Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, No. 3502* may need to be amended.

Objectives

- 9.2.1 To consider new industrial development opportunities that can contribute to local economic development.
- 9.2.2 To recognize the recommendations of the *Williams Lake Airshed Management Plan* when locating industrial activities and addressing air quality.

- 9.2.3 To work with the relevant provincial agencies to consider future industrial development opportunities on Crown lands located in proximity of the Bond Lake Road and Highway 20 intersection.
- 9.2.4 To support initiatives to stimulate the regional industrial economy.
- 9.2.5 To encourage the planning of building sites and the use of building materials that respect the forest wildland interface.

Policies

- 9.3.1 Industrial uses are designated on Schedule C and regulated through the *Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, No. 3502*.
- 9.3.2 The Regional District supports use of site-specific 'Special Exception' industrial zones that permit specific uses, as opposed to the entire range of uses permitted by the zoning classification to allow more sensitive integration of industrial uses into the Plan area.
- 9.3.3 Industrial activities shall be directed to lands outside the Williams Lake Airshed, as outlined on Schedule F or otherwise employ emission control technology to meet emission goals of the *Williams Lake Airshed Management Plan*, including greenhouse gases.
- 9.3.4 All industrially designated lands within 100 meters of the Right-of-Way of Highway 20, Highway 97 and Dog Creek Road are subject to form and character guidelines in Section 8.4 and in accordance with Commercial/Industrial Development Permit Area designation.
- 9.3.5 When considering new industrial land use designations and applications for rezoning to permit industrial uses, the Cariboo Regional District should consider, but not be restricted, to the following criteria:
- The industrial use shall provide for efficient and safe traffic movement, vehicular access and egress, and sufficient off-street parking;
 - The industrial site shall be landscaped or combination of landscaping and fencing to buffer the industrial use from abutting rural residential or residential uses;
 - The proposed industrial use shall not have the potential to create an environmental or health hazard and must be compatible with adjoining land uses;
 - Noise, light and dust from industrial activities shall be kept at a level so as not to be a nuisance to surrounding areas;

- The site will have demonstrated on-site sewage disposal capabilities considering the density and type of use envisioned, and designed to meet or exceed provincial legislation;
- Any waste storage area will be enclosed behind a solid wall or tight board fence;
- New industrial land use designations shall be subject to the Commercial/Industrial Development Permit Area designation; and,
- The development shall support long-term economic benefits including promoting a diversified local economy, healthy tax base and well paid labour force.

9.3.6 Temporary Permits pursuant to Section 921 of the *Local Government Act* may be considered for an industrial use of a short-term duration on a parcel designated Agriculture, Resource Area, Rural Residential 1, Rural Residential 2, Commercial or Industrial. Please refer to Section 14 - Temporary Permits.

9.3.7 Support eco-industrial programs that save energy, water and materials, reduce waste and minimize impacts on the environment.

10.0 Institutional, Utility and Servicing

Introduction

Institutional uses consist of schools, places of worship and other public facilities such as libraries, community halls, fire halls, public health facilities, community care facilities and post offices. The Cariboo Regional District has lands designated on Schedule C as Institutional. All of these lands are also zoned for institutional use. Existing institutional uses in the Fringe Area currently consist mainly of school and fire hall uses. Williams Lake continues to function as the main location for service provision including providing locations for the library and public health facilities. The OCP does not allocate additional lands for institutional development for the term of this plan but will respond to community demand as it arises.

The Cariboo Regional District is responsible for the provision of solid waste management for residents of the Fringe Area. Waste management services are provided in the form of rural landfills as well as transfer stations and wood waste disposal facilities. Sufficient capacity exists at the Gibraltar Mines land fill for several decades. As such, no new land fill sites have been identified as part of this document. Additional public utilities such as hydro, telephone and gas lines, and natural gas pumping facilities are provided by separate authorities and are not allocated or maintained by the Regional District. Utilities which require easements and Right-of-Ways, such as gas and power lines, are not designated in the OCP but are enabled by provisions contained within the *Cariboo Regional District Williams Lake and 150 Mile House Area Zoning Bylaw, No. 3502*. Lands designated Utility on Schedule C are the two liquid waste facilities for the Pine Valley system and the Wildwood system.

Objectives

- 10.2.1 To recognize that urban centers are more appropriate locations for institutional land use designations and facilities, including libraries, public health and community care facilities. However, when sufficient demand is expressed by the community to warrant the development of an institutional facility, the Regional Board is supportive of additional public amenities locating in the Fringe Area to serve the local population.
- 10.2.2 To recognize community needs for community halls and fire halls, as identified by the area residents.

- 10.2.3 To encourage solid waste management practices and services as provided in the *Cariboo Regional District Solid Waste Management Plan*.
- 10.2.4 Work with the City of Williams Lake to investigate options and costs for waste to energy technology.
- 10.2.5 To encourage provision of underground utility services for properties that lie between Highway 97 and the lake (Williams Lake) for purposes of enhancing viewscales. As utility services are replaced, also encourage placement underground for these areas.
- 10.2.6 To identify and protect particular watersheds for future water supply.
- 10.2.7 To require the provision of appropriate, safe wastewater treatment in order to maintain healthy aquatic and groundwater environments, and to protect humans from water contamination.
- 10.2.8 To ensure that human activities do not contribute to increased water run-off or soil erosion.
- 10.2.9 To encourage utility service providers to supply residents and businesses with modern, affordable utility services.
- 10.2.10 To encourage and support alternative energy systems for existing and new development provided that environmental and other issues are addressed.
- 10.2.11 To encourage the integration of sustainable subdivision servicing standards where appropriate including development that protects the aquifers and water quality.
- 10.2.12 To consider seeking funding for the construction of community sewage and community water systems for existing subdivisions on a local area basis to resolve existing environmental problems.
- 10.2.13 To support the implementation of conservation techniques to mitigate the potential impacts of climate change on groundwater availability.

Policies

General

- 10.3.1 Consider requests for provision of public services, such as fire halls and community halls, should sufficient public interest be generated, and the community is prepared to provide operational support to these services.

- 10.3.2 Recognize ancillary activities associated with pipeline and energy transmission corridors. The Regional District recognizes the importance of utility corridors in the Plan area and notwithstanding governing requirements of the utility company, will work with utility companies to ensure uses and subdivision are compatible with adjoining land uses or can be mitigated to an acceptable level.
- 10.3.3 Direct development to areas that are appropriately serviced or where services are planned.
- 10.3.4 Encourage servicing partnerships to enhance opportunities for construction and partnerships on servicing systems, allowing existing lots to tie into new systems where possible.

Sewage Disposal Systems

- 10.3.5 Work with the relevant agencies to raise community awareness of effective ways to operate and design sewage disposal systems to minimize impacts on the environment. There are detailed and authoritative on-line information sources regarding this subject. including discussions on:
- Opportunities for installation and maintenance regulations which minimize nutrient loss;
 - Potential for soil inspections, including deeper percolation tests and accurate determination of seasonal water table depth;
 - Potential requirements for alternate, stand-by disposal system locations determined at the time of system design;
 - Identification of septic system design life at the time of approval; and
 - Consideration of a requirement for re-certification of septic systems when property ownership changes.
- 10.3.6 To consider seeking funding for the construction of community sewage and community water systems for existing subdivisions on a local area basis to resolve existing environmental problems.

Water System

- 10.3.7 Encourage all properties with wells or water licenses to meet appropriate standards.
- 10.3.8 Support provincial agency initiatives to encourage settlements with substandard water quality or quantity to upgrade their facilities or to build a community water system.

- 10.3.9 Encourage water conservation for all land uses, including residential, commercial, industrial and agriculture. The Regional District will encourage public acceptance of water conservation when designing homes, such as low water consumption plumbing fixtures and consideration of water confinement measures such as cisterns or water storage facilities to capture rainwater and snowmelt so as to provide for irrigation and perhaps a water source for firefighting.
- 10.3.10 Encourage protection of watersheds and recognize their role in protecting water quality.
- 10.3.11 Consider collaboration with the City of Williams Lake and community groups to encourage and support public education on water supply. Education could include a drop-off facility for water testing although this service is not currently within the mandate of the CRD.

Stormwater

- 10.3.12 The Regional District has limited capacity to manage stormwater but will work towards developing alternative stormwater management solutions that are both cost effective and environmentally sustainable. This may include strategies to reduce and control run-off such as storm water detention ponds, limiting impervious surfaces, retaining open ditches. Provision shall be made to manage all stormwater safely without offsite impacts to other properties.
- 10.3.13 Encourage public acceptance of water conservation when designing homes, such as low water consumption plumbing fixtures and consideration of water confinement measures such as cisterns or water storage facilities to capture rainwater and snowmelt so as to provide for irrigation and perhaps a water source for fire-fighting.
- 10.3.14 In rural areas, retain low areas, water bodies, and ditches as the rainwater and stormwater drainage system.
- 10.3.15 Strongly encourage measures to limit runoff to minimize the release of substances harmful to the environment. This may include the requirement of preventative measures such as implementation of an erosion and sediment control plan or treatment like stormwater interceptors. Commercial and industrial parking lots will require oil interceptors in storm drains in order to mitigate contamination of water sources.

Solid Waste Management

- 10.3.16 Encourage through education, efficient and environmentally responsible solid waste disposal, especially reduction of waste, reuse of materials, recycling and composting.

10.3.17 Support implementation of the policies in the CRD's Solid Waste Management Plan.

Other Utilities

10.3.18 Encourage the provision to and expansion of telecommunications coverage (includes internet and cell services), and provision of natural gas service.

10.3.19 Encourage new developments to consider generating some of their own energy with methods such as solar, wind or geothermal energy.

10.3.20 Support the establishment of small scale green energy development projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:

- have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
- are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region, e.g. does not negatively impact environmental quality;
- can be connected into the existing transmission and distribution infrastructure with minimal impact and does not require the development of any new major transmission corridors; and
- provide tangible community benefits comparable to projects currently under development.

10.3.21 Discourage the creation of lots straddling utility rights-of-ways.

11.0 Quality of Life

First Nations, Parks, Open Space, Recreation, Heritage and Culture

Introduction

The Cariboo Regional District has allocated limited lands for park and open space uses within the Fringe Area. Formalized recreational facilities within the Fringe Area include the Esler Sports Complex, which is owned by the Cariboo Regional District and operated by sport user groups. The Esler Sports Complex consists of 4 soccer fields and 12 baseball diamonds. The Cariboo Regional District works with the Esler Recreation Advisory Committee to identify future expansion plans.

Though not located in the Fringe Area, the Cariboo Regional District owns the Cariboo Memorial Complex, located in the City of Williams Lake, which offers water and fitness activities, twin ice arenas and meeting facilities.

The Williams Lake fringe area is known worldwide for the quality of mountain biking, recreational trails, and climbing activities available to residents and visitors alike. These trails have not been formalized and primarily exist on Crown lands. The Cariboo Regional District does not condone trespass on public or private lands, and rather encourages permission from the custodian of the land. Bike trails in the area are indicated on Schedule I.



First Nations

The Secwepemc (generally translated as Shuswap) are the indigenous people who inhabit the plan area. Specifically, the Williams Lake Indian Band ("T'Exelc"), Soda Creek Indian Band (Xat'süll) and Alkali Lake (Esk'etemc) Indian Band have reserves in the region.

Information from the Williams Lake Indian Band reports that the Northern Secwepemc culture stretches back 4000 years in the Cariboo region. The Secwepemc were semi-nomadic people, reported to be living in semi-permanent villages in the winter and moving around their land in the summer to collect fish, game and plant resources. Their lands were extensive extending from Shuswap Lake in the south to Quesnel Lake in the north and from the Columbia-Kootenay Range in the east to Alexis Creek in the west.

“The Secwepemc maintained a spiritual and practical respect for the land, water, air, animals, plants and all things needed for their survival. This respect, as well as responsible stewardship, was essential for their survival and livelihood. Through stewardship, they upheld their responsibilities to maintain a balanced and harmonious relationship with other people and the land.

Traditional Secwepemc way of life was based on a complex and interdependent system. Practical, spiritual, and social needs as well as political organization, kinship and a relationship to nature, were all interrelated and interconnected. The Secwepemc knowledge system provided them with a clear understanding of the social and ecological implications of their actions.

The Secwepemc practiced intensive land management regimes which ensure sufficient supply of needed items, not only for present needs but to ensure better and more plentiful future crops. Survival was also dependent upon ecological knowledge and cultural skills being passed down by oral tradition to the following generations.” The following are provided as expressions of the First Nations cultural values and relationship to the land.

T’Exelc (Williams Lake Indian Band) Vision Statement:

“T’Exelc will work in Unity to Strengthen our Secwepemc Culture. We will be a Healthy and Prosperous Community. “

Xatśúll (Soda Creek Indian Band) Mission Statement:

“We, the Xatśúll people of the Shuswap Nation, will empower ourselves by continuing to own and take care of our territory and by respecting and enhancing our traditional ways and cultural values through strong, accountable, determined self-government and by creating an abundant sustainable economy for our future generations.”

Esk’etemc (Alkali Lake Indian Band) Mission Statement:

“Esk’etemc is collectively providing progressive economic opportunities whose purpose is to preserve Esk’etemc culture and spirituality while protecting Secwepemculucw through promoting and reviving Secwepemctsin for future generations.”

The Archaeology Branch of the Ministry of Jobs, Tourism and Skills Training has information on archaeology sites in the plan area, although public information is not disseminated in order to protect the sites. All sites have legal protection by the Province through the *Heritage Conservation Act*, with this protection applying to both private and Crown land, requiring a heritage permit to alter or develop within an archaeological site. Other unrecorded sites may exist in the Plan area and should heritage artifacts be encountered, these are protected under the *Heritage Conservation Act*, and a permit may also be required.

Part 27 of the *Local Government Act* outlines the legislation relevant to heritage preservation initiatives that can be adopted by local governments. In 2005 the Cariboo Regional District initiated a Heritage Registry program by adopting a statutory bylaw. The Regional Board endeavours to further advance heritage recognition through additional programming and has created a formalized heritage register. The Cariboo Regional District has developed a Heritage Steering Committee with four sub-regions identified throughout the entire Cariboo Regional District.

The Parks, Recreation and Open Space designation on Schedule “C” includes land dedicated for a park purpose at subdivision, and includes Crown Reserves designed as ‘UREP’s’ (Use, Recreation and Enjoyment of the Public).

Objectives

First Nations

- 11.2.1 Continue to build and enhance working relationships with First Nations in the plan area, recognizing that constructive and enduring relationships with aboriginal communities provide a foundation for continued constructive dialogue into the future on regional land use issues.
- 11.2.2 Acknowledge that any statements, objectives and policies regarding First Nations in this OCP are without prejudice to treaty negotiations, Aboriginal title and rights, or other negotiations with senior governments.
- 11.2.3 Recognize that local government and First Nations have a common interest in a sustainable future.
- 11.2.4 Subsequent to OCP adoption, support the establishment of MOU’s between aboriginal communities and local governments that address issues of mutual concern and establishes a protocol for development application referrals.

11.2.5 Encourage and support the protection of cultural and heritage features, and the provision of information on these features to the public where appropriate.

11.2.6 Protect archaeological and heritage sites from damage in accordance with the *Heritage Conservation Act*.

General

11.2.7 To preserve and acknowledge First Nations traditional use areas.

11.2.8 To preserve, promote and enhance the Regional District's cultural heritage for the benefits of all.

11.2.9 To protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all people.

11.2.10 To support the development of a strong image of a healthy rural community.

11.2.11 To develop and maintain an aesthetically appealing environment.

11.2.12 To ensure that the citizens of the plan area have adequate opportunities for personal growth in their leisure, thereby enriching the life of individuals in the community.

11.2.13 To provide and maintain protective service levels in accordance with the needs of the community.

11.2.14 To recognize the role of Williams Lake as the key location for area-wide services.

11.2.15 To encourage the provision of adequate access to the lakeshore for residents and visitors who are non-lakeshore landowners.

11.2.16 To recognize the recreational and economic development opportunities afforded by mapped mountain bike trails.

11.2.17 To identify, preserve and enhance the historic assets of the Cariboo Regional District and to utilize them to celebrate historic and cultural achievements, to gain an understanding of the local history, to foster civic pride, to strengthen the local economy (through restorations and tourism), and to promote the historic character and stature of the community.

11.2.18 To work cooperatively with the Regional District Heritage Steering Committee, heritage societies or groups, community stakeholders, residents and local business groups to further develop and enhance the historic and archaeological fabric of the community.



Policies

First Nations

- 11.3.1 The Regional District will continue information sharing with aboriginal communities on local government plans, and encourage First Nations to share information with local governments on the development of their land use plans.
- 11.3.2 The Regional District will acknowledge First Nations' rights to hunt, trap, and fish and to gather food within the plan area. These are their rights, which won't be affected by this OCP.
- 11.3.3 The Regional District will support acknowledgement of and respect for First Nations traditional territory and traditional uses through displays or signage at provincial parks and other appropriate locations.
- 11.3.4 As part of the development process, such as land subdivision, the applicant may be directed by the appropriate authority to engage a professional consulting archaeologist to determine whether an archaeological impact assessment or overview is required. This can occur if the land under application overlaps with a recorded protected archaeological site or archaeological artifacts are encountered or suspected. The Regional District planning comments on applications will inform if the proposed development, such as subdivision, is nearby or abutting a protected archaeological site, or within an area of high archaeological potential. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities occur.
- 11.3.5 The Archaeology Branch of the Provincial Government requires that if you are considering development (such as new construction, site alteration, or building footprint expansion) that may impact an archaeological site, you must hire a professional consulting archaeologist to determine the steps required to minimize or avoid development impacts on the site.
- 11.3.6 The Regional District will encourage protection of archaeological sites by providing information to the general public, such as relevant brochures.

General

11.3.7 Parks and Recreation and Open Space uses are designated on Schedule C, Land Use. These areas apply to those lands within the Fringe Area which are owned or managed by a community organization for recreational uses or are preserved as open space under private ownership. Currently, there are 3 sites designated Parks, Recreation and Open Space in the Fringe Area: the Esler Sports Complex; the Williams Lake Sportsmen's Association, and the Russett Bluff rink.

11.3.8 The Regional District will work with provincial agencies and private property owners to preserve and protect area residents' access to outdoor recreational space. Priority locations for future designated trail networks are identified on Schedule I.

11.3.9 The Cariboo Regional District will encourage the Crown or local biking club to maintain a current map of informal biking networks within the Fringe Area. The Cariboo Regional District will encourage the local biking club to work with Provincial Crown agencies, property owners, and residents to enhance and maintain public access to recreational trails in the Fringe area.



11.3.10 The Regional District recognizes the role of volunteers in maintaining and developing cultural and recreational amenities and events in the community.

11.3.11 The Regional District will continue to maintain cost sharing partnerships relating to the funding of services that have a regional focus. (e.g. Cariboo Memorial Complex, Esler Sports Complex and municipal facilities).

Parks, Open Space and Trails

11.3.12 The Regional District will support and encourage the development of public-private partnerships to create new parks and trails and/or enhance existing ones (e.g. School District and non-profit societies).

11.3.13 The Regional District, when commenting on subdivisions, will recommend strategies for providing for the continuation of trail networks and/or green spaces. Strategies may include registering easements or rights-of-way.

11.3.14 The Regional District will support and encourage the development of biking/riding/walking and accessible trails. Preference will be given for trails that form greenways by linking neighbourhoods, connecting existing parks, and protecting important natural boundaries and areas of recreational importance.

11.3.15 New trails should:

- provide enhanced recreational opportunities;
- create buffers between neighbouring land uses, where appropriate; and
- function as alternative transportation corridors providing access to schools, commercial and employment and other community amenities.

11.3.16 The Regional District will work with the relevant provincial agencies to develop an inventory and map of informal trails. This work should connect with inventory and mapping research for areas beyond the WLFA to provide a comprehensive regional inventory.

11.3.17 The Regional District will pursue innovative ways to preserve or acquire the use of land to meet linkage and open space needs. Avenues to achieve this may include, but are not limited to subdivision, dedication, gifting agreements, lease or lease-to-purchase, co-ownership, density bonusing, conservation covenants, community foundations or trusts, non-profit societies or crown land transfers. The Regional District prefers trail network management strategies where the management responsibility is with other lead agencies or community organizations. The CRD does not have a regional parks system.

Community Facilities

11.3.18 The School District is continuing to experience changing enrolment patterns reflective of broader demographic and social changes (e.g. decreasing household size and aging of the population). The Regional District will work with the School District to support efforts to maintain and enhance the current level of service.

11.3.19 The Regional District will work with the School District and local community associations to identify and support future land use needs, including lands that may be surplus or are required to meet School District needs.

11.3.20 The Regional District will work with the Health Authority to continue to maintain and enhance local health services.

Police & Fire Protection

11.3.21 The Regional District will continue to support the volunteer fire fighters.

11.3.22 The Regional District will support and encourage the application of FireSmart principles to existing and new development.

11.3.23 The Regional District will work with the relevant provincial agencies to address wildfire interface issues.

11.3.24 The Regional District will continue to support and work closely with the RCMP.

Community Accessibility and Inclusion

11.3.25 The Regional District recognizes the importance of supporting lifestyles where housing, public services and amenities are affordable, accessible and inclusive.

11.3.26 The Regional District encourages land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.

11.3.27 The Regional District will consider supporting a local committee that can provide feedback and direction to elected officials and staff on aging and disability issues. This feedback may include facilitating the preparation of an age-friendly and disability-friendly assessment of the community to discover what is working around accessibility and inclusion and what needs improvement.

12.0 Transportation

12.1 Introduction

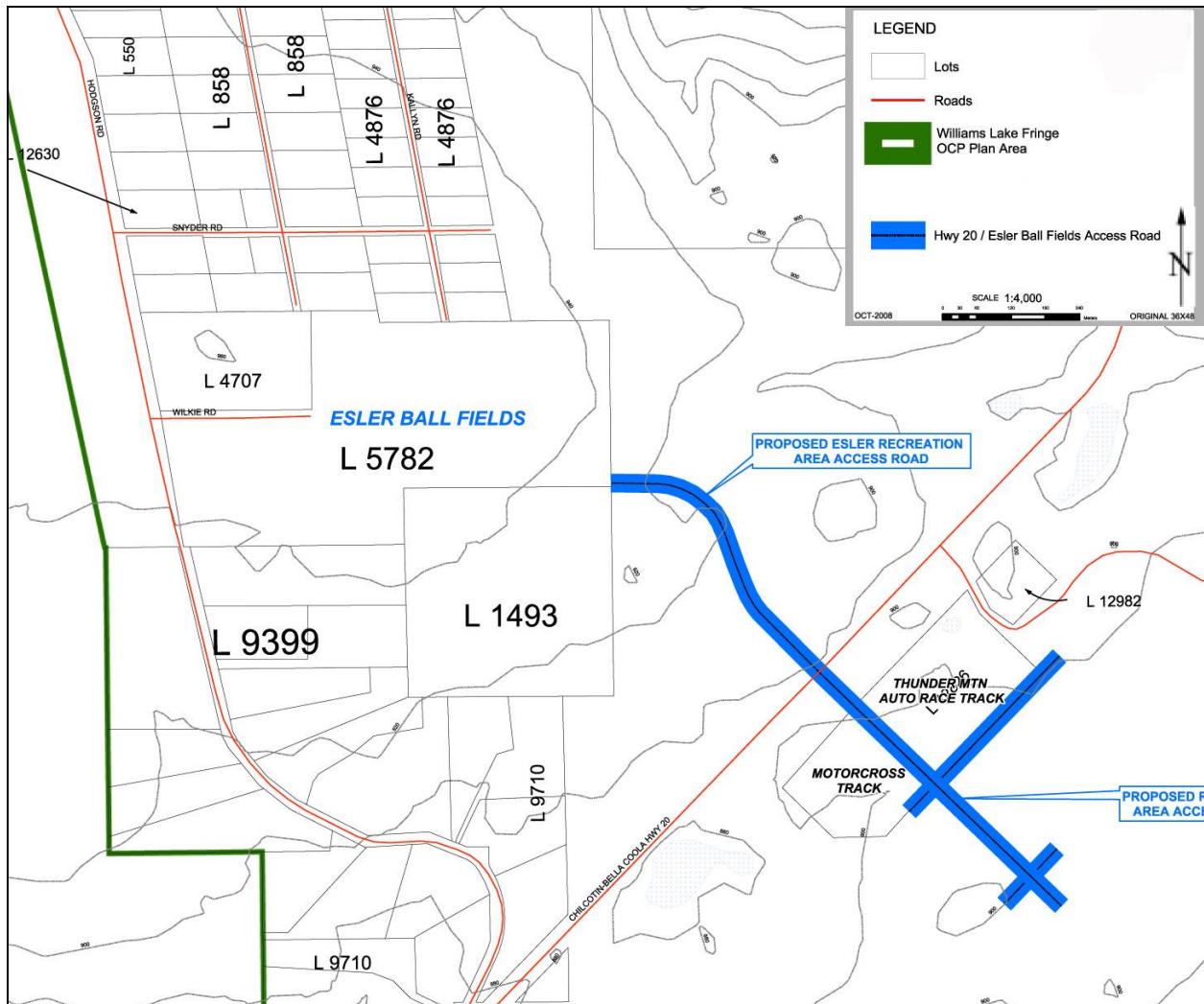
The Ministry of Transportation and Infrastructure (MOTI) is responsible for the design, construction and maintenance of public roads within the Fringe Area. Two major highways, Highway 97 and Highway 20, bisect the Fringe Area and facilitate the movement of people and goods between the City of Williams Lake and other areas of the Cariboo Regional District. The Functional Plan for the future four-laning of Highway 97 from 148 Mile to Signal Point Road south of Williams Lake is an example of the direction provided by MOTI. Prior to embarking on future development alongside this segment of the Highway corridor, it will be necessary for the Cariboo Regional District to liaise with the Ministry of Transportation and Infrastructure with regards to the content of the Functional Plan.

The Cariboo Regional District has identified the desirability of a future access from Highway 20 to service the Esler Sports complex. The construction of this proposed access will be subject to servicing studies identifying the plausibility of future development in the Esler Flats area. A conceptual plan of the linkage is shown on Figure 1 – Proposed Access from Highway 20 to Esler Ball Fields.

The Williams Lake Regional Airport is included within the boundaries of the City of Williams Lake and is managed by the City of Williams Lake Regional Airport Division. Opportunity for airport expansion and an integration of airport appropriate industrial uses exists within City of Williams Lake airport lands. The Cariboo Regional District recognizes this opportunity and has avoided designating lands surrounding the airport for inappropriate uses such as residential development.

The Canadian National Railway passes through the fringe area and provides a link for cities like Williams Lake to receive and send goods outside the region.

Figure 1: Proposed Access from Highway 20 to Esler Ball Fields



12.2 Objectives

- 12.2.1 To promote a safe and logically connected transportation system.
- 12.2.2 Where feasible, to encourage alternative modes of transportation.
- 12.2.3 To cooperate with the Ministry of Transportation and Infrastructure to identify project-based transportation improvements in rural areas.

12.3 Policies

- 12.3.1 The Cariboo Regional District will work with the Ministry of Transportation and Infrastructure to ensure access and safety, including emergency access requirement, when reviewing applications for development.
- 12.3.2 New developments shall be encouraged to connect to existing road networks
- 12.3.3 The Cariboo Regional District will work with the Ministry of Transportation and Infrastructure to build recreational trails along their Rights of Way.
- 12.3.4 12.3.4 The Cariboo Regional District will encourage the Ministry of Transportation and Infrastructure to provide marked paved shoulders on re-paving projects, for wheelchair accessibility, and safety for pedestrians, and cyclists.,
- 12.3.5 The Cariboo Regional District will liaise with the Ministry of Transportation and Infrastructure regarding specific improvement projects identified by the Ministry of Transportation and Infrastructure.
- 12.3.5 The Cariboo Regional District will work with the Ministry of Transportation and Infrastructure to identify and work towards implementing improvements identified within the *Williams Lake Airshed Management Plan* as contributing to negative air quality within the Williams Lake Airshed.
- 12.3.6 The Cariboo Regional District has identified the potential for a future connection between Highway 20 and the Esler Sports Complex. The provision of this access will be contingent upon whether servicing studies indicate future residential and commercial development opportunities in the vicinity. All future residential and commercial use will be subject to a site specific assessment as part of the OCP amendment.



13.0 Servicing

13.1 Background

Currently the only areas that have community sewer are parts of the Wildwood and Pine Valley communities. The Mountview and Esler Neighbourhoods are two specific locations in the Fringe Area that are experiencing development constraints due to servicing issues.

The Mountview Neighbourhood has experienced recent failures of on-site septic systems, resulting in groundwater contamination. The smaller residential lot sizes of the Mountview neighbourhood has created a situation wherein little opportunity exists to replace sewage disposal systems as the lots are smaller than required by current Health Authority regulations. As such, any intensification or expansion of residential development in the Mountview neighbourhood will require significant servicing upgrades. The Cariboo Regional District has initiated a detailed servicing study of the area that evaluates the existing situation and provides recommended servicing and/or mitigation strategies.

The Esler Subdivision contains both residential development and recreational uses (the Esler Sports Complex). In 2005, the Cariboo Regional District commissioned a study by Piteau Associates Engineering Limited, entitled *Groundwater Supply Assessment, Esler Recreational Fields, Williams Lake, B.C.*, which recognized that an expansion of the recreational fields would consume the remainder of the aquifer servicing the residential and irrigation uses of the neighbourhood. Any increase in housing density, therefore, has the potential to severely impact the water quantity and quality of the area. A study has been completed by a consultant for the Cariboo Regional District that will assist in determining the future viability of residential development and recreational expansion in the area.

13.2 Objectives

- 13.2.1 To support development in a manner that protects the aquifers and water quality.
- 13.2.2 To consider seeking funding for the construction of community sewage and community water systems for existing subdivisions on a local area basis to resolve existing environmental problems.
- 13.2.3 To support the implementation of conservation techniques to mitigate the potential impacts of climate change on groundwater availability.

13.3 Policies

- 13.3.1 Seek funding sources to develop a servicing study of the Mountview neighbourhood.
- 13.3.2 Develop lot sizes in subdivisions that are not reliant upon community water or sewer systems.
- 13.3.3 Encourage public acceptance of water conservation when designing homes, such as low water consumption plumbing fixtures and consideration of water confinement measures such as cisterns or water storage facilities to capture rainwater and snowmelt so as to provide for irrigation and perhaps a water source for fire-fighting.

14.0 Temporary Permits

14.1 Background

The *Local Government Act* makes provisions for Official Community Plans to identify areas for local governments to issue temporary permits. The intent of these permits is to provide for the ability to locate a use on a temporary basis. For example, a short-term contract may only require an activity on a property for a limited duration. Temporary permits can be valid for up to 3 years, with the opportunity to apply for one extension for up to another 3 year period. Upon expiry of the permit, the use must be removed, unless an OCP amendment and rezoning has been adopted by the local government.

14.2 Objective

14.2.1 To consider the issuance of temporary permits in specified areas of the Fringe Area.

14.3 Policies

- 14.3.1 To consider the issuance of temporary permits within properties designated as Agriculture, Resource, Rural Residential 1, Rural Residential 2, Commercial and Industrial, as indicated on Schedule C – Land Use.
- 14.3.2 To stipulate conditions on the permit which minimizes the intrusion of the use on adjoining Agriculture and Resource designated properties, as applicable, including the possible requirement of sound and visual mitigation measures where the development is within 600 metres of a Rural Residential 3 or Residential designated property.
- 14.3.3 Depending on the type and scale of use envisioned, the Regional Board may require the proponent to invite the local community to a public meeting prior to consideration of a resolution to conditionally approve the temporary permit.
- 14.3.4 Should the applicant wish the continuation of the use beyond the expiry of a permit, or expiry of a renewal, an application to amend the Official Community Plan and/or to rezone the property must be submitted well in advance of permit expiry in order to assure non-interruption of the land use. It is recommended that OCP amendment and/or rezoning applications be submitted 6 months prior to permit expiry.

15.0 Plan Implementation

Setting out an implementation framework is an integral component of the planning process. The Plan's implementation depends on the decisions and actions of many individuals, businesses, the Regional District, and a number of federal and provincial agencies that have jurisdiction on various matters. The Regional District's means of implementing the Plan include zoning, building permits, development permits, subdivision approval, and fiscal programs to support land acquisitions, covenants, economic development, social planning, and rights-of-way. While the *Local Government Act* does not require the Regional District to commit to, or authorize, any specific project set out in the Plan, it does indicate that all decisions should be consistent with the Plan.

15.1 Objectives

15.1.1 To take steps to carry out and enforce the policies outlined in this Plan.

15.1.2 To consult with affected and interested parties during the implementation of this Plan.

15.2 Policies

15.2.1 The Plan identifies a number of actions to be undertaken or initiated by the Regional District. These actions will be implemented through:

- a. updates of Cariboo Regional District bylaws, including the Zoning Bylaw;
- b. annual spending as adopted by the Cariboo Regional District in its budget;
- c. communications and potential partnerships with community groups to advance the objectives of this Plan; and
- d. communication with local First Nations Communities, the City of Williams Lake and other levels of government and their agencies to advance the objectives and policies of this Plan.

15.3 Partnership Actions Arising from the Plan

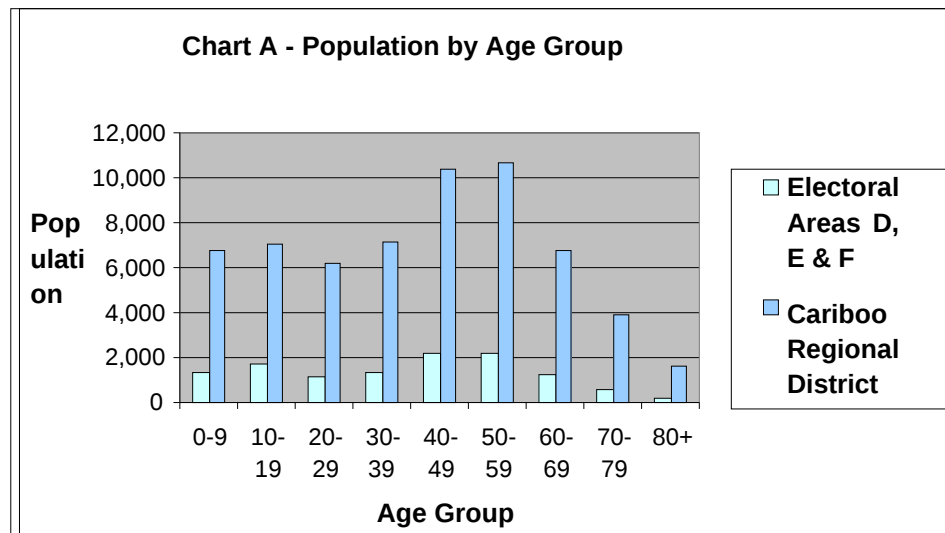
- 15.3.1 Subsequent to OCP adoption, support the establishment of MOU's between First Nation communities and local governments that address issues of mutual concern and establishes a protocol for development application referrals.
- 15.3.2 The Cariboo Regional District will work to implement various policy directions outlined in the OCP;
- 15.3.3 The Cariboo Regional District will collaborate with the Ministry of Environment and all entities affecting the community watersheds, including the San Jose River watershed;
- 15.3.4 Continue to co-ordinate with the Provincial ministries to improve the awareness of emergency forest fire response programs and FireSmart practices;
- 15.3.5 Continue to co-operate with the Agricultural Land Commission and the BC Ministry of Agriculture and Lands on matters related to agriculture within the plan area;
- 15.3.6 Continue to work with the BC Ministry of Energy and Mines and Natural Gas on matters related to sand and gravel aggregates;
- 15.3.7 Co-operate with the Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives; and
- 15.3.8 Work with the Advisory Planning Commissions to facilitate partnerships in the community.

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APPENDIX 1 – STATISTICAL OVERVIEW

Chart A – Population by Age Group provides an overview of the 2006 census population by age group for Electoral Areas D, E and F as well as for the Cariboo Regional District. Detailed information regarding the age distribution specific to the Fringe Area is not available.



Source: Statistics Canada, 2006

Table A presents regional population totals from 1986 to 2011. Data is unavailable for specific Electoral Areas before 2001 therefore the entire Cariboo Regional District is presented to provide the 25 year perspective.

Table A - Cariboo Regional District Population Trends					
1986	1991	1996	2001	2006	2011
59,495	61,059	66,475	65,659	62,190	62,392
2.6%	8.9%	-1.2%	-5.3%	0.3%	

Source: Statistics Canada

Tables B, C and D present projections for the number of new dwellings anticipated in the area under three different growth scenarios. The projected household size for each population projection (low, medium and high) is determined by dividing the projected additional population by the average household size of 2.5 individuals. We are assuming that the average household size will remain at 2.5 persons, but with a generally aging population, more aging in place and smaller household sizes, more units may be required to meet the projected population growth scenarios.

Table B –Projected Residential Demand (5750 persons, 2011; growth 0.5%/5 years)			
Time Frame	Projected Additional Population	Average Household Size	Projected Number of Dwelling Units Required
5 years (2011 - 2016)	27	2.5	12
10 years (2011 - 2021)	58	2.5	23
15 years (2011 - 2026)	87	2.5	35
20 years (2011 - 2031)	116	2.5	46

Table C - Projected Residential Demand (5750 persons, 2011 – growth @ 1%/5 years)			
Time Frame	Projected Additional Population	Average Household Size	Projected Number of Dwelling Units Required
5 years	58	2.5	24
10 years	117	2.5	47
15 years	176	2.5	71
20 years	236	2.5	95

Table D - Projected Residential Demand (5750 persons, 2011 – growth @ 1.5%/5 years)			
Time Frame	Projected Additional Population	Average Household Size	Projected Number of Dwelling Units Required
5 years	88	2.5	35
10 years	177	2.5	71
15 years	267	2.5	107
20 years	359	2.5	144

Table E summarizes the average housing costs in the Cariboo Regional District for 2006 and indicates that, housing costs are on average 40 percent less in the Fringe Area Electoral Areas, compared to the provincial average, suggesting that housing is more affordable with fewer households identified as “low income after tax households”.

Table E – Ownership and Housing Costs				
	Electoral Area D	Electoral Area E	Electoral Area F	Total
Number of owned dwellings	1005	1435	1515	3955
Average value, owned dwelling	\$143,825	\$162,272	\$198,908	\$418,703
Number of rented dwellings	235	230	225	690
% in low income after tax	9.6	5.3	6.0	13.1

Source: Statistics Canada, 2006

Table F outlines the type of dwelling units in the Electoral Areas that include the fringe area as compared to housing across British Columbia.

Table F - Dwelling Types				
	Electoral Area D	Electoral Area E	Electoral Area F	BC
Total dwellings	1245	1665	1740	
Single detached (%)	76.3%	70.6%	86.5%	49.2%
Semi-detached (%)	0.8%	0.6%	0.0%	3.1%
Row houses (%)	0.0%	0.0%	0.0%	6.9%
Duplexes (%)	2.8%	1.5%	0.6%	10.0%
Apartments - less than 5 storeys (%)	0.8%	0.0%	0.6%	20.9%
Apartments - more than 5 storeys (%)	0.0%	0.0%	0.0%	7.1%
Other dwellings (%) as a % of total occupied dwellings	19.7%	27.3%	11.8%	2.8%

Source: Statistics Canada, 2006

Table G – Age and Quality of Housing indicates that homes in the Cariboo Regional District are, on average, older and of lesser quality than the rest of the province.

Table G - Age and Quality of Housing				
	Electoral Area D	Electoral Area E	Electoral Area F	BC
Dwellings constructed before 1986 (% of total)	910 (75%)	143 (86%)	1070 (61%)	62%
Dwellings constructed between 1986 and 2006 (% of total)	335 (26%)	230 (14%)	675 (39%)	38%
Dwellings requiring major repair (% of total)	10.8%	11.1%	12.9%	7.4%
Average number of rooms	6.8%	7.0%	6.7%	6.4%
Total	1245	1665	1740	

Source: Statistics Canada, 2006

Table H Indicates that with an average of \$49,015,000 in building permit activity annually, the Cariboo Regional District has experienced an overall positive growth in residential and industrial building permit activity over the past 10 years.

Table H - Building Permits (Cariboo Regional District)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	Jan Oct 2010	Jan Oct 2011
Total building permits (\$000)	41,082	37,531	42,134	91,640	51,079	78,468	90,593	67,689	64,871	61,368	45,374
Commercial building permits (\$000)	7,976	7,907	5,697	9,581	10,987	5,093	13,664	5,034	8,248	7,636	10,252
Institutional & government building permits (\$000)	3,947	9,262	7,800	24,536	5,252	468	14,387	9,940	8,110	8,110	173
Industrial building permits (\$000)	3,558	3,983	2,694	26,557	1,693	4,500	3,194	2,085	1,520	1,379	1,311
Residential building permits (\$000)	25,601	16,379	25,943	30,966	33,147	68,407	59,348	50,630	46,993	44,243	33,638
Number of New Single Dwelling Units	129	82	118	124	115	241	175	132	125	122	94

Source: B.C. Stats, 2012.

Table I – provides evidence of a shift away from primary production activities and towards secondary and tertiary activities such as manufacturing and retail.

Table I - Occupation				
Cariboo Regional District	Occupation	D	E	F
	Total experienced labour force	1820	2494	2525
A	Management Occupations	105	215	225
B	Business finance & administrative occupation	235	380	290
C	Natural & applied sciences & related occupations	75	105	135
D	Health occupations	55	160	75
E	Occupations in social sciences, education, government service & religion	105	155	130
F	Occupations in art, culture, recreation & sport	30	35	35
G	Sales & service occupations	435	440	460
H	Trades, transport & equipment operators & related occupations	500	685	575
I	Occupations unique to primary industry	185	195	490
J	Occupations unique to processing, manufacturing & utilities	105	120	100

Source: Statistics Canada, 2006

Table J identifies the level of business start-ups in the Cariboo Regional District as compared to the provincial average.

Table J – Business Incorporations (% Change)				
Cariboo Regional District				
2007	2008	2009	2010	2011
166	171	130	126	141
+3%	-24%	-3%	+12%	
British Columbia				
2007	2008	2009	2010	2011
34,036	30,085	26,431	30,305	30,844
-12%	-12%	+14%	+2%	

Source: B.C. Stats, 2011