

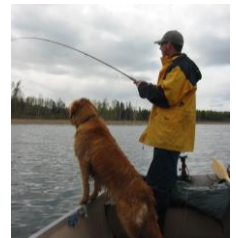


QUESNEL FRINGE AREA Official Community Plan

building communities together



DRAFT 5 (397-081)
June 2014



CARIBOO REGIONAL DISTRICT

Quesnel Fringe Area Official Community Plan Bylaw No. 4844

LIST OF AMENDMENTS TO QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN
BYLAW NO. 4844 UP TO (see date at bottom of last page of amendments) WHICH ARE
INCLUDED IN THIS CONSOLIDATED VERSION OF THE BYLAW

THIS CONSOLIDATED COPY IS FOR CONVENIENCE ONLY AND HAS NO LEGAL SANCTION

Bylaw No.	File No.	Purpose	Adopted
4955	5101-20/091	Resource Area (RA) to Rural Residential (RR)	Jul10/15
4956	6481-20/20120072	Rural Residential to Light Industrial	Oct 23/15
4960	6481-20/20150013	Regional Shopping Centre to Single Family Residential (Serviced)	Oct 2/15
4967	6481-20/20150026	Rural Residential 2 to Country Residential	Dec 11/15
5033	3360-20/20160018	Single Family Residential (Unserviced) to Rural Residential 2)	Feb 9/17
5035	3360-20/20160033	Agricultural and Resource to Single Family Residential (Unserviced)	Jun 29/17
5123	3360-20/20170036	Highway Service Commercial to Heavy Industrial	May 25/18
5172	3360-20/20180043	Manufactured Home Park to Agricultural	Jan 17/20
5199	3360-20/20190008	Institutional to Rural Residential	Jun 7/19
5269	3360-20/20200016	Highway Service Commercial to Institutional	Oct 23/20
5329	3360-20/20210029	Rural Residential 1 to Rural Residential 2	Nov 19/21
5376	3360-20/20220008	Institutional to Neighbourhood Commercial	Jul 8/22

5392	3360-20/20220023	Institutional to Highway Service Commercial	Nov 10/22
5388	3360-20/20220022	Rural Residential 2 to Country Residential	Dec 9/22

CONTENTS

1.0	INTRODUCTION	1
1.1	Legislative and Regulatory Content	1
1.2	Community Consultation	3
1.3	Community Vision	4
1.4	Planning Principles	4
1.5	Strategic Actions	5
1.6	Acronyms	7
1.7	Related Documents & Jurisdictions	8
2.0	PLANNING STRATEGY	2
2.1	Demographics and Growth Trends	10
2.2	Housing	14
2.3	Development Inventory and Opportunities	14
2.4	Health and Socio-Economic Indicators	16
2.5	First Nation Communities	18
3.0	ENVIRONMENT	3
3.1	Geography	20
3.2	Watercourses & Riparian Areas	22
3.3	Environmental Objectives	26
3.4	General Environmental Policies	29
3.5	Aquatic Habitat Development Permit Area	38
3.6	Environmentally Sensitive Development Permit Area	43
3.7	Geotechnical Hazards Development Permit Area	44
4.0	POLICIES AND LAND USE MAP DESIGNATIONS	4
5.0	AGRICULTURAL & RESOURCE USE	5
5.1	Introduction	49
5.2	Objectives	49
5.3	Policies	51
6.0	RESIDENTIAL	6
6.1	Introduction	56
6.2	Objectives	57
6.3	Policies	57
6.4	Multi-Family Development Permit Area	64
7.0	COMMERCIAL	7
7.1	Introduction	66
7.2	Objectives	66
7.3	Policies	67
7.4	Highway 97 Corridor Development Permit Area	70

8.0	INDUSTRIAL	8
8.1	Context	73
8.2	Objectives	74
8.3	Policies	74
8.4	Industrial Development Permit Area	75
9.0	QUALITY OF LIFE	9
	<i>First Nations, Parks, Open Space, Recreation, Heritage, Culture and Institutional</i>	
9.1	Context	80
9.2	Objectives	81
9.3	Policies	82
10.0	UTILITIES	10
10.1	Context	87
10.2	Objectives	87
10.3	General Servicing Policies	88
10.4	Sewage Disposal Systems Policies	88
10.5	Water System Policies	89
10.6	Stormwater Policies	89
10.7	Solid Waste Management Policies	90
10.8	Other Utility Policies	90
11.0	TRANSPORTATION	11
11.1	Context	91
11.2	Objectives	91
11.3	Policies	92
12.0	ECONOMY	12
12.1	Context	94
12.2	Objectives	94
12.3	Policies	95
13.0	PLAN IMPLEMENTATION	13
13.1	Context	97
13.2	Objectives	97
13.3	Policies	97
13.4	Temporary Use Permits	98

LIST OF FIGURES

Figure 1.1	Plan Area Context	2
Figure 2.1	Growth Trends	11
Figure 2.2	Population Overview	11
Figure 2.3	Population Profile	12
Figure 2.4	Daily Community Flows	13
Figure 2.5	Residential Lot Inventory	15
Figure 2.6	Growth Opportunities	15
Figure 2.7	Income	16
Figure 2.8	Housing Affordability	16
Figure 2.9	Employment by Industry Sectors, 2006	17
Figure 2.10	Unemployment Rate (2006 Census)	17
Figure 2.11	Lhtako Reserve Inventory	18
Figure 3.1	Airshed	21
Figure 3.2	Forests Affected by Pine Beetle	23
Figure 6.1	Sewer Area	58
Figure 7.1	Highway 97 Corridor – Development Permit Area	68
Figure 8.1	Industrial Development Permit Area	78

LIST OF SCHEDULES

Schedule B	Land Use
Schedule C	Riparian and Environmentally Sensitive Areas
Schedule D	Geotechnical Hazards
Schedule E	Wildfire Probability
Schedule F	Road and Trail Network Plan

Acknowledgements

The Development of the Quesnel 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 are especially acknowledged:

Electoral Area Directors

- Area A – Ted Armstrong
- Area B – Roberta Faust/Heloise Dixon-Warren
- Area C – John Massier
- Area I – Jim Glassford

Advisory Planning Committees

Electoral Area A, Area B, Area C, Area I

Nazko First Nation

Lhtako First Nation

City of Quesnel

Cariboo Regional District Staff

TRUE Consulting Group

Preamble

It is recognized that the Plan Area is within the traditional territory of the Dene First Nation 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



INTRODUCTION

1.1 LEGISLATIVE AND REGULATORY CONTEXT

The Province of British Columbia (BC) was divided into Regional Districts in 1965 in order to provide a form of local government for areas that are not part of a municipality (unincorporated areas). The Cariboo Regional District (CRD) was officially divided into twelve electoral areas in 1968. This Official Community Plan applies to a portion of the Cariboo Regional District (CRD) known as the Quesnel Fringe Area. The plan area contains portions of 4 Electoral Areas as shown on *Figure 1.1*.

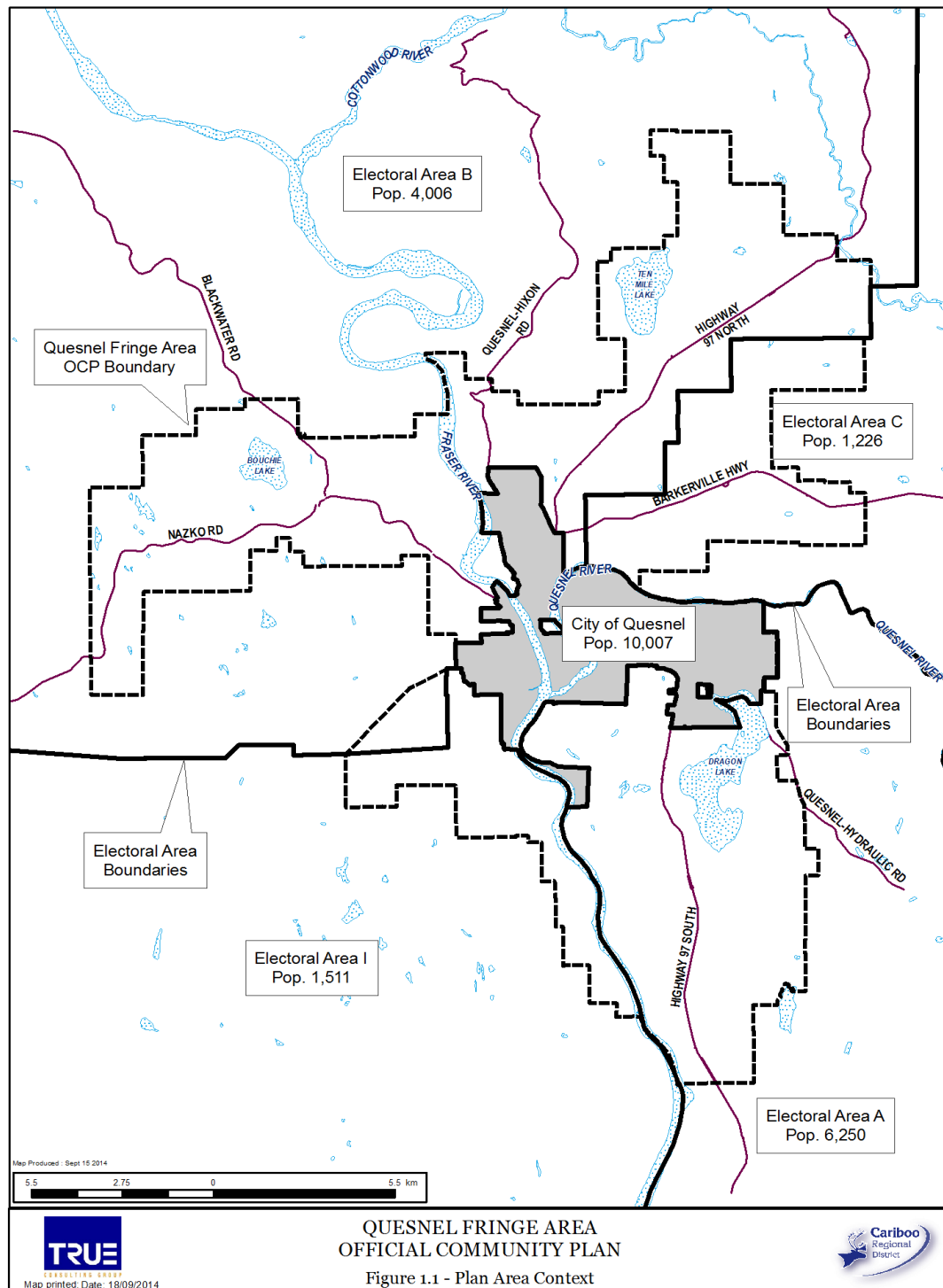
The Regional District operates within the context of the legislation of the Province of British Columbia. The *Local Government Act* and the *Community Charter* provide legislation for Community Plans and outline the tools available to local governments to plan and regulate land uses.

The current Official Community Plan (OCP) for the Quesnel Fringe Area was adopted by Bylaw 1366 in May 1985. This plan builds upon the policies and principles of the 1985 plan, expanding the focus to be consistent with current legislation and a new community vision.

The Official Community Plan provides a general statement of the policies of the Cariboo Regional District 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. The Official Community Plan:

- a. expresses a community vision, developed through the planning process;
- b. provides an understanding of how the Regional District plans to work co-operatively with other jurisdictions, particularly the City of Quesnel; First Nations; provincial government agencies; developers and community groups;
- c. contains statements regarding the Regional District's plans to accommodate future growth and to integrate various land uses such as: residential, commercial, industrial, agricultural, institutional and recreational uses;
- d. provides statements regarding options for servicing new areas and levels of servicing that are appropriate for different types and levels of development;
- e. recognizes the different growth pressures experienced within the plan area;

Figure 1.1: Plan Area Context



Please note - Census information is from 2006 Census

- f. provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity;
- g. provides policies relating to avoiding hazards and promoting safety of humans and security of land improvements;
- h. contains policies respecting affordable, rental and special needs housing;
- i. contains targets for the reduction of greenhouse gas emissions and actions to achieve identified targets; and
- j. other discretionary statements referred to in Section 878 of the *Local Government Act*, in particular a Regional Context Statement, and where appropriate Part 27 of the *Local Government Act* dealing with Heritage Conservation.

The Official Community Plan principally uses population data from the 2011 census, where available, but in some cases uses 2006 data where more recent data is not readily obtainable. . Census information provides both short-term and long-term directions for the Regional District's future. Updates of the plan are recommended every 5-10 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.

1.2 COMMUNITY VISION

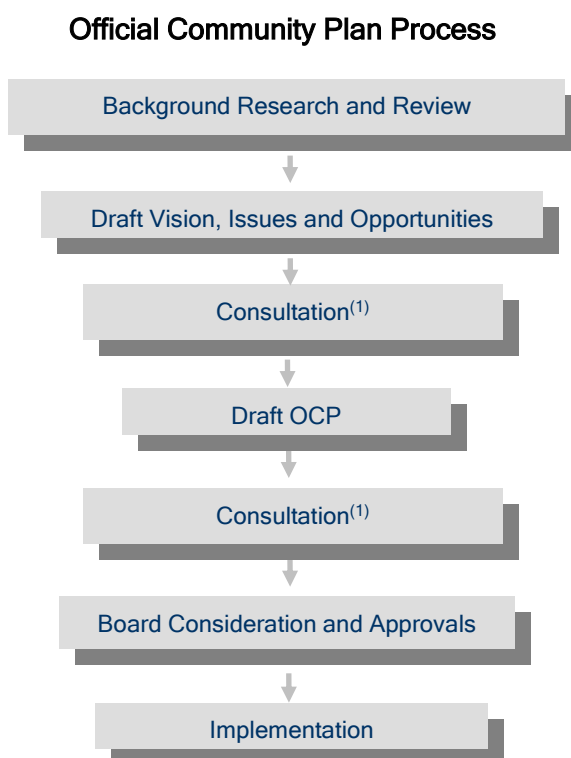
A community vision has been developed as part of the planning process to set direction for the future of the area in a manner that reflects the desires and aspirations of a broad cross-section of interests across the region.

Quesnel Fringe Area - Official Community Plan Vision

"The Quesnel Fringe area will be a model region where rural citizens live for generations and know and support their neighbours in a safe, inclusive community. The region will promote the principles of economic, social and environmental sustainability where the surrounding natural environment supports resource and recreational uses and contributes towards a high quality of life."

1.3 COMMUNITY CONSULTATION

Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for public input at several stages. The consultation process included meetings with the relevant Advisory Planning Commissions as well as public information meetings at key points in the planning process. Agencies, First Nations, the plan area community and neighbouring municipalities were involved in the consultation⁽¹⁾. The Regional District has also maintained a web site that contains information on the OCP review process and draft documents.



⁽¹⁾ Agencies, First Nations, the plan area community and neighbouring municipalities were involved in the review and consultation process.

1.4 PLANNING PRINCIPLES

Planning principles were developed to articulate key themes and values that emerged from the research and consultation process. These principles are the basis of 'who we are', 'what we believe in' and 'where we would like to go' as a community. The Official Community Plan is guided by these principles.

A Sustainable Community:

The Quesnel Fringe area is committed to meeting its existing needs without compromising the ability of future generations to meet their own needs.

Stewards of the Environment:

The citizens of the Quesnel Fringe area are stewards of their environment and work to preserve, restore and manage the ecological health of their environment for present and future generations - maximizing ecological benefits and minimizing and mitigating negative environmental impacts.

An Adaptable Economy:

Quesnel and its rural fringe service a large geographic area where over 70% of the employment is in sales, service, trades, transport, primary industries or processing and manufacturing. Quesnel is recognized as the economic hub of the region and both the region and the municipality support strategies to diversify the economy. Residents recognize the role of Quesnel as the area's major service centre and support a continuation of this role, particularly as it relates to the principles of Smart Growth (www.smartgrowth.bc.ca).

Management of Natural Resources:

Regional natural resources are key to both the quality of life and the economic health of the area and residents recognize the need to carefully manage these interests for long term community benefits.

Partners for Shared Objectives:

The mission and vision statements stress the need for planning in the spirit of collaboration, co-operation and trust. As part of a larger region, this area will benefit from partnerships with the local First Nations, the City of Quesnel, provincial and federal governments to reach shared objectives.

A Participatory Community:

The citizens of the Quesnel Fringe area have a strong connection to their neighbours and their community. Residents help each other and a high rate of volunteerism supports community services and facilities and reduces requirements for local government services.

A Culture of Recreation and Healthy Lifestyles:

The citizens of the Quesnel Fringe area value a connection to the natural environment and areas that support their outdoor recreation activities. There is support for local recreation facilities.

A Cohesive and Livable Community:

The Quesnel Fringe area strives to build and maintain a vibrant, safe and healthy community with a strong social fabric. Residents value access to local community facilities, quality education, affordable housing, and basic public services. Residents value quality services rather than quantity. Less may be best if it helps avoid increasing costs to taxpayers.

The Preferred Land Use Pattern has Rural Character:

Development, land use and transportation policies will serve to maintain the rural feel of the area and ensure that a low density and a strong connection to environment dominate the character of the area. Residents are comfortable with lower service levels and their implications.

1.5 STRATEGIC ACTIONS

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These policies may be applied as future decisions are made. The plan also contains policies that are strategic and require action from the CRD. 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 Regional District. This list is provided primarily as a tool to assist the CRD in selecting priority tasks to implement.

- 1.5.1 The Regional District will continue to work with relevant public agencies to encourage maintaining, reviewing or improving services (e.g. schools, health care, etc.).
- 1.5.2 The 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.
- 1.5.3 The 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 OCP.
- 1.5.4 The Regional District can and has enabled development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information will be established by bylaw and would apply to:
 - applications for subdivision or amendments Zoning or Official Community Plan Bylaws,
 - applications for a Development Permit, and
 - applications for Temporary Use Permits.

The Development Approval Information Bylaw No. 4685, 2011 will apply to all lands within the OCP Bylaw area. The Development Approval Information Bylaw will give 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 will also specify the matters for which additional on-site and off-site information may be required, including, but not limited to such issues as:

- an assessment of drinking water source and sewage disposal;
- transportation patterns including traffic flow;
- the impact and assessment on local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- impact and assessment of the human/cultural environment of the area affected;
- an assessment of the wildfire urban interface; and,
- an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

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

- 1.5.5 The Regional District will work with the City of Quesnel to develop a region-wide strategy including:
 - Affordable Housing Strategy;
 - Parks, Recreation & Open Space Plan;
 - Regional Arts and Cultural Strategy;
 - sustainability initiatives
 - climate adaptation strategies; and
 - Trail and Road Network Plan.

- 1.5.6 The Regional District may consider the development of a sustainability checklist for new residential or commercial development.
- 1.5.7 The Regional District may consider adoption of a new “Wood First” Bylaw as an additional tool to advance the existing Wood First Policy.

1.6 ACRONYMS

The following Acronyms are used throughout the report.

AHDP	Aquatic Habitat Development Permit Area
ALC	Agricultural Land Commission
ALCA	Agricultural Land Commission Act
ALR	Agricultural Land Reserve
CRD	Cariboo Regional District
DFO	Department of Fisheries and Oceans
EHA	Environmentally Hazardous Area
ESDPA	Environmentally Sensitive Development Permit Area
ESA	Environmentally Sensitive Area
GHDP	Geotechnical Hazards Development Permit Area
GHG	Green House Gas
HA	Health Authority
LGA	Local Government Act
MFLNRO	Ministry of Forests, Lands and Natural Resource Operations
MOTI	Ministry of Transportation and Infrastructure
MOU	Memorandum of Understanding
OCP	Official Community Plan
QAMP	Quesnel Airshed Management Plan
QAQRT	Quesnel Air Quality Round Table
QEP	Qualified Environmental Professional
RCMP	Royal Canadian Mounted Police
TRIM	Terrain Inventory Resource Mapping
Zoning Bylaw	Quesnel Fringe Area Zoning Bylaw No. 3504, or replacement

1.7 RELATED DOCUMENTS & JURISDICTIONS

Key CRD Policy Documents and Studies

- CRD Shoreland Management Policy, 2004
- Cariboo Regional District, Quesnel Fringe Area Zoning Bylaw No. 3504, 1999
- Heritage Program Framework, prepared for the CRD by Donald Luxton and Associates, 2007
- CRD Agriculture and Forestry Policy Development and Review, 2003
- CRD Agricultural Policy, 2012
- Quesnel & Area Industrial Land Capability Analysis, Land & Water BC Inc., Quesnel Community & Economic Development, City of Quesnel, Cariboo Regional District, 2003

General Provincial and Federal Legislation and Policy Documents

- *Local Government Act* and Community Charter
- Bill 27, *Local Government (Green Communities) Statutes Amendment Act*, 2008
- The British Columbia Climate Action Charter, which commits local governments to taking action on climate change, including planning liveable, sustainable communities, encouraging green developments and transit-oriented developments, pedestrian and cycling facilities, and implementing innovation infrastructure technologies
- *Canada Shipping Act*, 2001
- *Agricultural Land Commission Act*

Other Resources

- A Guide to Green Choices: Ideas and Practical Advice for Land Use Decisions in BC
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in BC
- Resources from Waste: A Guide to Integrated Resource Recovery
- Smart Growth
- Green Bylaws Toolkit for Conserving Sensitive Ecosystems and Green Infrastructure
- The Dock Primer, The Shore Primer, Land Development Guidelines for the Protection of Aquatic Habitat (DFO) (and other documents on the DFO website)
- On the Living Edge, Your Handbook for Waterfront Living. Sarah Kipp and Clive Callaway
- Environmental Guidelines for Urban and Rural Land Development in BC, Ministry of Environment, 2012
- Measure Up Quesnel Strategic Plan, May 2008
- Planning for the Future; Age-friendly & Disability-friendly Official Community Plans, Rebekah Mahaffey
- Protect our Forests and Rangeland, BC Government Brochure
- CRD Cariboo-Chilcotin Lakes: Protecting Water Quality and Shorelines Brochure
- Quesnel Airshed Management Plan 2004-2014

Related Jurisdictions

Where the CRD does not have jurisdiction, the OCP may only state broad goals related to the topic. The following regulatory bodies have jurisdiction on certain matters and have been consulted in the OCP preparation process:

- Agricultural Land Commission,
- Fisheries and Oceans Canada,
- Northern Health/Ministry of Health,
- Ministry of Agriculture,
- Ministry of Community, Sport and Cultural Development,
- Ministry of Energy and Mines and Natural Gas,
- Ministry of Environment,
- Ministry of Forests, Lands, and Natural Resource Operations
- Ministry of Transportation and Infrastructure,
- Ministry of Jobs, Tourism, and Innovation,
- School District No. 28
- First Nations - Red Bluff (Lhtako) Indian Band; Nazko Indian Band.

The *Growth Strategies Act* and the *Local Government Act* provide mechanisms to link local community plans with regional plans. At the time this OCP was written, the CRD had not adopted a Regional Growth Strategy.



PLANNING STRATEGY

2.1 DEMOGRAPHICS AND GROWTH TRENDS

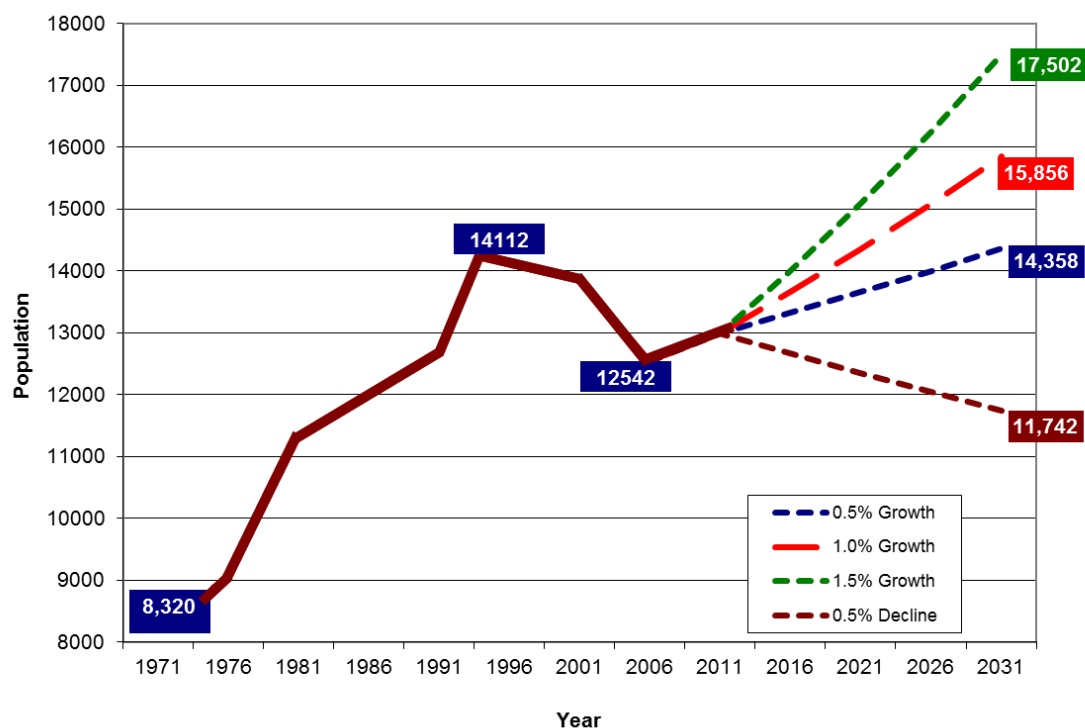
The most comprehensive statistical profile of the plan area is collected by Statistics Canada every 5 years. The most recent survey was done in 2011; however, only population data was available for this document, therefore, most of the analysis in this section relies on the 2006 census data. As shown in *Figure 1.1* the Quesnel Fringe Area contains portions of four (4) Electoral Areas. Although the 4 Electoral Areas cover a larger geographic area than the plan area, the data is representative because the plan area boundary contains most of the settled rural areas.

Statistics Canada reports a combined 2011 population for the 4 Electoral Areas of 12,993. This reflects a 3.5% increase from 2006 when the census reported 12,542 persons in the 4 Electoral Areas. Population growth was slower than the 7% growth rate for the whole of BC in the same period. However a positive growth rate reverses the 11. % decline evident in the area from 2001 to 2006. Factors contributing to the low growth rate in the area include: an aging population; smaller household size; fewer job opportunities in the resource sector resulting in an exodus from the area of young families; and potentially, changes in the Census Canada reporting system that affect data comparability across years.

Growth patterns are summarized in *Figure 2.1*. It is evident that an annual growth rate higher than 0.5% per year is required over the next 20 years for the population to return to the 1996 population level (over 14,000 persons). *Figure 2.1* also demonstrates that with a very small rate of population decline (0.5%) there is a significant decrease in the size of the population.

Figure 2.2 provides an overview of the current (2006) population and shows an area where: “family” household size is similar to the provincial average; most families are married or common-law families; and, there is a low mobility rate (persons moving).

Figure 2.1: Growth Trends



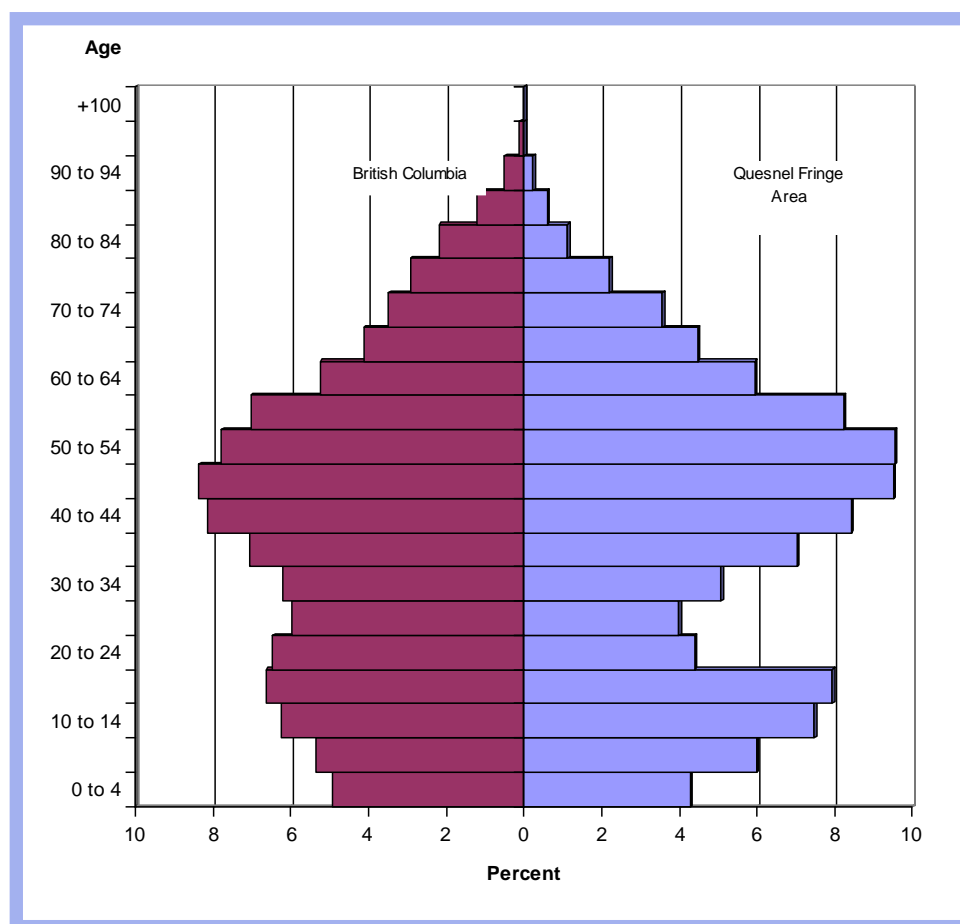
Source: Statistics Canada Census 1971 - 2006

Figure 2.2: Population Overview

Population Characteristics	ELECTORAL AREA				
	C	A	B	I	BC
Private occupied dwellings	490	2310	1545	665	
Census families	345	1830	1210	470	
Married or common-law families	335	1605	1070	425	
Persons (avg.) in census families	2.9	2.8	2.8	3.0	2.9
Households (married or common-law) containing children	150	655	440	220	
Mobility status:					
• population 1 year & over	1165	5805	3830	1680	
• Lived at same address 1 year ago	1010	4910	3420	1460	
Population change 2001—2006	-12.0%	-8.9%	-11.1%	-6.3%	+5.3%

Source: Statistics Canada Census, 2006

Figure 2.3: Population Profile



Source: Statistics Canada Census, 2006

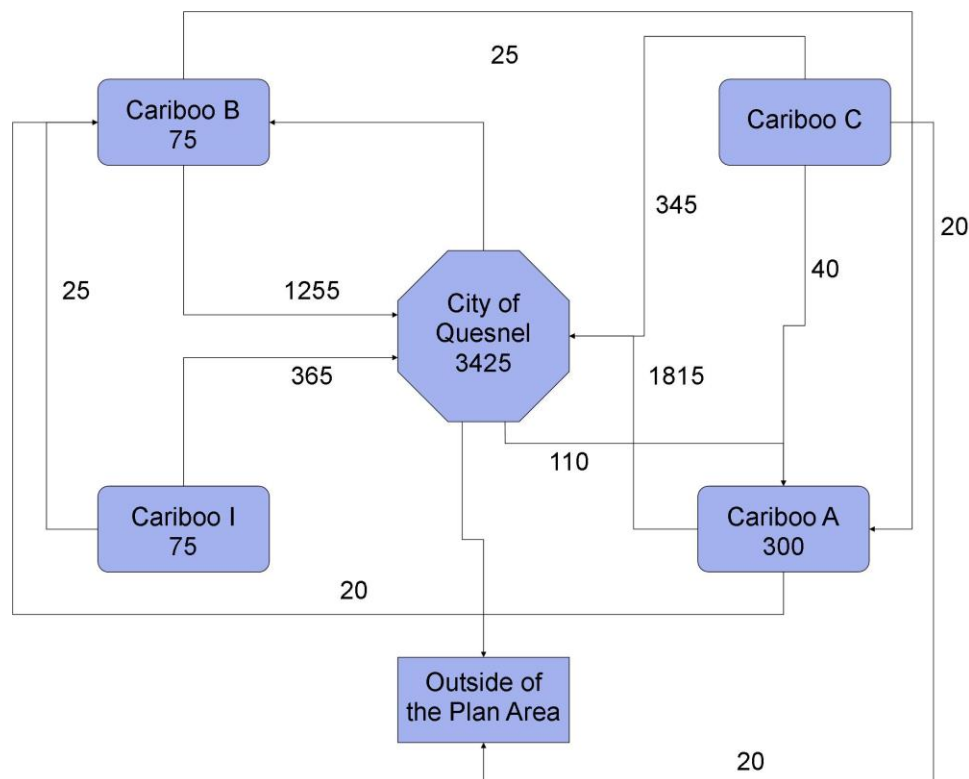
Figure 2.3 reveals the following demographic characteristics:

- lower representation of people in the Quesnel Fringe Area than in B.C. as a whole who are:
 - over 75 years
 - age 20 - 34 years
- more representation of people in the Quesnel Fringe Area than in B.C. as a whole who are:
 - over 45 years
 - age 5 - 19 years

Although many of the area's households still contain children, the aging of the population generally means a trend towards smaller household sizes. Over time (10 - 15 years) this maybe followed by some household downsizing and/or a demand for new services to support the changing household demographic (e.g. homecare).

The daily commuting flows (*Figure 2.4*) highlight the large number of commuters relative to the size of the working population. This is particularly true of Electoral Areas B, C and I where few people both live and work. Areas C and I only have outbound commutes whereas Electoral Area B and A have both inbound and outbound commuting. Commuting patterns demonstrate the importance of the City of Quesnel as the regional centre of employment and services.

Figure 2.4: Daily Commuting Flows



Source: Statistics Canada Census, 2006



Highway 97 Corridor

2.2 HOUSING

The 2006 Census data for Cariboo Regional District, Electoral Areas A, B, C, and I, indicate the following general trends related to housing.

- Total number of private dwellings—5010
- Total number of owned dwellings—4325
- Total number of rented dwellings—690
- Persons per occupied dwelling—2.5
- Number of dwellings constructed before 1986—3680 (74%)
- Number of dwellings constructed after 1986—1330 (26%)
- Dwellings required major repair as a % of total occupied private dwellings—12.7% (7.4% in BC as a whole)
- Average house price—\$141,179 (\$418,703 for BC as a whole)
- Average number of rooms per dwelling—7.03 (6.4 in BC as a whole)

Housing	Electoral Area				BC
	C	A	B	I	
Single detached housing as a % of total occupied dwellings	92.9	88.5	85.8	92.3	49.2
Total Occupied Private Dwellings	490	2310	1545	665	
Median Monthly Payments					
• Rented dwelling	\$511	\$576	\$537	\$526	\$752
• Owner-occupied dwellings	\$392	\$601	\$621	\$583	\$876

Source: Statistics Canada Census, 2006

2.3 DEVELOPMENT INVENTORY AND OPPORTUNITIES

Figure 2.5 provides an inventory of lots in the plan area based on current zoning designations and the 2009 BC Assessment data. For the purpose of this inventory, vacant lots are lots with no assessed value. Fifty-four percent of all assessed parcels are designated for Residential 2, small lot use. 43.8% of the total inventory of residential properties have a Rural zoning classification. Typically these are larger (>0.8 ha) properties. Relative to the other zoning designations, a higher percentage of these properties are vacant. Thirty-one percent of the Rural 1 and Rural 2 properties are vacant. A map of vacant lots shows that these vacancies are dispersed throughout the plan area.

Figure 2.6 uses the lot inventory research to examine regional capacity to accommodate projected growth. In summary, within the plan area there is sufficient land with existing residential zoning designations to accommodate a very optimistic 20 year growth projection (1% per year). The existing inventory of designated land can accommodate the construction of approximately 50 new houses per year over the next 20 years. This is considered optimistic growth because in the last nine years, new homes were constructed at an average rate of 37 units/year and 20 of these units were manufactured homes, typically in manufactured home parks and/or on smaller lots. The existing designated lands are favoured for future development because it is typically infill development that represents sustainable development and promotes Smart Growth principles.

Figure 2.5: Residential Lot Inventory

Zoning	Vacant with Development Potential ⁽¹⁾			% of Lot Type Vacant	Min. Lot Size (ha)	Total Lots in Plan Area	% of Total Lots
	Vacant Lots	No. of Lots	Subdivision Potential				
Lakeshore Residential	2			13.3%	0.4	15	0.3%
Multi-Family Residential	1			20.0%	0.0557	5	0.1%
Residential 1	9			14.5%	0.0557	62	1.4%
Residential 2	343	3	159	14.7%	0.0557	2356	54.2%
Rural 1	91	9	30	34.6%	4	289	6.6%
Rural 2	258	10	95	32.6%	2	822	18.9%
Rural 3	112			14.1%	0.8	797	18.3%
Total	816	22	284	N/A		4346	100.0%

Source: BC Assessment Data, 2009

Figure 2.6: Growth Opportunities

	No. of Lots
Existing Vacant Lots	816
Vacant with Development Potential ⁽¹⁾	284
Less 10% ⁽²⁾	(-110)
Opportunities to Accommodate Future Growth	990
Projected Lot Demand - 20 years⁽³⁾	995
Projected Demand - Units/Year	50
Actual Average Annual New Construction 2000-2008⁽⁴⁾	37 units

Notes for Figure 2.5 & 2.6

- (1) Vacant Lots over 10 ha and not in ALR. Only, additional opportunities may also be available.
- (2) Some inventory may not be available due to existing ownership and/or development constraints (e.g. slope conditions, insufficient lot area for well or septic system, cost of sewage/water system installation).
- (3) 20 year growth at 1% (2785 persons/2.8 per person per household).
- (4) Average annual number of new single family homes constructed 17; manufactured homes 20.

2.4 HEALTH AND SOCIO-ECONOMIC INDICATORS

The 2006 census data demonstrates that while average household incomes are generally lower in the 4 Electoral Areas than provincially, low income households (e.g. failing to meet housing affordability criteria) are proportionally less frequent (9.2%) than in British Columbia as a whole (13.1%). It is likely that less expensive housing is contributing to more affordable living conditions.

Figure 2.7: Income

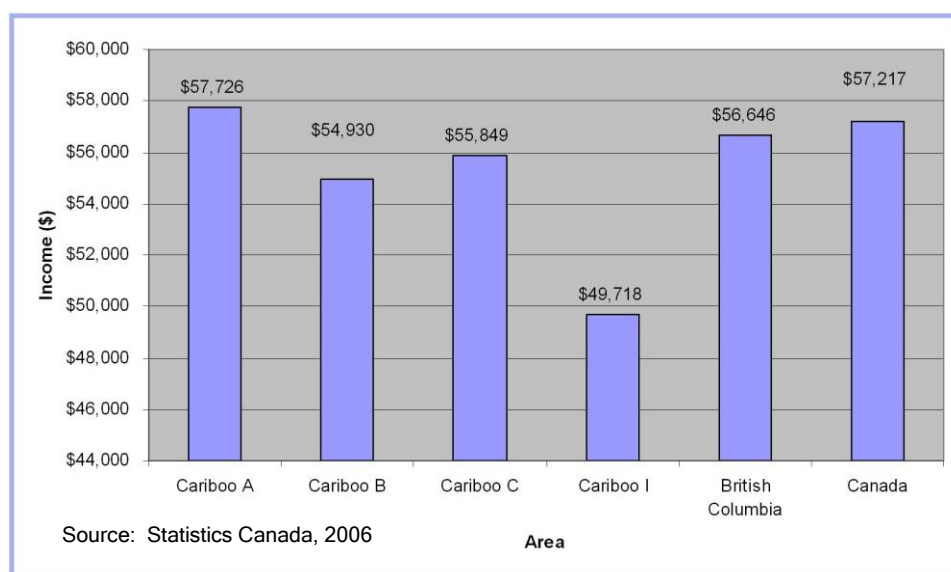


Figure 2.8: Housing Affordability

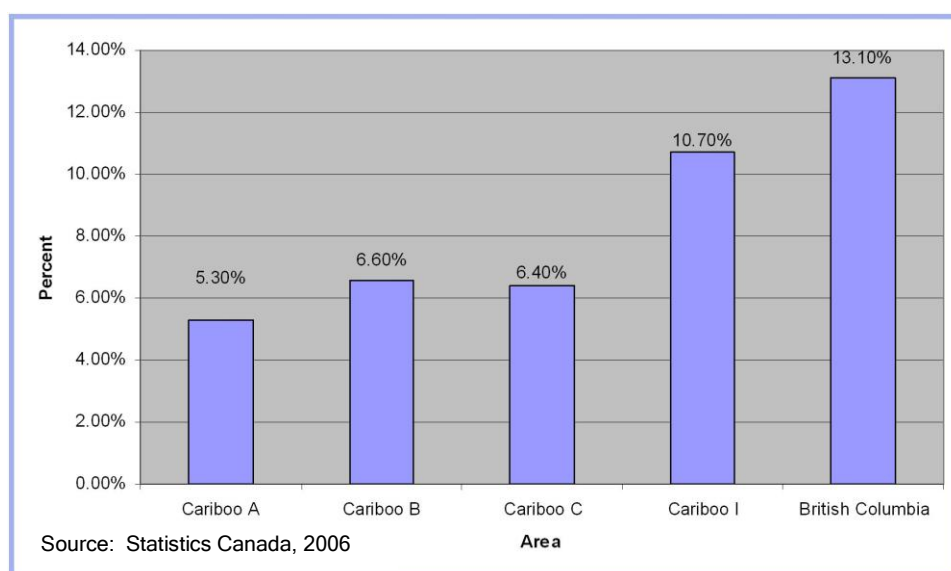
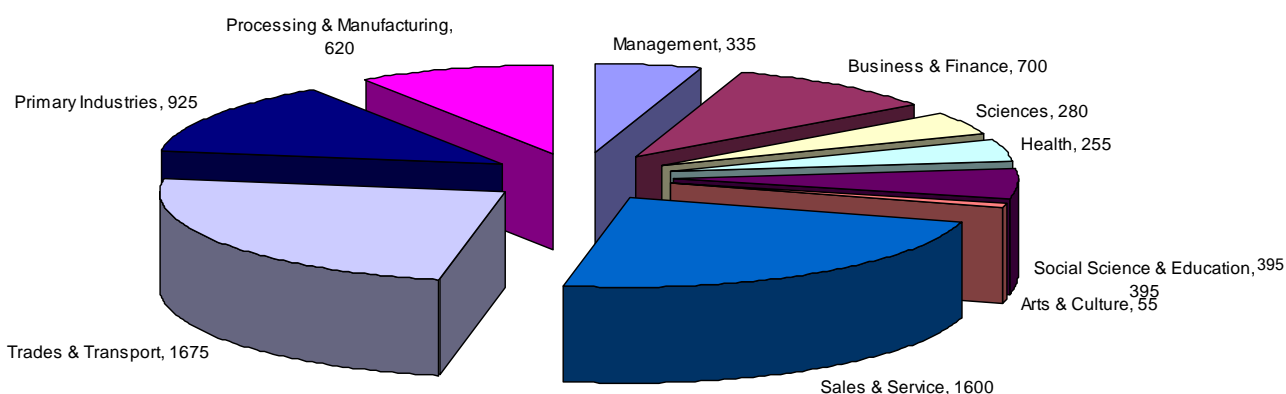


Figure 2.9 presents the breakdown of employment into the various industry sectors. The two largest employment sectors are trades and transport and sales and service. Other major industry sectors are primary industries, processing and manufacturing. This industry profile illustrates the strong resource and service sector characteristics of the Quesnel area. The resource sectors have been negatively impacted by global recessions in the past two years, as evidenced by a decrease of labour force participation in the forest sector, however, this loss has been somewhat offset by increased employment in the Mining and Mineral products sector.

In recent years BC has had near historic low unemployment rates (4.4% in April, 2007) but this economy was impacted by the recession in 2008/09 and BC had a 7.6% unemployment rate at the end of 2009. In the Cariboo the 2009 unemployment rate at 12% has continued to rise relative to the provincial average consistent with the pattern shown in 2006 (*Figure 2.10*).

Figure 2.9: Employment by Industry Sectors, 2006*



Source: Statistics Canada Census, 2006

Figure 2.10: Unemployment Rate (2006 Census)

Area	Unemployment Rate (2006)
Cariboo A	11.0%
Cariboo B	10.1%
Cariboo C	13%
Cariboo I	15.3%
Quesnel	9.9%
Cariboo Regional District	10%
British Columbia	6%

Source: Statistics Canada Census, 2006

2.5 FIRST NATION COMMUNITIES



Red Bluff (Lhtako) First Nation Logo

The **Red Bluff Band (Lhtako Dene First Nation)** is a member of the [Carrier-Chilcotin Tribal Council](#), which includes both Carrier ([Dakelh](#)) and Chilcotin ([Tsilhqot'in](#)) communities.

The Red Bluff Band reserve lands are located in the Cariboo Regional District adjacent to the Fraser River and Dragon Lake near the municipal boundaries of the City of Quesnel. The Band's lands are situated on four reserves as summarized in *Figure 2.11*. These Reserves are also identified on the Schedules attached and forming part of this Plan.

In 2006, Statistics Canada reported 128 persons on the Quesnel IR 1 and 30 dwelling units. The Lhtako population is a very young and growing population and the Band has plans for economic and community development on Reserve lands.

Figure 2.11: Lhtako (Red Bluff) Band Reserve Inventory

<i>No.</i>	<i>Name</i>	<i>Location</i>	<i>Hectares</i>
08270	Quesnel No. 1	Left bank of the Fraser River, 1.6 km south of Quesnel City Centre	552.7
08272	Sinnce-Tah-Lah No. 2	Right bank of Fraser River, 3.2 km south of Quesnel, west of Quesnel I.R. No. 1	18.8
08273	Dragon Lake No. 3	North end of Dragon Lake	14.8
08274	Rich Bar No. 4	Left bank of the Fraser River, 4.8 km south of Quesnel City Centre	96.4
Total			682.7

Historic Church on Quesnel IR 1



Lhtako Band Office on Quesnel IR 1





The Nazko First Nation has 19 reserves which were established by legislation in 1911. Three of the reserves, Baezaeko (Besikoh), Trout Lake (Bunchek) and Nazko (Chuntezn'ai) are inhabited by the membership. Total membership is approximately 407 persons, about half of whom occupy Nazko's lands. Nazko, IR #20, is the main reserve and is located 100kms west of Quesnel on the Nazko Highway #59 in the interior of British Columbia. Known as the "Gateway of the Nuxalk Carrier Grease Trail" also known as the "Alexander Mackenzie Heritage Trail", Nazko is rich in First Nations and Ranching culture.

The Nazko people, part of the Carrier Nation, are included as the original inhabitants of the north-central region of B.C. since at least 2200 B.C. Carrier country is vast, stretching 500 kms from the Coast Mountains in the west to the Rocky Mountains in the east, and 300 kms from Takla Lake in the north to the Chilcotin plateau in the south. The terrain varies from the low, rolling hills along the Blackwater River in the south to the mountainous regions that border Carrier country to the west, north and east.

From the First Nation itself: "Nazko, a strong and proud nation, believes in governance by compassion, equality, and honesty. Remembering our past, we will honour and support our Youth, and Elders, our Community, our Neighbours and each other. Let faith, integrity and respect for our culture be the strength of our future."



The Nazko and Red Bluff Bands have lived on the lands in their traditional territory for thousands of years. Both Bands maintain traditional spiritual and practical interest in the lands within the plan area and by association have an interest in the planning process and policies.



ENVIRONMENT

3.1 GEOGRAPHY

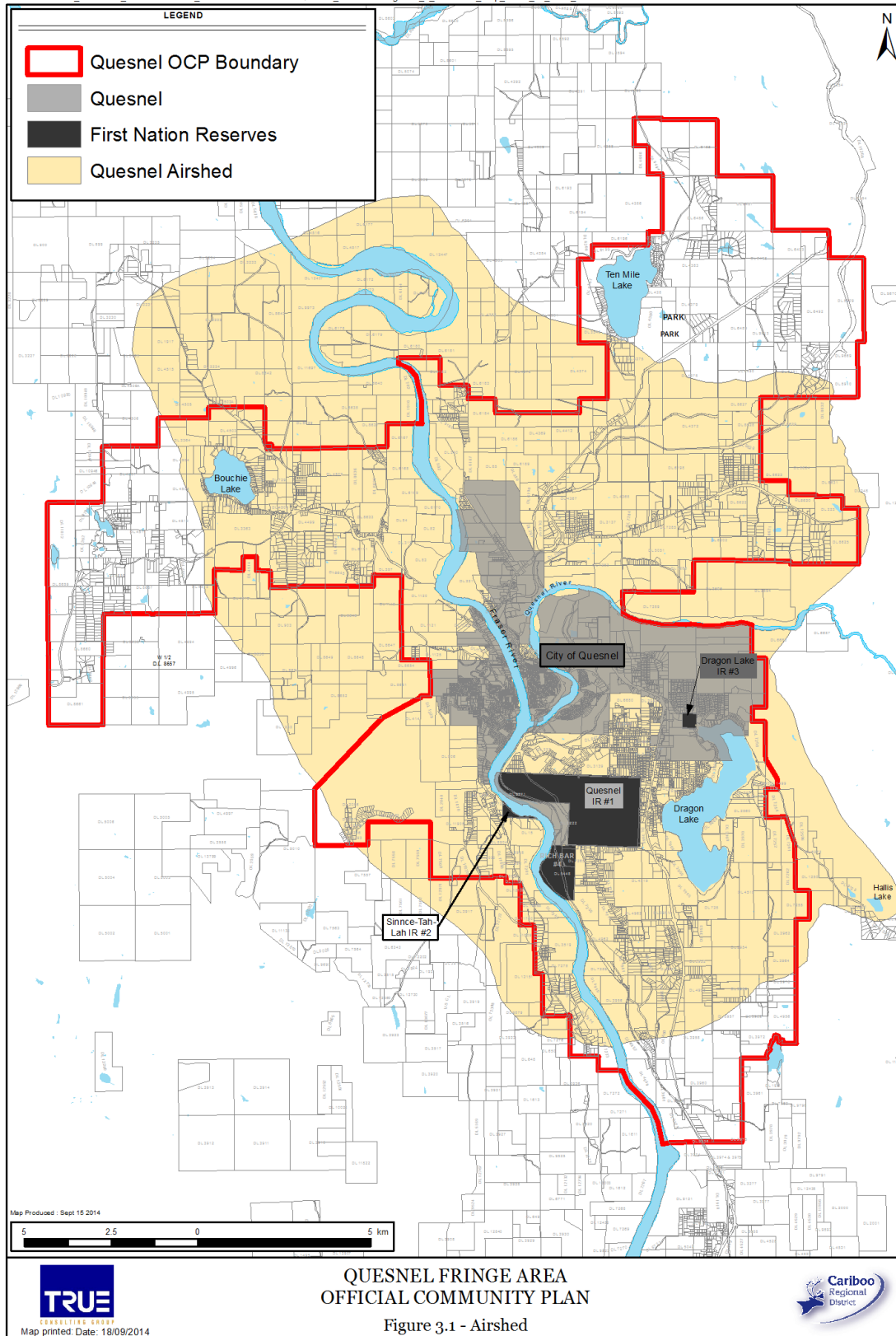
Quesnel is located on the Fraser Plateau in the area of an ancient shallow lake. The most conspicuous topographic feature of the community plan area is the valley cut into the plateau by the Fraser and Quesnel Rivers. The Quesnel townsite is situated on an accumulation of sediments deposited by the rivers. The steep slopes rising above the rivers have acted to confine development of the city to the valley and several adjacent river terraces.

The plateau is generally quite level although there are a number of ravines (e.g. along Barlow, Dragon and Baker Creeks) and certain sections are hilly (e.g. eastern part of the Barlow/Barkerville Highway and the Bouchie Lake areas). In flat areas, most notably parts of Red Bluff, drainage can be quite poor. The existence of a high water table in the Red Bluff area complicates the disposal of sewage by septic tank. Septic failures and concerns about water quality in the 1980's in the northwest corner of the Dragon Lake area resulted in the decision to connect some of the rural properties to the CRD community sanitary sewer system.

3.1.1 Airshed

Figure 3.1 outlines the Quesnel airshed as it relates to the plan area. During the planning process, community feedback indicated that improved air quality was one of the factors residents considered in selecting their rural locations. Although most of the plan area is beyond the Quesnel airshed boundary, residents are concerned about regional air quality and recognize its significance to overall health.

In 2004, the Quesnel Airshed Management Plan (QAMP) was completed to establish goals for air quality to 2014. Implementation of the QAMP included the establishment of the Quesnel Air Quality Roundtable (QAQRT) with a mandate to oversee the implementation of the plan. The QAMP was a 10 year plan, with goals to 2014, and in 2010 QAQRT commissioned a major review of the QAMP with the objective of establishing air quality goals initially to 201, but now the final phase is to conclude in 2016. The review was envisioned to be a review of any changes in the Health Reference



Levels (a guidance level for ambient air quality used in part to establish the original QAMP goals), potential new technology, and other related information. The report “Quesnel Airshed Management Plan Review - 2011” (QUAMP) was completed by Cariboo Environmental Quality Consulting in 2011. This document included twenty-three recommendations to assist the QAQRT in moving forward for the remainder of the plan implementation period and to help achieve the objectives of the QUAMP. The CRD, although not directly involved in this process recognizes the importance of this document and the efforts of QAQRT in addressing air quality locally.

3.1.2 Soils

The soils of the plan area consist of extremely fine-textured silty clay lake bottom deposits from the Ice Age. Canada Land Inventory Soil Capability for Agriculture maps indicate that the Quesnel South/Dragon Lake South area has the highest overall capability for agriculture.

3.1.3 Vegetation

The plan area, except those areas cleared for agriculture and urban development, is covered by a heavily treed, mixed deciduous-coniferous forest. This forest, a highly visible component of the landscape, contributes greatly to the attractiveness of Quesnel’s setting. Protection and maintenance of this natural vegetation cover in areas undergoing development, in addition to being aesthetically pleasing, decreases the hazards of soil erosion, provides a sink for nutrients mobilized from upland sites, and limits nutrient transport through erosion processes.

Figure 3.2 illustrates the forested areas that have been impacted by the Mountain Pine Beetle. Changes in the health and composition of these forested areas will have impacts on environmental quality, regional aesthetics and the economy.

3.2 WATERCOURSES & RIPARIAN AREAS

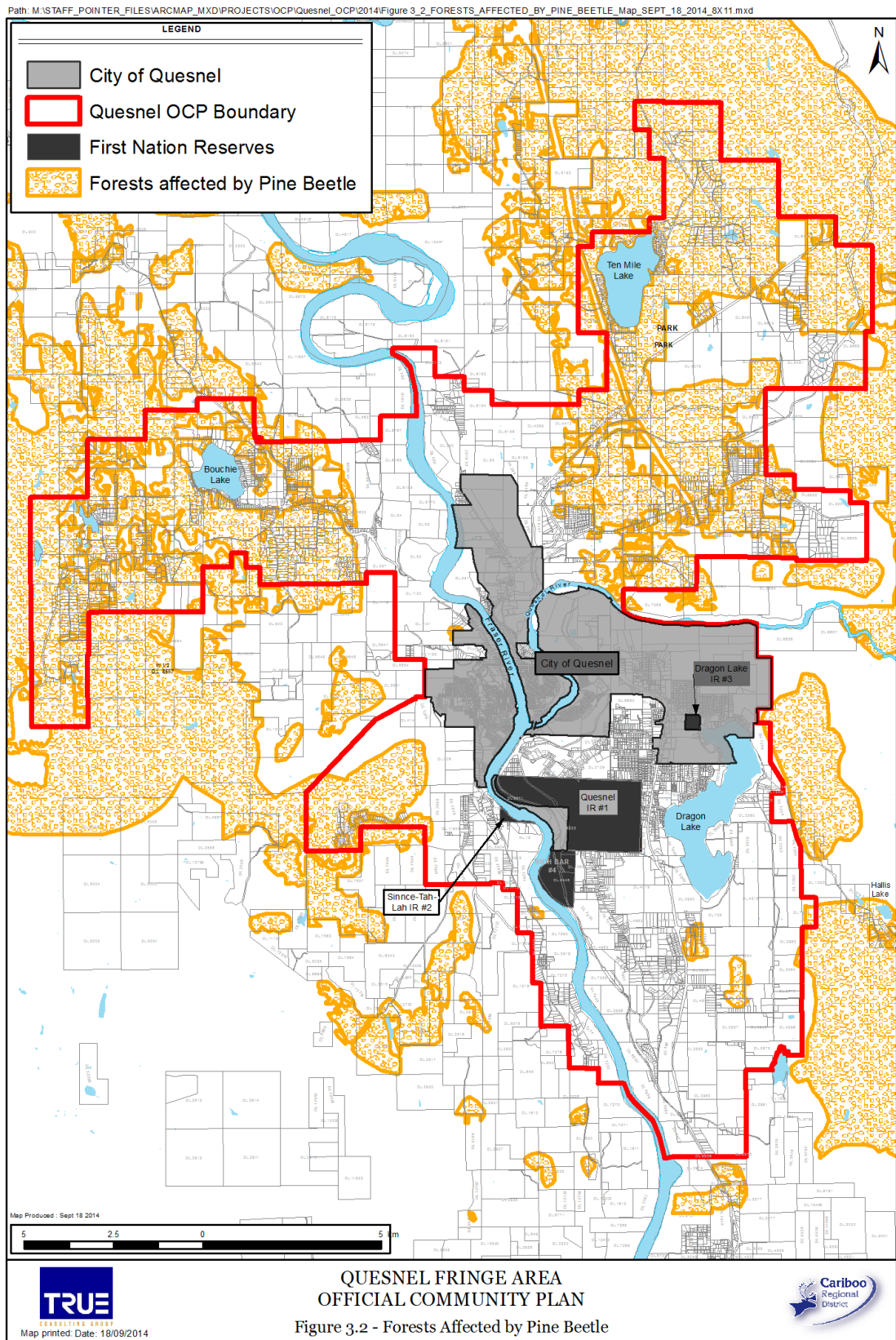
3.2.1 Streams and Rivers

The CRD is committed to protecting the environmental quality of riparian resources through the Aquatic Habitat Development Permit Area that is outlined in Section 3.5 and addressing issues related to flooding. The Quesnel and Fraser Rivers were important natural features for the First Nations people who have inhabited the Quesnel area for thousands of years. These rivers were also significant in their capacity to bring explorers into the area and they continue to influence settlement patterns and contribute to local quality of life. These rivers have environmental qualities that are important to protect and they also are associated with flooding and geotechnical conditions that are to be addressed in relation to settlement patterns.

3.2.2 Lakes

Lakes and streams are prominent features of the Quesnel fringe plan area and are valued recreation, aesthetic and economic resources. The condition of the area’s lakes, wetlands and watercourses has been well researched and these documents provide recommended strategies for the management of the area’s water resources. The four main lakes in the plan area are:

- Bouchie Lake,
- Dragon Lake,
- Milburn Lake, and
- Ten Mile Lake.



Milburn Lake:

Milburn Lake is located approximately 16 km west of Quesnel and is relatively small (perimeter 6.1 km) with a mean depth of 7.6 m. Similar to Bouchie Lake, 100% of the shoreland is privately owned; however, only approximately 6% of shoreline is considered suburban development with small residential parcels. The remaining lakeshore parcels are still in larger holdings with approximately 78% forested. Recent studies of Milburn Lake have indicated that the lake is stable, however, the small size of the lake and the shallow depth make this lake very susceptible to additional nutrient inputs and susceptible to changes within the watershed. Milburn Lake is rated as highly sensitive to future land development and MoE does not recommend any further lakeshore development.

Ten Mile Lake:

Ten Mile Lake is located approximately 11 km north of Quesnel. There is dense settlement around the northwest and southeast ends of the lake where most of the privately owned shoreland is located. Fifty-one percent of the shoreland is reported as crown land with 26% classified as a provincial park.

Ten Mile Lake is a mesotrophic lake with a maximum depth of 21 m and a mean depth of 8 m. A recent report on Ten Mile Lake written by the BC Lake Stewardship Society (BCLSS) in partnership with MOE can be found at: www.bclss.org/library/library/cat_view/60-bclssmp-lake-reports/81-level-2.html. This document reports that the flushing rate is relatively short (2-3 years). This is important because the longer the retention time, the less the lake has the ability to assimilate additional nutrients, and therefore avoid unnatural eutrophication. With a reasonably short flushing rate and a moderate mean depth the lake has been stable over the recent monitoring period of 1980- 2008 and has some ability to assimilate additional nutrients. With these factors considered, Ten Mile Lake is rated as having moderate sensitivity to future land development.

Dragon Lake:

Dragon Lake is located 8 km southeast of Quesnel. Dragon Lake is similar in overall size to 10 Mile Lake (225 ha and 243 ha respectively) however Dragon Lake has more than twice the perimeter shoreland (16.4 km and 7.35 km respectively) and 98% of this shoreland is privately owned. Dragon Lake has a low flushing rate (17 years), relatively shallow depth (6.04 m mean depth) and is slightly eutrophic. Because of these conditions and the high level of human activity in a small watershed, Dragon Lake is rated as having high sensitivity and is susceptible to nutrient inputs from the watershed. A further factor contributing to the high sensitivity rating is that Dragon Lake is critical to the BC fisheries program as it supplies 50% of the rainbow trout stocked in the province.

In the 1980's there were water quality concerns about Dragon Lake. In response to the residents' concerns a public sewer system was constructed in the northwest corner of Dragon Lake and connected to the City of Quesnel service area. Properties within the new service area were also incorporated into the City of Quesnel. MoE recommends that any future lakeshore development be required to connect to the Red Bluff sewer system, operated by the CRD. Source: Per.Comm. Sept. 29, 2009, C. Swan, Ministry of Environment)

Bouchie Lake:

Bouchie Lake is a small relatively shallow eutrophic lake. Owing to its close proximity to Quesnel (13 km by paved roads) it is an attractive rural settlement area where 100% of the shoreline is owned privately. Some of the shoreline properties are still in large agricultural or rural holdings but the

majority of the lakeshore has been subdivided for small lot residential use. The Ministry of Transportation and Infrastructure (MOTI), through the subdivision approval process, has required some right-of-way dedications that provide public access to the lake. The lake is shallow (mean depth 4.2 m) and with a slow flushing or turnover period (approximately 3-4 years) the lake is very susceptible to activities within the watershed

The Ministry of Environment advises that there are many background studies on Bouchie Lake that contribute to our understanding of lake conditions. Studies of the Bouchie Lake sediment have shown that the lake water quality was stable for 450 years and began to decline around 1950 with significant decreases since the 1970 -1980's. Studies of the lake show that it is receiving nutrient loading from the upland watershed area, as well as from within the lake itself. In particular it is noted that there is an over-abundance of phosphorus in the lake already and as septic fields around the lake reach saturation, the nutrient loading to the lake will increase. Bouchie Lake has been classified as having a high water quality sensitivity rating, reflecting a high sensitivity to further development in the watershed. The Bouchie Lake studies suggest that management strategies are required for both shoreline development and the upland watershed. A Watershed Plan is under development by the Baker Creek Enhancement Society in partnership with the Ministry of Environment and local stewardship groups. .

3.2.3 Lake Use

Owing to the high fishery and recreational values of the area's lakes there is considerable boating use. When used responsibly, watercraft can have minimal impact on marine environments. However, when used irresponsibly, watercraft can contribute to water quality degradation and the destruction of fish and wildlife habitat. Examples of irresponsible practices include: fuel spills; shoreline habitat disturbance from large waves and from construction of boat launches and docks; parking on sensitive shorelines; and reckless disturbance of marine wildlife.

In addition to the impacts on the natural environment, lake users have indicated that watercraft use has raised concerns about impacts on human safety and quiet enjoyment. Through the public consultation process some residents voiced their preferences for enforcement of maximum speeds on local lakes. At the same time others expressed concerns that there be no increase in local boating regulations. The following information on "Managing Marine Use" is provided in an attempt to address the community's need for more information or discussion, over the long term on this subject.

The CRD requires developers to consider flood hazards and provide appropriate building setbacks and elevations. Detailed provincial information is available on flood conditions along the Fraser River only. Developers may be required to assess flood hazard potential as part of their development application process.

Managing Marine Use:

The CRD has a limited mandate to address marine transportation and marine safety as the federal government has legislative authority and jurisdiction over all Canadian waters. However, a provincial, territorial or federal government department may administer the application process for a proposed boating restriction amendment on behalf of Transport Canada Marine Safety, Office of Boating Safety (OBS) with this responsibility regulated through the Transport Canada *Boating Restriction Regulations* (BRRs). The BRRs provide the means to impose restrictions such as:

- prohibition of all boats;
- limitation of propulsion power or type of propulsion;
- imposition of speed limits; and
- restriction of towing activities such as waterskiing or regattas.

Levels of government requesting that a body of water be considered for a proposed restriction must follow specific procedures that are overseen by either a regional OBS or in some cases, a Provincial Designated Authority working with the OBS. The process for establishing regulations to address these conditions is lengthy and complex. An outline of the process can be reviewed at http://www.bclss.org/library/library/cat_view/60-bclsmplake-reports/81-level-2.htm. Alternatively it may be possible to resolve the waterway concern through other non-regulatory or voluntary compliance strategies. A non-regulatory alternative can be as simple as an agreement between waterway users to respect each other's rights and operate in a courteous manner, or to follow a voluntary code of conduct. Other forms of non-regulatory alternatives can be signs posted around a waterway requesting operators to reduce speed near shore, around swimming areas or in areas where non-powered pleasure craft such as canoes and kayaks may be adversely affected by the speed or wake of a power-driven vessel.

Signs for Lakes & Watercourses

Examples of cautionary signs:

- "Please do not enter swimming area";
- "Caution - swimming area";
- "Please reduce your wake";
- "Hazards near shore";
- "Please reduce speed near shore";
- "Please reduce speed when entering a narrow channel"; and;
- "In the interest of safety, all water-skiers please operate in a counter-clockwise direction".

For Information Only

It is important to note that voluntary compliance signs posted near a waterway should not be worded in such a manner that they could be mistaken for a federal prohibition. Posted signs that could be mistaken for a federal boating restriction are not permitted under federal legislation. There are, however some existing regulations that apply to all waterways that could be signed on local lakes as a reminder of the need for good watercraft practices. "Prohibition Against Careless Operation" under Section 43 of the Small Vessel Regulations is a good example. This section states that "No person shall operate a small vessel in a careless manner, without due care and attention or without reasonable consideration for other persons". Federal boating regulations also indicate a maximum speed limit of 10 km per hour within 30 m of a shoreline; this is enforced by the RCMP and provincial Conservation Offices. Regional Offices of Boating Safety have sign templates indicating the types of operation this may include. Signs reminding waterway users of prohibitions under the *Fisheries Act*, *Wildlife Act*, other Acts and regulations are also a good method of educating waterway users.

3.3 ENVIRONMENTAL AND CLIMATE OBJECTIVES

GENERAL OBJECTIVES

3.3.1 Encourage stewardship of natural resources through conservation and public education.

3.3.2 Strive to preserve and enhance ecological systems and ecological diversity.

- 3.3.3 Develop an environmentally sustainable economy that promotes best management practices for all economic sectors.
- 3.3.4 Strive to protect environmentally sensitive or hazardous lands such as steep slopes, floodplains, watersheds, shorelines and soils that are subject to erosion from land uses having major environmental impacts.
- 3.3.5 Strive to protect human life and property from natural and human-made hazards, including restrictions on land uses in areas that are subject to hazardous conditions such as flooding, wildfire, steep slopes or unstable soils.
- 3.3.6 Consider environmental conditions as an integral part of the assessment of growth management options, land use plans, transportation plans and development proposals.
- 3.3.7 Encourage protection and enhancement of fish and wildlife habitats in balance with development and recreational use of open space and mitigate conflict between wildlife and human activity.
- 3.3.8 Encourage increased efforts to reduce waste (including recycling).
- 3.3.9 Plan for the impacts of climate change.
- 3.3.10 Strive to ensure that land within the Agricultural Land Reserve (ALR) can be used for agricultural use
- 3.3.11 Help to maintain high water quality by protecting the integrity of surface groundwater and aquifers.
- 3.3.12 Support strategies to increase environmental awareness.



Climate Change

In 2007, the British Columbia Climate Action Charter was introduced creating a partnership between the Province and local governments to reduce greenhouse gas (GHG) emissions and positively affect climate change. The Cariboo Regional District became a signatory of the Climate Action Charter committing to become carbon neutral in respect of its corporate operations..

In 2008, Bill 27, *The Local Government (Green Communities) Statutes Act*, was introduced by the Province mandating all local governments including GHG reduction targets, policies and actions in all Official Community Plans and Rural Land Use Bylaws committing local governments to influence the reduction of community-wide emissions through various planning tools.

Following its 2007 Speech from the Throne, the Province committed to a 33% reduction in GHG emissions by 2020 and 80% by 2050 from 2007 levels. In 2009, the Cariboo Regional District Board of Directors voted to match the provincial GHG emissions target.

In 2007 the provincial government calculated the Cariboo Regional District's greenhouse gas emissions and completed the Community Energy Emissions Inventory (CEEI). The Inventory concludes the Regional District's 2007 CO₂ emissions level was 329,145 tonnes.¹

3.3.13 The Cariboo Regional District is committed to addressing climate change and reducing greenhouse gas emissions. Provisions to reach a 33% reduction of GHG emissions within the Regional District by the year 2020, and an 80% reduction by 2050 from 2007 levels are addressed through the following policies and actions. As a signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter, including becoming carbon neutral in respect of its corporate operations.

3.3.14 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.
- 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 Quesnel to ensure a region-wide approach.
- g. encouraging employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
- h. creating partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.

3.3.15 Adopt a "lead by example" approach to energy and emissions planning and will commit to setting corporate targets, by:

² Emissions calculated for the Regional District's member municipalities (100 Mile House, Williams Lake, Quesnel, and Wells) have been extracted from the original CEEI report totals to produce an accurate account of Regional District emissions. The Regional District's OCPs and RLUBs do not influence the reduction of GHG emissions in the four member municipalities directly.

- 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.
- 3.3.16 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.
- 3.3.17 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.
- 3.3.18 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.
 - b. a pilot transit project that would support rural residents traveling into Quesnel for work or services;
 - c. supporting Smart Growth planning principles as applicable to rural areas; and
 - d. protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water, with no net loss of forest land.
- 3.3.19 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.
- 3.3.20 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.
- 3.3.21 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

3.4 GENERAL ENVIRONMENTAL POLICIES

3.4.1 Endeavour to preserve and protect Environmentally Sensitive Areas (ESAs) and Environmentally Hazardous Areas (EHAs). Where appropriate, the Regional District may use one or more of the following tools to direct development away from Environmentally Sensitive Areas and Environmentally Hazardous Areas:

- Development Permit 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 (such as setbacks) other than use or density; and/or
- voluntary stewardship such as contracts, leases or trusts to protect the feature or area.

3.4.2 OCP Land Use designations are presented in Schedule B. Applications for new land use designations (OCP Amendments or Rezoning Applications) may 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 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 reviews 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.

3.4.3 Require the Qualified Environmental Professional (QEP) to recommend practices to prevent sediment from entering local lakes, wetlands and watercourses when considering development activities where appropriate.

3.4.4 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. The designation of lakes, wetlands and watercourses uses the definitions as outlined the Cariboo Regional District's "Shoreland Management Policy". Schedule C identifies known lakes, wetlands and watercourses in the plan area using the Provincial TRIM 1:20,000 maps but may not include all aquatic habitat. 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.

3.4.5 Consider waste management strategies that provide alternatives to the burning of brush such as free days at landfills for compostable materials.

3.4.6 Encourage 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).

3.4.7 Encourage residents to obtain geotechnical advice prior to installing swimming pools, ponds or retaining walls in areas of moderate or high geotechnical risk landslide areas.

3.4.8 Encourage and support the preparation of an inventory of sensitive habitat areas and wildlife corridors or a sensitive ecosystem inventory for crown and private lands. The Regional District may facilitate community consultation on this project, likely through the Advisory Planning Commissions, and may consider new Development Permit Area designations.

3.4.9 Encourage federal and provincial agencies to continue monitoring issues of environmental importance, particularly water quality in local lakes (e.g. Bouchie, Dragon, 10 Mile and Milburn Lakes).

3.4.10 Consider expansion of the Quesnel Fire Protection Area to correspond with the plan area boundary.

3.4.11 Work with community and other government groups to develop and maintain current evacuation plans.

3.4.12 Hazardous conditions of concern to the CRD include:

- areas of steep slopes (slopes in excess of 27%);
- rockfall/rolling rock hazard areas;
- landslides, 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 3.7. Development in areas with geotechnical hazards (Schedule D) require a Development Permit.

3.4.13 The susceptibility of an area to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche may be assessed at the time of development application:

- a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical

Development on Steep Slopes

New development in potentially unstable areas or areas with steep slopes should avoid:

- Cutting into a slope without providing adequate mechanical support;
- Adding water to a slope that would cause decreased stability;
- Adding weight to the top of a slope;
- Removing vegetation from a slope; and,
- Creating steeper slopes.

For Information Only.

issues. Further detailed information may be required as a result of the assessment. Exceptions to an assessment include development in areas of a site clearly identified as not subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche hazards.

- b. A subdivision application may require a detailed Hazard Report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer or geoscientist licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report. Exceptions to an assessment include development in areas of a site clearly identified as not subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche hazards

3.4.14 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.

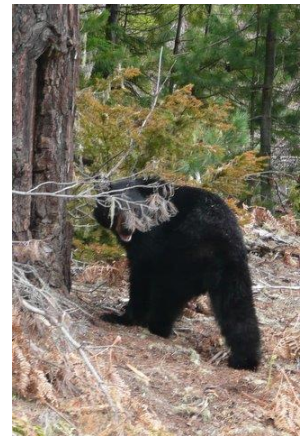
3.4.15 The Regional District recognizes that the plan area contains areas that are subject to flooding, such as wetlands. Zoning Bylaw No. 3504 contains regulations pertaining to setbacks and elevations in locations subject to flooding.

Wildlife

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

3.4.17 Consider developing a Bear Aware Strategy to minimize the potential of bear/human interactions.

3.4.18 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.



Tree Retention & Tree Expansion

3.4.19 Encourage harvesting of health-damaged trees and replanting of infected or damaged forest areas.

3.4.20 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.

3.4.21 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.

3.4.22 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

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

3.4.24 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.

3.4.25 Encourage planning, design and construction strategies to minimize greenhouse gas emissions.

3.4.26 Encourage developers to follow best practices in sustainable development - seeking out leading edge technologies and minimizing the impact on existing infrastructure (stormwater absorption or dispersal, etc.).

3.4.27 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.

3.4.28 Explore strategies to increase recycling options.

3.4.29 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” where applicable.

3.4.30 Encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.

Environmentally Sensitive Areas

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

- 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 the 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 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.

3.4.32 Work co-operatively with the Ministry of Forests, Lands and Natural Resource Operations 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.

3.4.33 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.

3.4.34 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.

3.4.35 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.

3.4.36 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,
- c. provide an example of environmental stewardship.

3.4.37 Encourage the retention of wetlands as natural buffers between different land uses and as valuable ecological communities..

3.4.38 For 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 (wetland) and gulch. Recognizing the *Water Act* and the *Fisheries Act* and that Provincial and/or Federal permits are required for work within or around a stream, and aquatic habitat management strategies and may include the following:

- 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.

Airshed

3.4.39 The Regional District recognizes that good air quality is important for healthy communities and its supports the efforts of the Quesnel Air Quality Roundtable (QAQRT) and their implementation of the Quesnel Airshed Management Plan (QAMP).

3.4.40 The Regional District recognizes that due to the technical nature and complexity of the air quality issue in Quesnel, the City and the CRD have been encouraged through the QAMP to have their representatives on the Roundtable as long as possible so that they will be more effective in their roles.

3.4.41 The Regional District will encourage uses with adverse effects on air quality to develop in locations where the prevailing wind direction and airshed characteristics reduce the potential for air contaminants to enter the Quesnel Bowl area.

3.4.42 As a member of the Quesnel Air Quality Roundtable, the Regional District will work to improve air quality by recognizing the Quesnel Airshed Management Plan and will consider the plan when making recommendations on land use and community planning.

3.4.43 The Regional District will work with the City of Quesnel to improve air quality, promote environmental protection, address geotechnical issues, and prevent fires (this policy mirrors a policy in the Quesnel OCP).

3.4.44 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.

Lake Policies

3.4.45 Support the development of a Liquid Waste Management Plan for the Bouchie Lake area, recognizing that MoE recommends the development of a sewer system for the area. The CRD would require an expression of interest, from the majority of residents to establish a local service area, before the planning process is launched.

3.4.46 Do not support any further lakeshore development on Milburn Lake.

3.4.47 Future lakeshore development on Dragon Lake is required to be connected to existing community sewer and water infrastructure or an independent community sewer system.

3.4.48 Support resident led initiatives to promote Best Management Practices for lakefront properties.

Wildfire

3.4.49 The Regional District will, in co-operation with the appropriate agencies, continue to work towards developing strategies and procedures to prevent interface fires.

3.4.50 Areas of High Wildfire Probability, as identified by the Ministry of Forests, Lands and Natural Resource Operations, are shown on Schedule E, Wildfire Probability and are considered high wildfire hazard areas.

3.4.51 The Regional District will continue to consult with the Ministry of Forests, Lands and Natural Resource Operations to maintain current information on wildfire probability.

3.4.52 It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for addressing wildfire risks.

3.4.53 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 fire wildfire hazard ratings (moderate or high) , 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 quality 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.

3.4.54 For any subdivision or land use development that will create fewer than four parcels or dwelling units in a high wildfire hazard area, and for any subdivision or land use development in a moderate wildfire hazard area, 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.

3.4.55 Where wildfire hazard management requirements and riparian area or environmentally sensitive area requirements overlap, the riparian area or environmentally sensitive area requirements shall prevail.

3.4.56 Work with the Ministry of Forests, Lands and Natural Resource Operations on evaluating and approving new developments in areas where fire hazard is high.

3.4.57 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 3.4.62)

- 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

Best management practices for lakeshore properties
as suggested on www.livingbywater.ca:

- Prune trees rather than removing them to reduce: erosion; provide a sink for nutrients mobilized from upland sites; and, limit nutrient transport through erosion processes.
- Replace solid surfaces with porous materials to optimize use of soil filtration properties for retaining nutrients in runoff.
- Do not mow grass to a height less than 8 cm.
- Do not fertilize with commercial inorganic fertilizers. This action alone can greatly reduce nitrogen and phosphorus transport.
- Leave grass clippings on the lawn to return nutrients to the grass but minimize nutrient transport.
- Establish a buffer along the water's edge with deep rooted native plants to prevent erosion and create a sink for nutrient transport from upslope,
- Do not use cleaning or other household products that contain phosphorus.
- Establish a shoreline buffer strip.
- Revegetate any exposed soils on the property.
- Maintain natural vegetation where possible.
- Divert runoff from buildings and driveways to well-vegetated areas, not to the lake.
- Limit impermeable surface areas to a fixed proportion of a lot; 10-15% is frequently used (Cappiella and Schueler, 2001).
- Limit lawn irrigation.

For Information Only

3.5 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* requires 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 C - Riparian and Environmentally Sensitive Areas. Schedule C is based on large scale Provincial TRIM map series at 1:20,000 and 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 except that form and character permits may be processed independently because they are subject to a different review process. 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.

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

- 3.5.1 A Development Permit is required, *except where exempt under Exemptions Section 3.5.3* for development or land alteration on land identified as a riparian assessment area within the AHDPA (see Schedule C). 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 drainage systems that are major topographic alterations to a property, within 15m (49.2 feet) of a lake, wetland or watercourse;
 - i. development of utility corridors within 15m (49.2 feet) of a lake, wetland or watercourse; and
 - j. 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 15m (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.

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 of the Ministry of Environment.

"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 C, for example identifies sensitive spawning and rearing habitat areas identified by DFO. Additional areas may be identified by a QEP during the site assessment stage.

3.5.2 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 15 m (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 to be consistent with the *Shoreland Management Policy*. 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 should 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) where 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 guidelines in the CRD's *Shoreland Management Policy, 2004* and the Province's *Develop with Care: Environmental guidelines for Urban and Rural Land Development in British Columbia* are to be followed.

Exemptions

3.5.3 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 a 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, and 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 watercourses 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 water intakes;
 - 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 points 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.

Expedited Development Permit Process

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

3.6 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 C.

Area

Environmentally sensitive areas designated as a Development Permit Area are shown on Schedule C and include Old Growth Management Areas, and has mapped areas used for mule deer winter range. 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

3.6.1 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, alternation, 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;

3.6.2 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

3.6.3 The ESDPA does not apply to the following:

- a. 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 structures remain 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.

3.7 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 D and are designated as Development Permit Areas.

Justification

The Geotechnical Hazards Development Permit Area has been established as a result of a geotechnical assessment carried out by AMEC Earth and Environmental, and detailed in a report issued in 2009 entitled "Geotechnical Hazard Mapping Quesnel Fringe Area Cariboo Regional District British Columbia:.. The report identified areas subject to:

- Moderate risk areas (steep slopes including buffer zones adjoining sloping terrain; rolling rock hazard); and
- High hazard risk areas (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 (i.e. cut and fill slopes).

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

- 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 D, the following guidelines shall apply:
 - a. Development shall not occur on slopes greater than 27 percent (15 degrees from horizontal) without a geotechnical report by a geotechnical engineer registered to practice in the province of B.C., addressing potential issues of land slippage, erosion and drainage issues, and certifying the use as acceptable with or without mitigative measures.
 - b. In order to reduce the risk from landslides, no major development will be permitted unless first obtaining an acceptable geotechnical assessment.
 - c. Re-grading or removal of forest cover is also prohibited unless professional advice is sought regarding land stability and erosion.
 - d. 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 property below to achieve an acceptable level of risk.

- e. If the property is determined to be safe for the intended use, the geotechnical report should provide details of the mitigation measures including temporary soil stabilization and sediment control measures.
- A Covenant may 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

- Notwithstanding Guideline 3.7.1 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 20m², 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 report for existing dwelling at the discretion of the building department (e.g. rezoning when no new structures are proposed); 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.
- Notwithstanding Guideline 3.7.1 above, a Development Permit may not be required for:
 - minor projects in high risk areas, subject to the discretion of the Chief Building Official, and
 - Refinement of hazard boundary at the discretion of the Chief Building Official.

Expedited Development Permit Process

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

POLICIES AND LAND USE MAP DESIGNATIONS

4.1 POLICIES AND LAND USE MAP DESIGNATIONS

Land use designations are shown on Schedule B – 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	<ul style="list-style-type: none"> • Agricultural and Resource • Small Farms • Gravel Reserve
Residential	<ul style="list-style-type: none"> • Single Family Residential (Serviced) • Single Family Residential (Unserviced) • Rural Residential 1 • Rural Residential 2 • Country Residential • Multi-Family Residential • Compact Residential • Manufactured Home Park
Commercial	<ul style="list-style-type: none"> • Highway Commercial • Highway Service Commercial • Neighbourhood Commercial • Regional Shopping Centre • Recreation Commercial
Industrial	<ul style="list-style-type: none"> • Light Industrial • Heavy Industrial
Quality of Life	<ul style="list-style-type: none"> • Parks, Recreation & Open Space • Institutional • Environmental Reserve

The Regional District recognizes that some current land uses do not conform to the designations shown on Schedule B – 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.



AGRICULTURAL & RESOURCE USE

5.1 INTRODUCTION

The Region's natural resource sector has traditionally been the basis for jobs and economic development in the area. In Quesnel, forestry, particularly logging and forest productions, account for 26% of the City's employment and support approximately 2200 families (source: Quesnel Official Community Plan). As a satellite community the plan area is also closely tied to the fortune of the forestry sector. The Regional District does not have direct management responsibility of forest resources but can have a role in working with the province and the City of Quesnel to support initiatives that help to maintain jobs while protecting resources for future generations.

The plan area contains a significant amount of land that is designated within the Agricultural Land Reserve. These lands typically support land extensive agricultural uses such as forage and livestock production and contribute to the rural character of the area. These lands continue to be under pressure for rural residential development however, there is also increasing recognition of their potential role in contributing to a more sustainable future for the larger area from economic, social and environmental perspectives.

5.2 OBJECTIVES

- 5.2.1 To maintain a secure and productive resource base.
- 5.2.2 To provide for the wise stewardship of the area's resources, including protection of access to aggregate deposits, protection of water supply sources and water resources.
- 5.2.3 To promote sustainable resource management practices in association with the use of the Regional District's natural resource base.
- 5.2.4 To recognize sand and gravel resources as required in the *Local Government Act*.
- 5.2.5 To support the mandate of the Agricultural Land Commission as the agency protecting agricultural land and agricultural opportunities.
- 5.2.6 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 are permitted by the *Agricultural Land Commission Act* and regulation.

- 5.2.7 To work with the Agricultural Land Commission to identify Agricultural Land Reserve lands that have limited agricultural capability and may be used for non-farm development (such as industrial, residential and commercial uses) and can contribute to community development and economic sustainability.
- 5.2.8 To minimize conflicts between resource developments and other land uses.
- 5.2.9 To work with the relevant government agencies to support sustainable resource management.
- 5.2.10 To encourage development that respects the forest wildland interface.

5.3 POLICIES

Agricultural

- 5.3.1 The minimum parcel size for lands designated on Schedule B for Agricultural & Resource use shall be 32 ha. Much of this land is within the Agricultural Land Reserve and subdivisions area parcel sizes are regulated under the *Agricultural Land Commission Act*. The Commission may approve subdivisions for smaller lots under specific conditions (e.g. Home Site Severance). Exemptions to the 32 ha lot area are permitted for lots of record in the ALR that are less than 32 ha, but have agricultural viability
- 5.3.2 Support the Agricultural Land Commission in its efforts to protect and enhance farmland. Where land is in the ALR, minimum parcel sizes shall apply only when the land is:
- excluded from the ALR; or
 - approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission; or
 - exempted by the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission.
- 5.3.3 Notwithstanding the minimum parcel size required under the present bylaw (32 ha), where the ALC has approved a subdivision of land within the ALR that is divided by a major road (greater than 20 m right-of-way) no amendment to the OCP will be required for the subdivision of the parcel, provided each parcel of land is a minimum of 4 ha. Where applicable, implementation of this policy is to be by zoning bylaw amendment. Homesite severances where approved by the ALC are exempt from the requirements to amend the OCP, however the zoning bylaw may indicate a future minimum lot area for these homesite severances.
- 5.3.4 The Regional District may support an application for exclusion from the ALR (i.e. advance the application to the ALC) or an application for subdivision within the ALR, provided:
- There are no negative impacts on agriculture;
 - It is demonstrated that the land is physically and economically incapable of supporting agriculture as evaluated by a qualified professional; or
 - It is recognized that the land's agricultural potential is restrained by a combination of factors such as the location of transportation corridors, proximity of residential development, or the size location and character of the parcel.
- 5.3.5 The Regional District may require covenants to be registered on new lots that are adjacent to lands in the ALR and lots that are a minimum of 4 ha. The covenant is intended to increase awareness of the right to farm in these areas and/or awareness of the presence of agriculture. The covenant will be registered in conjunction with fencing requirements, as indicated in the



CRD Agriculture Policy, to ensure that there is awareness over the long term, even with property transfers, and with this awareness, reduce the potential for future land use conflict. The covenant may also address other conditions as identified in the report *Agriculture and Forestry Policies: Review and Development*, prepared for the CRD by Cariboo Geographic Systems and the CRD Agricultural Policy document.

- 5.3.6 The 'Small Farms' designation on Schedule B provides for land in the ALR, with current lots ranging from 4 ha to 12 ha with limited agricultural potential, that serve as a buffer between Agricultural and Resource designated lands and Rural Residential designated lands. A minimum parcel size of 8 ha is required for future applications to re-designate land to the Small Farm designation.
- 5.3.7 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.
- 5.3.8 Support the Province's general policy of integrated multiple use land management such as grazing and timber management.
- 5.3.9 Minimize conflicts between agricultural and other land uses (residential/recreational) 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).
- 5.3.10 Encourage all farming operations 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*).
- 5.3.11 Recognize 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;
- density bonusing for projects providing opportunities for local food production (e.g., community gardens or greenhouses); and
- 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.

5.3.12 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.

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

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

Resource Use

5.3.15 The minimum parcel size for lands with the Resource use designation shall generally 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. Exemptions to the 32 ha lot area are permitted for lots of record that are less than 32 ha, and parcels that are not predominantly residential in nature and have resource use viability.

5.3.16 Continue to promote a wood friendly culture. 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 consideration to design proposals for publicly funded buildings that demonstrate a more substantial and/or innovative use of wood content as a primary building material.

5.3.17 Support local value added wood industries.

5.3.18 Recognize the significant role of independent operators within the local forestry industry. 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...

5.3.19 Support the establishment of area based forest tenures in cooperation with the Ministry of Forests, Lands and Natural Resource Operations that are based on sustainable local forest

practices and enhance the local forest industry (e.g. new jobs, better use of resources) for the long term benefit of the community.

- 5.3.20 The District will work with the Ministry of Forests, Lands and Natural Resource Operations and other stakeholders in the forest industry to protect the forest land base and promote sustainable forest operations while balancing recreation and other interests.
- 5.3.21 Support public education efforts concerning the value of local agricultural production, forestry, composting, and water conservation.
- 5.3.22 The Agricultural and Resource Use designation permits resource uses such as agriculture, forestry, limited mining and oil and gas extraction, subject to rezoning if required (e.g. industrial zone for oil, gas, mining) recognizing that for uses on lands within the ALR, the *Agricultural Land Commission Act* will take precedence.
- 5.3.23 Forestry uses shall implement Best Management Practices including practices that preserve critical watersheds and view sheds and mitigate erosion.
- 5.3.24 Recognize the role of Woodlot Licences (an inventory is provided in Schedule C) 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.
- 5.3.25 The Regional District supports the implementation of Visual Quality objectives developed by provincial agencies to facilitate the provision of visual buffers along roadways and other scenic locations.
- 5.3.26 When considering the addition of new “industrial” resource uses (e.g. mineral extraction and large scale wood processing) the Regional District may require a vegetated natural buffer area that is a minimum of 6 m between neighbouring rural uses.

Sand, Gravel & Other Mineral Extraction

- 5.3.27 Sites permitting sand and gravel extraction are designated on Schedule B Land Use. The authority for approvals to permit gravel extraction rests with an appropriate ministry. 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.
- 5.3.28 Sand and gravel extraction 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. Such activities are permitted where approved by Temporary Use Permits 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.
- 5.3.29 Require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation; dust control; screening; access; traffic circulation and site reclamation.

- 5.3.30 Where land designated for Agricultural and Resource Use abuts land designated for residential use, and/or where extraction activities might alter the visual attributes of the area, the Regional District shall encourage resource extraction activities to be conducted in a manner that will retain the visual integrity of the area.
- 5.3.31 The Plan area contains reserves of diatomite (in the vicinity of DL 906) and stoneware clay deposits (in the vicinity of DL 6182). The Regional District supports the research and exploration required to verify these reserves and would consider applications to process materials through rezoning and/or Temporary Use Permit processes.

RESIDENTIAL

6.1 INTRODUCTION

The plan area contains a mixture of residential development densities with some small lot development along lakeshores and near Quesnel, but the majority of parcels are larger lots with rural character. Rural character is re-enforced by requirements for larger lots to accommodate on-site servicing (individual wells and septic systems) and by the surrounding crown land and agricultural land that provides a natural context. The residents of the area value this rural character, explaining that the area will be successful in the future because residents will continue to value:

- the feeling of space
- the people
- clean air
- the rural lifestyle
- a peaceful setting
- affordable options
- low density



In terms of planning for the future, the existing dispersed land use pattern does not meet Smart Growth principles and creates significant challenges for reaching GHG reduction targets. The cost of providing services to these areas is high in relation to existing land values and demands and it is challenging to improve service levels (e.g. Bouchie Lake, Red Bluff).

Growth projections for this area have indicated (Section 2) that there is a 20 year inventory of land designated for future development. At the same time it is evident that there is limited demand for new land developments owing to an aging population and a slowing economy. In the future the CRD will be challenged to respond to pressures for more recreational properties (particularly on lakeshores) and further subdivision of existing properties as residents downsize or seek to break up property for family members. The residential land use policies recognize these pressures while focusing on maintaining the highly valued rural quality of life.

6.2 OBJECTIVES

- 6.2.1 To maximize efficient use of land and services (particularly roads and schools), encouraging infill and intensification prior to peripheral expansion.
- 6.2.2 To ensure that new development has appropriate safe and healthy infrastructure that can be maintained at reasonable cost. Cluster development can be considered as a means of protecting the environment and supporting necessary servicing infrastructure.
- 6.2.3 To create lot areas which permit the effective functioning of on-site sewage disposal.
- 6.2.4 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.
- 6.2.5 To direct development to areas free of geotechnical and environmental hazards unless mitigation measures are in place to reduce risk to acceptable levels.
- 6.2.6 To encourage home-based businesses that do not alter the residential use or character.
- 6.2.7 To engage citizens to participate in community life and decision-making.
- 6.2.8 To work with First Nations, different levels of government and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use, scale and history of their surroundings.
- 6.2.9 To encourage consideration of global climate change, water conservation, air quality and environmental sustainability when reviewing new development applications.
- 6.2.10 To encourage development that minimizes the impacts of wildfire.



6.3 POLICIES

- 6.3.1 Support new residential development in the plan area where:
 - development can be assessed against sustainability checklist standards;
 - uses reflect the rural character of the area;
 - development does not impact neighbouring agricultural or resource based uses;
 - development demonstrates the principles of sustainability with approved servicing systems that are either independent on-site or community systems; and
 - developments address the demand for a range of housing choices, including housing on different lot sizes and affordable and special needs housing.
- 6.3.2 In addition to the residential uses that are permitted in agricultural and resource areas, there are five (5) land use designations shown on Schedule B that are primarily intended for residential development as follows.

6.3.3 Single Family Residential (Serviced)

Single family residential development is considered a “suburban” development format and is supported only in the Red Bluff area where there is an opportunity for urban service levels to be provided. *Figure 5.1* outlines the Red Bluff sewer service area. With an approved connection to the municipal sewer system and a community water system, lots will be a minimum of 557 square meters. When connected only to the Red Bluff Sewer system, the minimum lot size for a single-family dwelling is 1,114 square metres. Despite the term ‘single family dwelling’ a two-family dwelling may be permitted in certain zones. With community water or sewer, the minimum parcel size for a two-family dwelling is 1672 square meters.

6.3.4 Single Family Residential (Unserviced)

The single family residential (unserved) lot designation was developed for areas where there was a demand for higher densities (i.e. Bouchie Lake, Quesnel Fringe Area - west of the city). The original objective of this designation was to concentrate development into a desired residential area where future densities could potentially warrant servicing systems. However, given current economic, social and environmental conditions, it is unlikely that these areas will be either incorporated into Quesnel and/or fully serviced for the term of this plan. In the interim, it is recommended that minimum parcel sizes be of sufficient size to discourage further sprawl and accommodate on-site servicing over the long term. The minimum parcel size for this designation is 4000 square meters unless the Medical Health Officer requires a larger minimum parcel size to accommodate safe disposal systems.

In the Bouchie Lake area, where management of ground discharge is recommended to improve water quality, no further subdivision is supported unless connections to a community sewer system is also provided.

6.3.5 Country Residential

The minimum parcel size for Country Residential lots will be 0.8 hectare to offer opportunities for semi-rural lifestyles. Country Residential subdivisions shall be located in areas where urban public services are not expected to be supplied and water supply and sewage disposal are provided on an individual on-site basis.

Country Residential subdivisions should minimize disruption of cattle grazing patterns or conflicts with other adjacent agricultural or resource uses. Additional setbacks and buffers may be required on subdivisions particularly where adjoining lands are located in the Agricultural Land Reserve.

6.3.6 Rural Residential

Rural Residential lots will be located in areas not suited to more intensive residential development for reasons such as: poor soil conditions for onsite sewage disposal; distance from established urban developments; limited access; or topographic limitations. Agricultural land should not be utilized for Rural Residential subdivisions. Rural Residential areas are designated on Schedule B in locations where the strengthening of existing rural settlement areas will be facilitated and where there is little likelihood of urban encroachment in the near future.

Two densities of land use designations have been established to reflect current and future density: Rural Residential 1 requires a minimum lot area of 4 ha; Rural Residential 2 will have a minimum average site area of 2 ha, with lot areas ranging from 1.5 ha to 3.0 ha.

6.3.7 Multi-Family Residential

Multi-family residential development is not considered compatible with the prevailing land use designations and low density character of the Quesnel fringe area. However, multi-family is supported where servicing (water and sewer) is provided to an urban standard. Within the plan area, the required servicing standard can only be met in close proximity to the City of Quesnel. In these serviced areas the Regional District will consider applications for multi-family developments that demonstrate:

- compatibility with neighbouring uses;
- proximity to “hard” (water, sewer, roads) and “soft” services, fire protection, transit, schools, parks and other similar services.

6.3.8 Compact Residential

Compact Residential Development is a form of multi-family development and the multi-family development permit application as outlined in Section 5.4 applies. Compact developments will be considered by the CRD on a site specific basis through the rezoning and OCP application process.

Key goals for new development applications are:

- to be in close proximity to a community highway corridor
- to provide a variety of housing choices in the plan area;
- to complement existing residential areas;
- to make more efficient use of land and services; and
- to minimize impacts to existing residences and to environmental, cultural and recreational resources.

Applications for new compact housing developments shall:

- be located in close proximity to existing development and a primary highway or major collector road and transportation planning must be addressed;
- 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;
- demonstrate ability to address development constraints. Applications may need to be supported by detailed assessments by qualified professionals that have been approved by the relevant government agency - e.g. groundwater quality;
- provide community water and sewer services;
- retain large trees and natural vegetation existing onsite where 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 and water resources;
- address issues of sustainability and may include such factors as water conservation; and
- include neighbourhood consultation in the planning process.

6.3.9 Manufactured Homes

Manufactured Home Park development may be permitted within the area designated Manufactured Home Park on Schedule B, Land Use. The minimum parcel size for a manufactured home park site shall be 2 ha. The Cariboo Regional District will consider applications for new manufactured home parks on the basis of a demonstrated demand. Approximately twenty manufactured home parks of varying sizes and quality are located in the Quesnel region. With a good supply of reasonably priced residential land there is generally less demand for space in manufactured home parks and these parks frequently have high vacancy rates.



New manufactured home parks shall meet the requirements of the manufactured home park regulations of the Cariboo Regional District which stipulate design, density, siting, servicing, and recreational/open space requirements.

Applications to create new manufactured home parks will be considered for approval by the CRD only if the proposed park is located in an area considered suitable for residential use. Areas adjacent to industrial activity, next to major highways, or isolated from existing residential neighbourhoods should be avoided as potential locations for manufactured home parks. New applications for manufactured home parks shall meet the following criteria:

- 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 and transportation planning is required.
- An un-serviced manufactured home park (not connected to urban services) will have a minimum site area of 2 ha and a maximum site area of 3 ha with a maximum of 20 manufactured home pad 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 multi-family developments and subject to the Multifamily Development Permit Area criteria (Section 5.4).

6.3.10 Manufactured Homes on Individual Lots

Manufactured homes on individual lots shall be accommodated in a number of ways:

- the integration of manufactured homes into conventional single family residential subdivisions will be continued by maintaining zones where both forms of housing are permitted: or,
- the possibility of creating subdivisions exclusively for manufactured homes should be investigated. The small lot size required to accommodate a manufactured home could

substantially reduce the total housing cost to the individual, with the added benefit of tenure by ownership rather than space rental in a manufactured home park.

6.3.11 Dragon Lake Estates Comprehensive Development Area

In 2009, The Regional Board gave preliminary readings to the Quesnel Fringe Area Official Community Plan Amendment Bylaw 4529 for lands located on Dragon Lake, more specifically lands with the following legal description: Parcel 1, the Fractional North, ½ of DL 3965, Cariboo Regional District, Except Plans 10211, 11378, 14161, 14986, 16061, 16062, 16684, 18415 and 19896; Parcel 2, Block A DL 3965, Cariboo Regional District, Except Plans 10211, 11378, 11639, 12521, 12699, 14986, 15676, 16554, 22480 and 28390. The Regional Board supports the policies and directions presented for these lands through the Bylaw 4529 process subject to the completion of the Bylaw process including resolution of all technical issues to the satisfaction of the CRD. The key elements of the Bylaw 4529 process include the following:

- The land use designation for the subject lands would be “Dragon Lake Comprehensive Development Area (OCP CD Dragon Lake)”.
- The intent of the Dragon Lake Estates Comprehensive Development Area (OCP CD Dragon Lake) is to provide residents a choice of various housing forms and densities, including lake view homes and bareland stratas.
- A central park and common beach access along the shores of Dragon Lake is also a defining feature of the neighbourhood.
- The protection of Dragon Lake is of paramount importance. The neighbourhood’s sanitary system will be connected to the existing sanitary infrastructure in Flint Street.
- The Dragon Lake Estates neighbourhood is to be regulated by the Dragon Lake Estates - Comprehensive Development Zoning Regulations (CD Dragon Lake).
- The defining features of the proposed zones are as follows:

DL-1 – Dragon Lake Estates Single Family Residential: Permits single family residential development on lots with a minimum size of 550 m² and a maximum size of 1,000 m². Secondary suites are permitted within single family homes only on a lot with a minimum size of 700 m² and a minimum width of 20 m.

DL-2 – Dragon Lake Estates Rancher Residential Cluster: Permits comprehensively planned clusters of single family, rancher style units in a bareland strata format. The maximum building height is to be no greater than 8 metres and is to be no greater than 1 story.

DL-3 – Dragon Lake Estates Residential Cluster: Permits comprehensively planned clusters of single family and two family dwelling units in a bareland strata format. The number of two dwelling units is not to exceed 20%.

DL-4 – Dragon Lake Estates Lakeshore Residential: Permits single family lakeshore lots with a minimum width of 30 m.

Dragon Lake Estates Multi-Family: Permits multi-family forms of housing limited to two storeys in height and may include the following housing forms: three and four-plexes, townhouses and condominiums.

OSP: Land set aside to preserve and protect land and water areas of scenic, cultural, recreational, environmental, or historical values, as well as set aside common land in conjunction with cluster residential development.

- All dwelling units shall be serviced by a community sewer and water system and must meet or exceed Health Authority requirements and/or the Ministry of Environment Municipal Sewage regulations.
- The property is further regulated by the Cariboo Regional District Shoreland Management Policy 2004. Dragon Lake is recognized by the Cariboo Regional District Shoreland Management Policy 2004 as being a lake of high sensitivity. The Aquatic Habitat Development Permit Area Guidelines may also apply.

Affordable Housing

6.3.12 Affordable Housing is defined as:

- rental or owned housing provided to low income households who have an affordability problem (pay in excess of 30% of their income on housing) and earn less than the average median income for Electoral Areas in the Plan 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.

6.3.13 Recognize that affordable housing and social housing projects benefit from close proximity to other services, therefore an urban location (e.g. Quesnel) is considered more suitable than rural locations within the plan area.

6.3.14 Work with the City of Quesnel’s Affordable Housing Strategy and work with the City of Quesnel to establish a District-wide affordable housing strategy. Temporary Residential dwelling units are supported with residential uses. The District may use such mechanisms as Housing Agreements to ensure enforcement of “temporary use” conditions.

6.3.15 Recognize the value provided by permitting secondary suites or carriage/landway type homes as both revenue to a homeowner, but also the provision for affordable housing.

Home Based Businesses

6.3.16 Support the continuation of home-based businesses within residential areas and 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;
- limiting the level of traffic that may be generated by the business; and,
- considering options for resource based business appropriate to the area.

6.3.17 Continue to support in all land use areas subject to the relevant requirements for home-based businesses specified in the *Quesnel Fringe Area Zoning Bylaw, No. 3504*.

6.4 MULTI-FAMILY DEVELOPMENT PERMIT AREA

Designation

6.4.1 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

6.4.2 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

6.4.3 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

6.4.4 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.

- 6.4.5 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.
- 6.4.6 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.
- 6.4.7 Open Space and amenity areas are required to complement the resident use.
- as required in the zoning by-law
 - to support active and passive recreation
- 6.4.8 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
- 6.4.9 The use of Xeriscape landscaping is encouraged.

Exemptions

- 6.4.10 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.
- 6.4.11 Buildings with less than 3 residential units.



COMMERCIAL

7.1 INTRODUCTION

Quesnel has developed as the regional commercial business and service centre for the North Cariboo. The commercial policies in this plan reinforce this role for Quesnel, however the plan also recognizes that some services, particularly tourist and local convenience services, should be provided at the local level. The rationale for local services includes building a sense of community and helping to reduce GHG emissions.

In addition to local and specialized tourist commercial uses, the plan area has also supported highway commercial and light industrial uses along the Highway 97 corridor. In the past 15 years there have been several large commercial developments along this corridor, including the Wal-Mart plaza area. As these sites have developed, they have been amalgamated into the City of Quesnel and connected to full urban services. In the future the CRD encourages the infill of these commercial properties before further expansion is contemplated.

7.2 OBJECTIVES

- 7.2.1 Provide sufficient opportunities for commercial development to allow for local responses to the needs of area residents.
- 7.2.2 Work with the City of Quesnel to support commercial land use patterns that reinforce Quesnel as the regional hub of commercial activity and to discourage the sprawl of urban development.
- 7.2.3 Consider requests for home based businesses that do not negatively affect the predominant residential use of the area as per the home occupation and home industry guidelines contained within the *Quesnel Fringe Area Zoning Bylaw, No. 3504*.
- 7.2.4 Recognize limited bed and breakfast accommodations and limited temporary rooming and boarding accommodations within the plan area. These uses are to be permitted in residential and rural areas pursuant to *Quesnel Fringe Area Zoning Bylaw No. 3504* and serve primarily as temporary tourist, visitor and room and board accommodation.

7.3 POLICIES

General

- 7.3.1 Commercial designations are provided on Schedule B - Land Use. Parcel sizes are determined through the Zoning By-Law.
- 7.3.2 Additional commercial properties not shown on Schedule B may be considered for commercial use designation using site-specific special exception zones 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.
- 7.3.3 Encourage larger scale commercial uses, such as shopping centres and free standing commercial buildings exceeding 2,500m² in area to locate in Quesnel.
- 7.3.4 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 and Resource, Rural or Residential. Please refer to Section 12.4.
- 7.3.5 Developments with a higher order retail focus and businesses supporting personal services are encouraged to locate in Quesnel rather than along the highway corridor.
- 7.3.6 Support, in principle, the development of tourist-related agricultural businesses such as vacation farms, farm bed and breakfast operations, farm-gate marketing, wineries, etc. on agricultural lands subject to ALR regulations.
- 7.3.7 Ensure that new commercial development has an appropriate standard of servicing.
- 7.3.8 The CRD is encouraged to develop a sustainability checklist for new commercial and multi unit residential development applications to encourage sustainability issues to be considered in the review process.

Highway Service Commercial

- 7.3.9 The Highway Service Commercial area is intended to support highway travellers with a mixture of automotive, accommodation, and service commercial land uses. Light industrial uses are also supported where they can demonstrate land use compatibility and are buffered from neighbouring residential uses.
- 7.3.10 Support a high standard of design along the Highway 97 gateway to the Quesnel with the establishment of a Highway 97 Corridor Development Permit Area to provide guidelines for the form and character of development. The Development Permit Area is designated in *Figure 6.1* with guidelines provided in Section 6.4.
- 7.3.11 Work with the Ministry of Transportation and Infrastructure to achieve good access management consistent with transportation planning policies, particularly in relation to safe highway access.

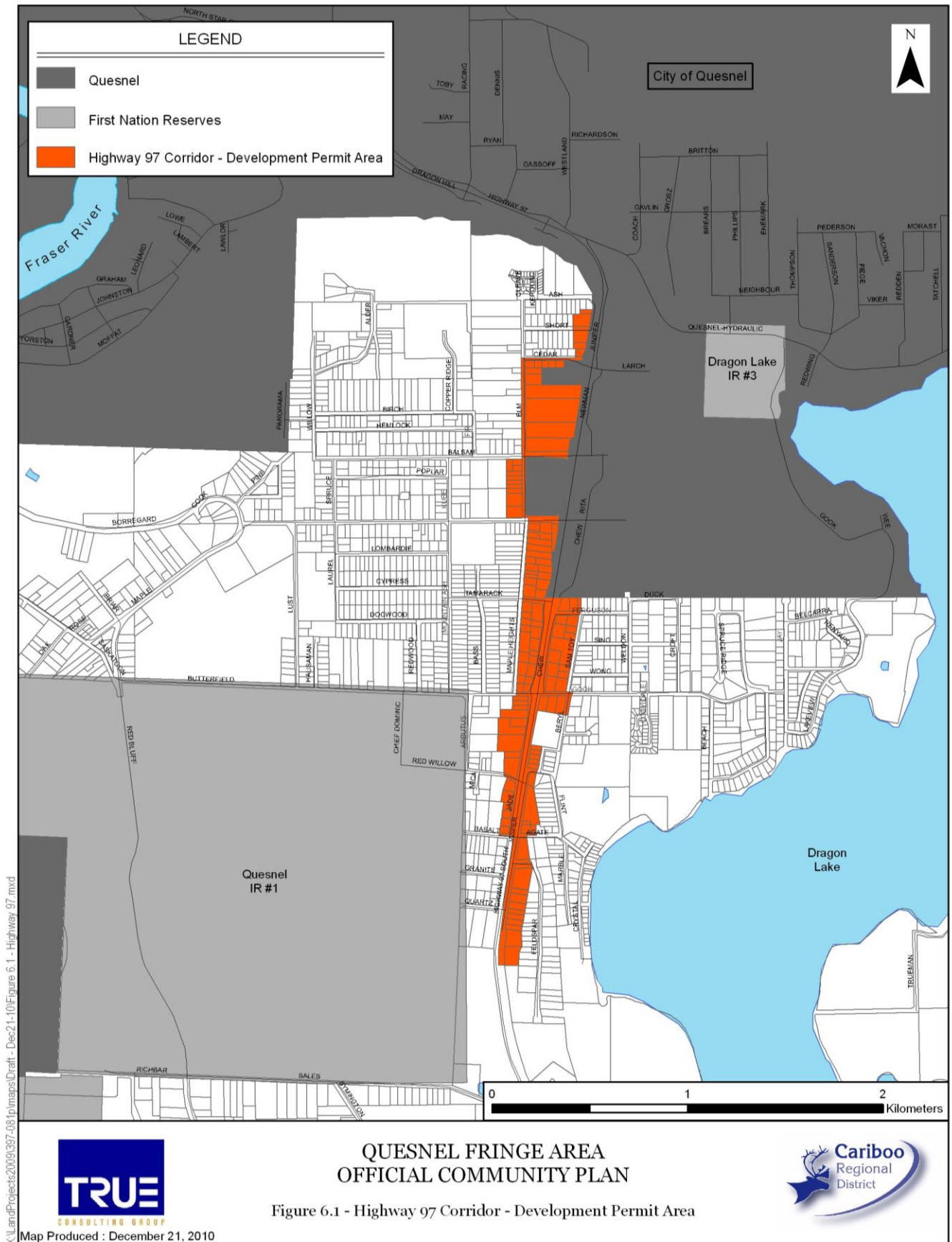


Figure 7.1

7.3.12 Land uses on the Highway 97 Corridor should demonstrate:

- low water usage;
- low air emissions relevant to the airshed boundary;
- low or recyclable solid and liquid waste disposal requirements;
- compatibility with the surrounding environment and land uses; and,
- consideration of vehicle and pedestrian movement, particularly movement crossing the highway.

Neighbourhood Commercial

7.3.13 Neighbourhood commercial uses are small-scale developments intended to service the needs of local neighbourhoods or communities within the plan area. Neighbourhood commercial uses require a small building footprint and are typically in a single building or a small cluster of buildings. Uses are ancillary to major regional commercial areas such as Quesnel downtown and highway commercial areas.

7.3.14 Neighbourhood commercial uses should:

- have minimal impact on adjacent land uses;
- strengthen an existing community focal point;
- contribute to more sustainable land use patterns, minimizing trip generations and thereby reducing GHG emissions and supporting the sale of local products and foods, including local restaurants and farmers markets;
- provide safe access for both pedestrians and vehicles;
- consider alternative transportation options, including potential for connections to a trail network.

7.3.15 Neighbourhood commercial designations are appropriate in the Bouchie areas in the vicinity of the junction of the Blackwater and Nazko roads; in the Bernard Subdivision area adjacent to the Barkerville Highway; and, potentially in the 10 Mile Lake area or south of Dragon Lake.

Highway Commercial

7.3.16 The plan area is crossed by numerous highway corridors including the Nazko Highway, Barkerville Highway and Highway 97 corridors. There is opportunity for limited highway commercial development along these corridors to cater to highway traffic; however locations near Quesnel are preferred as more sustainable choices. If new rural locations are considered, they should:

- minimize impacts on neighbouring land uses;
- contribute to a local activity space (e.g. recreation park) or community focal point (e.g. community hall). A new restaurant, for example, could complement recreation space by providing local opportunities for food services.

7.3.17 A Highway 97 Corridor Development Permit Area shall be established to respect the “gateway” function of the Highway 97 corridor lands with high design standards to reinforce a positive first impression of the area.

Recreation Commercial

7.3.18 Recreation Commercial facilities such as golf courses, campsites, private resorts, and other commercial uses associated with outdoor recreation are accommodated in the plan area as site specific designations.

7.4 HIGHWAY 97 CORRIDOR DEVELOPMENT PERMIT AREA

Designation

7.4.1 The Highway 97 Corridor 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

7.4.2 The Highway 97 Development Permit Area includes all lands designated for commercial or light industrial use and as shown on *Figure 6.1*.

Justification

7.4.3 The Highway 97 Corridor Development Permit Area designates lands on either side of Highway 97. These lands are located on a Quesnel gateway corridor and the objective is to ensure that new development contributes to a positive first impression of the community by maintaining a high development standard. Business along the highway will service both local residents and the traveling public.

Guidelines

7.4.4 General principles of building siting and design are provided to help guide quality building standards appropriate to the Highway 97 corridor.

- Building massing and design should:
 - avoid long continuous blank wall surfaces;
 - long building walls shall be visually relieved by a combination of windows, building materials and textures, and architectural features;
 - varied rooflines should be used to avoid the appearance of long, flat building facades;

- rooftop mechanical equipment should be screened from view;
- where more than one building is to be constructed on the site, the buildings should share common architectural features;
- include materials characteristic of Quesnel such as smooth facebrick, stucco, stone, natural stained or painted wood, or some combination of the above; 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.
- Access and Parking:
 - new development must provide safe and efficient vehicle entrances, exists 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.

Exemptions

7.4.5 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 three (3) residential units or less.
- Accessory residential buildings that are subordinate to the principal residential use and serve no more than (3) residential dwelling units

INDUSTRIAL

8.1 CONTEXT

The City of Quesnel has established itself as an industrial centre in the Cariboo where businesses can benefit from strategic access to resources, rail transportation, provincial highways, and a large labour pool. The industries located in Quesnel provide employment to many of the residents of the Quesnel Fringe Area and it is important that going forward, the CRD, the Crown, and the City of Quesnel work collaboratively in supporting the region's industrial sector.

In 2003, the three parties participated in a report titled "Quesnel & Area Industrial Land Capability Analysis", that was commissioned to identify more areas for future industrial land development within the City of Quesnel and within a 30 km radius of the City. Most of the study's identified land was located to the north of the City and around the airport. In 2007 the City's updated OCP stated that "Quesnel is fortunate to have large amounts of industrial land identified and developed ... [and] will encourage industry to continue to locate alongside compatible uses inside the municipal boundary and to infill existing industrial areas." The philosophical shift from 2003 when "more land was needed" to the 2007 emphasis on "using existing inventory more efficiently" was influenced both by a province-wide decline in the resource sectors (particularly forestry) and a trend towards more sustainable land use planning. Given this context it is unlikely that there will be a demand for large amount of new industrial land within the term of this plan. Should a demand occur that cannot be accommodated on existing designated lands, the CRD will work with the City of Quesnel to explore options around the airport and on Highway 97 North.

The CRD has existing light industrial lands along Highway 97 north of the airport that accommodate existing businesses and have capacity for new development. Some of these properties have access from either Drummond Road or Highway 97. As part of the planning process there was considerable public concern expressed regarding the use of a rural road (Drummond Road) for industrial traffic. Accordingly, Schedule B limits industrial uses on Drummond Road and designates the Highway 97 Corridor as the Industrial Development Permit Area to improve the land use compatibility between future industrial uses and rural residential neighbours.

The plan area contains many large rural residential properties that may be regarded as viable locations for land extensive industrial activities. The Regional District may consider new industrial activities in a rural context but requires applicants to participate in a detailed review process

8.2 OBJECTIVES

- 8.2.1 To recognize and value industry as a vital component of the local economy.
- 8.2.2 To support initiatives to stimulate the regional industrial economy.
- 8.2.3 To sensitively integrate industrial land uses with other urban and rural land uses.



- 8.2.4 To encourage a high standard of development to enhance and protect the natural environment.
- 8.2.5 To improve economic development options near the City of Quesnel, particularly north on Highway 97 and near the airport.

8.3 POLICIES

- 8.3.1 Lands designated for Industrial use are recognized in this plan and designated on Schedule B - Land Use. Parcel sizes for these designations are determined through the Zoning By-Law.
- 8.3.2 Industrial land use may include any of the following :
 - **industrial** shall be oriented towards warehousing, storage and distribution, light manufacturing and wholesaling. Uses require large amounts of storage and display space but should not include retail activity except as a small ancillary part of the use.
 - **heavy industrial** including more intensive manufacturing activities including the storage and processing of raw materials.
- 8.3.3 Recognize ancillary industrial activities associated with pipeline and energy transmission corridors. The Regional District recognizes the importance of utility corridors in the Plan area and will work with utility companies to ensure uses and subdivision within the vicinity of transmission corridors are designed in such a manner as to reflect the governing requirements of the utility company and the corridor.
- 8.3.4 Industrial lands indicated on Schedule B that lie within *Figure 7.1* are established as the Industrial Development Permit Area and subject to the guidelines set out in Section 7.4. This designation is intended to address form and character and is not to be interpreted as permission for new industrial uses.
- 8.3.5 Support the development of industrial activity that has long term economic benefits, including promoting a diversified local economy, healthy tax base and well paid labour force.
- 8.3.6 Recognize agriculture as a regional growth opportunity and support more intensive use of agricultural lands in the ALR.
- 8.3.7 When considering future industrial OCP land use designations or rezoning applications for general or light industrial uses (as established by the Quesnel Fringe Area Zoning Bylaw), the Regional District should consider, but not be restricted, to the following criteria:

- a) The industrial use shall provide for efficient traffic movement, vehicular access and egress, and sufficient off-street parking;
 - b) The industrial site shall be landscaped or use a combination of landscaping and fencing to buffer the industrial use from abutting rural residential or residential uses;
 - c) A traffic study may be required to assess the impacts of the development on the rural road network and to ensure industrial land uses can be accessed in a manner that does not impact or create conflict with neighbouring property;
 - d) The proposed industrial use shall not have the potential to create an environmental or health hazard and must be compatible with adjoining land uses. Further, that noise, light and dust from industrial activities are kept at a level so as not to be a nuisance to surrounding areas;
 - e) 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;
 - f) Any waste storage area will be enclosed behind a solid wall or tight board fence, and,
 - g) New industrial development may be subject to a Development Permit Area designation as outlined in Section 3. The Industrial Development Permit Area designation is not a substitute for any of the environmental development permit area designations.
- 8.3.8 When new lands are considered for industrial land use designations, the Regional District may also consider designating these lands as an Industrial Development Permit area.
- 8.3.9 Highway commercial uses that require larger sites areas than are available in the Highway 97 Corridor Development Permit Area as shown on Figure 6.1 may be located within the Industrial Development Permit Area.
- 8.3.10 Support eco-industrial networking programs that save energy, water and materials, reduce waste and minimize impacts on the environment.
- 8.3.11 Work with the City of Quesnel to examine opportunities for providing innovative, alternative infrastructure services to industrial areas.
- 8.3.12 Protect heavy industrial sites from encroachment by incompatible land uses including rural residential.

8.4 INDUSTRIAL DEVELOPMENT PERMIT AREA

Designation

- 8.4.1 The 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, industrial and multi-family residential development.

Area

- 8.4.2 The Industrial Development Permit Area includes all lands with frontage on the highway as shown on *Figure 7.1* and specifically includes lands that are within 100 m of the highway right-of-way.

Justification

- 8.4.3 The Industrial Development Permit Area designates lands on the Highway 97 corridor north of Quesnel that are part of a highly visible travel corridor. Development of these properties requires additional site planning to minimize impacts on adjoining properties (frequently residential or agricultural uses), to ensure safe travel movements along the highway corridor and to ensure a high standard of site development.

Guidelines

- 8.4.4 General principles of building and site design are provided to help guide quality development that is sensitive to neighbouring land uses and the environment.
- Where more than one building is to be constructed on the site, the buildings should share common architectural features.
 - Landscaping should include groups of large native tree species and be used to stabilize graded areas.
 - Landscaping shall be installed in the required setback areas to screen industrial lands from other non-industrial uses.
- 8.4.5 Site design shall consider natural environmental features, with an emphasis on the protection of native and mature trees.
- 8.4.6 Adjoining properties are encouraged to make use of reciprocal access agreements to minimize the number of access and egress points, particularly onto those roads serving as highway frontage roads.
- 8.4.7 Site plans should demonstrate the capacity for safe and efficient movement of vehicles and people between adjoining properties and across the Highway.
- 8.4.8 Where industrial or limited 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 6 m setback/buffer shall be provided between commercial/industrial uses and agricultural lands. The buffer can be landscaped but should not be incorporated into the overall land use activities.
- 8.4.9 Outdoor storage shall be effectively screened from neighbouring properties and traffic corridors.
- 8.4.10 New development must provide safe and efficient vehicle entrances, exits and site circulation.
- 8.4.11 Vehicle entrances and exits should be well defined with curb and gutter, landscaping, and signage.

- 8.4.12 Vehicle entrances and exits should be designed to function well with Provincial Highways and roads and, toward that end, should be designed in accordance with Transportation Association of Canada Geometric Design Guides and should consider the Ministry of Transportation and Infrastructure Site Impact Analysis requirements.
- 8.4.13 Large parking areas, with greater than 40 parking spaces, should be broken into smaller groups of parking spaces, and the smaller groups of parking spaces should be separated with landscaping, including trees.
- 8.4.14 The general character of signs should positively relate to the architectural character of the associated building.

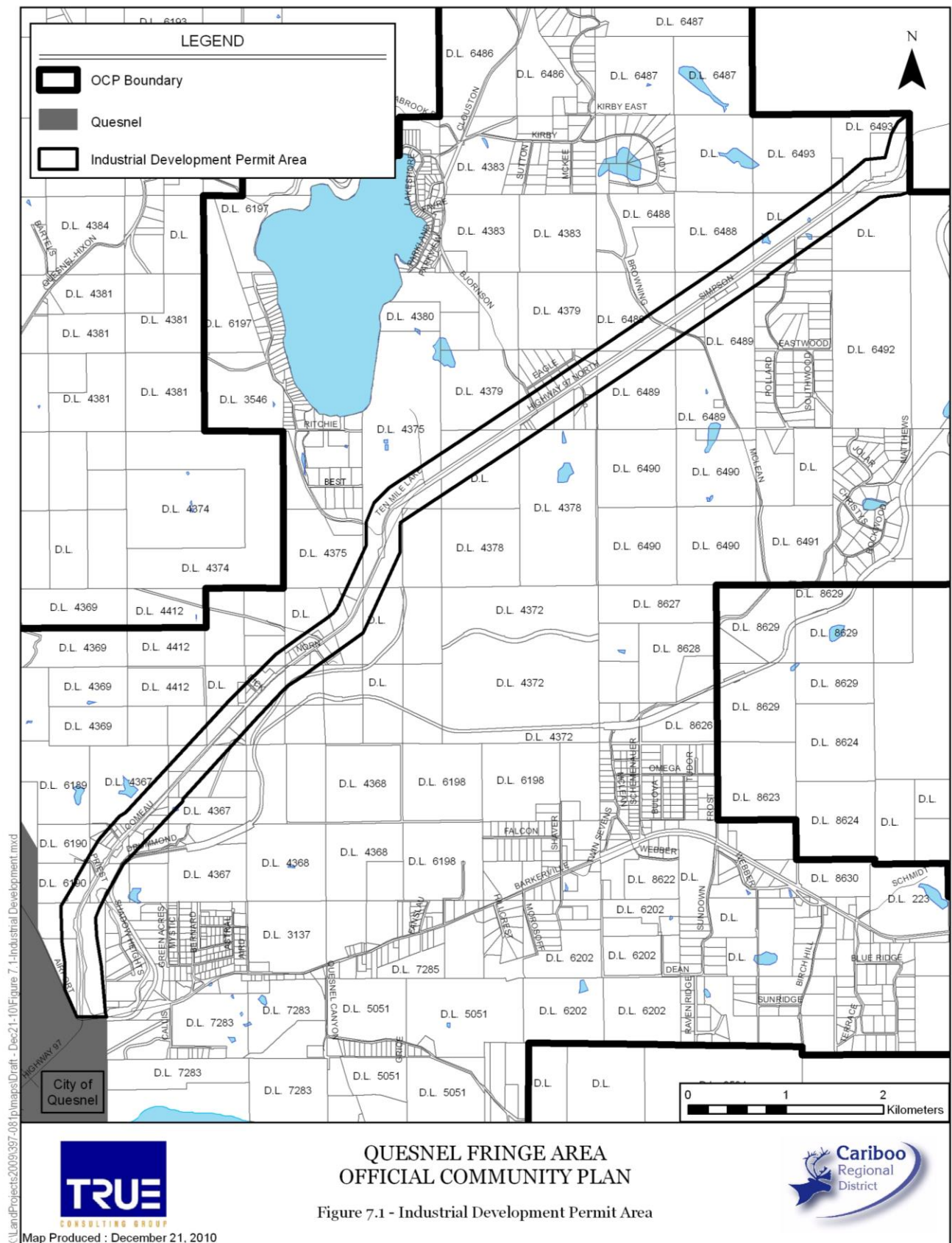


Figure 8.1

8.4.15 Signs attached to the building surface and awning signs are more acceptable than free standing signs

8.4.16 Roof top signs are discouraged.

Exemptions

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

- a) All interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting.
- b) 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.
- c) Farm buildings and residential developments consisting of three (3) residential dwelling units or less.
- d) Accessory residential buildings that are subordinate to the principal residential use and serve no more than three (3) residential dwelling units.
- e) Exterior decks, walkways, ramps and stairways.

QUALITY OF LIFE

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

9.1. CONTEXT

The quality of life in the plan area is enriched by the history of the Nazko and Lhtako First Nations who have lived on the lands in their traditional territory for thousands of years. As a testament to the past First Nations Use, there are recorded archaeological sites in the plan area. The Archaeology Branch of the Ministry of Tourism, Trade and Development has information on these sites but the data is not distributed publicly for the protection of the heritage and cultural resources. The province protects heritage sites, whether known or unrecorded through the *Heritage Conservation Act*. This protection applies to both private and Crown land and means that one must have a heritage permit to alter or develop within an archaeological site.

The largest formally designated park facility in the plan area is Ten Mile Provincial Park. In addition public access is provided to Bouchie, Milburn, and Dragon Lakes in the form of boat launching sites. Ten Mile Provincial Park is a very popular recreational destination for local residents and visitors. It offers a large picnic area, three sandy beaches, a boat launch, campsites and services. The park has hiking and cross country ski trails through forest and along an abandoned rail road.

Dragon and Ten Mile Lakes receive significant recreational use because of their attractiveness, close proximity to Quesnel, and the relatively limited number of recreation lakes in the area. Dragon Lake is annually stocked with rainbow trout fry and it provides excellent sport fishing opportunities because it produces exceptionally large fish in a short period of time. As noted in the environmental section the area's lakes have high recreational potential, but due to physical characteristics the lakes are also highly susceptible to water quality deterioration. Although additional residential units could be developed on the shores of these lakes, such action could lead to the degradation of the aesthetic and environmental qualities of the lakes.

Previous community plans for this area have recognized the need for community recreation parks in the Red Bluff/Dragon Lake, Bouchie Lake and the Barkerville Highway areas. In the past recreation needs often have been accommodated on vacant lands that have been used as informal play areas. As infill development occurs there will be a need for more organized and formally designated play areas, particularly in the Red Bluff/Dragon Lake area.

The CRD has traditionally established partnerships with the community, provincial government and the City of Quesnel to deliver parks, recreation and cultural services. The City of Quesnel manages Quesnel sub-regional services of the North Cariboo Recreation and Parks function which include:

- The Quesnel and District Twin Arenas;
- The Quesnel Arts and Recreation Centre;
- Community art, sport and general recreation programming;
- The Alex Fraser Park Agriplex, in partnership with the Alex Fraser Society; and
- Pioneer Park, in partnership with the Quesnel Archers Club.

The Regional District has established the North Cariboo Recreation and Parks Commission as an advisory commission to comment on broad regional issues. As well the Regional District supports three recreation commissions, each of which is delegated the responsibility of maintaining a specific site and facilities:

- the Bouchie Lake Recreation Commission is responsible for with the Bouchie Lake Hall and the Claymine property;
- the Parkland Recreation Commission is responsible for the Kosta's Cove property at the north end of Ten Mile Lake; and,
- the Barlow Creek Recreation Commission is responsible for the community hall and the ball fields in Ranger Park.

In addition to these commissions there are also “not for profit societies”, such as the Bouchie Lake Parks and Recreation Society, that have evolved as grass root organizations to address local issues. These societies are governed by *The Societies Act*, they are directly accountable to their membership, and their mandate can be changed with the approval of their membership. Within this administrative structure they can be responsive to changes in community needs and interests. The co-existence of commissions and “not for profit societies”, working together, ensures an effective combination of community participation strategies for delivering services to the local area.

9.2 OBJECTIVES

First Nation Heritage

- 9.2.1 To protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all people.
- 9.2.2 To support the development of a strong image of a healthy rural community.
- 9.2.3 To develop and maintain an aesthetically appealing and functional local recreation environment at a reasonable cost.
- 9.2.4 To ensure that the citizens have adequate opportunities for personal growth in their leisure, thereby enriching the life of individuals in the community.
- 9.2.5 To continue building and enhancing 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.



- 9.2.6 To 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.
- 9.2.7 To recognize that local government and First Nations have a common interest in a sustainable future.
- 9.2.8 To support the establishment of MOU's between aboriginal communities and local governments that address issues of mutual concern.
- 9.2.9 To encourage and support the protection of cultural and heritage features, and the provision of information of these features to the public where appropriate.
- 9.2.10 To protect archaeological and heritage sites from damage in accordance with the *Heritage Conservation Act*.

General

- 9.2.11 To preserve, promote and enhance the Regional District's cultural heritage for the benefit of residents and visitors alike.
- 9.2.12 To provide and maintain protective service levels in accordance with the needs of the community.
- 9.2.13 To recognize the role of the City of Quesnel as the key location for area-wide services.
- 9.2.14 To provide and maintain protective service levels in accordance with the needs of the local area.

9.3 POLICIES

First Nations

- 9.3.1 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.
- 9.3.2 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.
- 9.3.3 Support acknowledgement of and respect for First Nations traditional territory and traditional uses at provincial parks and other appropriate locations.
- 9.3.4 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 is required. This can occur if requested by First Nations or any Historical Society, or if a property 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.

- 9.3.5 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.
- 9.3.6 The Regional District will encourage protection of archaeological sites by providing information to the general public, such as relevant brochures.
- 9.3.7 Consult with the Lhtako and Nazko Indian Band on any sites or locations of special interest thought to be of importance to their cultural identity and history.

Heritage & Culture - General

- 9.3.8 Continue to support the Heritage Steering Committee and the preparation of a Heritage Register of buildings and sites within and surrounding the plan area, and the preservation and enhancement of buildings and sites that have historical significance.
- 9.3.9 The Board has passed a resolution to provide an annual budget to support the mandate of the Heritage Steering Committee.
- 9.3.10 Assist the community to maximize access to private and public funding for heritage conservation projects and plans.
- 9.3.11 Encourage the adaptive rehabilitation and reuse of buildings and building materials as a method of retaining a legacy of buildings with local heritage significance.

Parks, Open Space and Recreation Policies

- 9.3.12 Areas identified as having value for public recreation are designated as Park, Recreation and Open Space on Schedule B - Land Use. Additional public use facilities such as community halls and fire halls may be included in this designation and also support recreation.
- 9.3.13 District Lot 7258, east of Dragon Lake is designated for both Gravel Reserve and Park, Recreation and Open Space. The recreation values are primarily along the lakeshore while the upland area contains a quarry. Should a quarry reserve be cancelled, recreation use could be expanded over a larger portion of the site.
- 9.3.14 A Parks, Recreation and Open Space Plan should be conducted in partnership with the City of Quesnel to establish a long term plan for meeting the needs of the citizens of the Quesnel area. The plan should include an inventory of lands and resources and strategic directions for stakeholders involved in the delivery of the relevant services (e.g. local governments, provincial government, local commissions and not-for-profit-societies). First Nations should also be engaged in this process.
- 9.3.15 Continue to support the role of the North Cariboo Recreation and Parks Commission particularly in terms of advising on the long term planning of the plan area.

- 9.3.16 Work with the Bouchie Lake Recreation Commission and the Bouchie Lake Recreation Society to review and clarify working relationships and partnerships. There are clear benefits to the co-existence and collaboration of these two groups.
- 9.3.17 Support development of a strategic plan for local parks and recreation initiatives. Projects that were identified through the OCP process that the local recreation commissions and societies could have some involvement with, include:
- reviewing future community hall and learning centre options;
 - considering land use strategies for the Parkland Park;
 - reviewing management options for the Parkland rink;
 - considering development options for the Claymine Property;
 - considering options for increasing lakeshore accessibility;
 - supporting more diversified uses for Pioneer Park, located at Dragon Lake. and,
 - exploring funding opportunities.
- 9.3.18 Work with the Subdivision Approving Officer to explore avenues for acquiring parkland dedications and/or cash in lieu of dedications without assuming a full scale parks and recreation function or subdivision approval function.
- 9.3.19 Work with local organizations to support community research, planning and management of parks, stewardship projects and trails. Support community grass roots organizations in their effort to secure funding for these projects. A Recreation Plan, prepared with the City of Quesnel, is required to direct the focus of these actions.
- 9.3.20 Encourage the Province, forest companies and ranches to protect the natural vegetation and landscape features of the area and to provide opportunities for controlled use of trails and resource roads for outdoor recreation.
- 9.3.21 Work with senior agencies that manage lands where regional trails are located to ensure continued public access to these trail networks. The majority of lands in the plan area are privately owned and are not available for public trail and recreation use. There are, however, significant trail networks near the plan area (e.g. Wonderland Trails, Hallis Lake Trail Network, and Dragon Mountain Trails) that support recreation activities for the residents in the plan area.
- 9.3.22 Support the Ministry of Transportation and Infrastructure in protecting and enhancing lake access sites, ensuring that these are well marked, and informing the public about the purpose of and appropriate uses of lake accesses.
- 9.3.23 Encourage the provision of new lake access points at appropriate locations, recognizing that these would generally be provided in association with new lakefront development as supported by the Plan.
- 9.3.24 Continue to maintain cost sharing partnerships relating to the funding of facilities and services that have a regional focus (e.g. City of Quesnel, School District).

- 9.3.25 Support and encourage the development of biking/riding/walking trails. Preference will be given to trails that:
- form greenways and function as alternative transportation corridors, providing access to schools, commercial areas, employment centres, community amenities;
 - protect important natural boundaries and areas of recreational importance; and
 - create important buffers between neighbouring land uses (where appropriate).
- 9.3.26 Consider working with the City of Quesnel to prepare a region-wide trail network plan. The trail network plan will have different trail types ranging from rugged mountain bike and hiking trails to pathways along road network corridors. The plan will address a long term management plan, recognizing the Region's limited capacity to maintain such resources.
- 9.3.27 Address the need for trail extensions and connectivity as part of the review process for new subdivisions.
- 9.3.28 Acknowledge the importance and benefits of off-road motorized recreation to the local economy and community.
- 9.3.29 Support off-road motor recreation in identified areas and trails and that the location of these trails be identified in conjunction with trail user groups, environmental conservation groups and other stakeholders (e.g. ranches, woodlot license holders).
- 9.3.30 Pursue innovative ways to preserve or acquire the use of land to meet park, trails and open space needs. Avenues to achieve this goal may include, but are not limited to subdivision 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.

Institutional Policies

- 9.3.31 The Board will encourage School District No. 28 to provide joint park and school sites wherever possible in order to minimize the costs of providing recreational facilities and to maximize the potential use of these facilities.

Police and Fire Protection Policies

- 9.3.32 Continue to support the volunteer fire fighting services.
- 9.3.33 Support and encourage the application of FireSmart principles to existing and new development.
- 9.3.34 Work with the relevant provincial agencies to address wildfire interface issues.
- 9.3.35 Continue to support and work closely with the RCMP.
- 9.3.36 Support the formation of citizen support groups such as Neighbourhood Watch as a proactive step in the reduction of crime.

Community Accessibility & Inclusion

- 9.3.37 Support opportunities for balanced, active and diverse lifestyles where housing, public services and amenities are affordable, accessible and inclusive.
- 9.3.38 Encourage land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.
- 9.3.39 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.

Seniors & Special Needs

- 9.3.40 The essential role of pioneers, founding families, elders and other seniors in the settlement of this area is gratefully acknowledged. It is important that their changing housing needs and requirements for support services be recognized and addressed within the community.
- 9.3.41 Support local strategies and partnerships to deliver seniors' care, assisted living services and residential based services for persons with special needs.
- 9.3.42 Access for persons with special needs should be considered in the design of public buildings and transportation facilities (including trails).

Arts & Culture

- 9.3.43 Recognizing that the Quesnel downtown area is the focal point for regional cultural expression and diversity.
- 9.3.44 Work with the City of Quesnel and local educational institutions to deliver cultural amenities and/or programs at the local level. Vacant classrooms, for example, may provide an opportunity for local programs, special events, celebrations.

Community Health

- 9.3.45 Recognize the importance of open spaces, parks, cultural and artistic events and recreational opportunities in enhancing the quality of life of residents.

UTILITIES

10.1 CONTEXT

The plan area contains a mix of small “urban” lots, primarily located close to Quesnel, and large “rural” lots dispersed throughout the remainder of the plan area. The dispersed “rural” lots typically have been built with independent water and sewer systems. In contrast some of the “urban” lots are connected to a community sewer system (e.g. Red Bluff).

A Red Bluff sewer specified area was established to identify and set requirements for developments south of Quesnel (*Figure 5.1*). The expansion of the sewer system into this area was a response to failing septic system associated with generally poor soil conditions for onsite effluent disposal. The CRD and Quesnel’s sewage treatment and disposal facilities are located at the Cariboo Pulp and Paper Plant. A separate Regional District sewage collection system, called the Red Bluff / Dragon Lake System, serves the Racing / Westland Road area and the South Hills area. This system is operated by the Regional District. The Regional District strongly encourages new development to connect to the municipal system.

10.2 OBJECTIVES

- 10.2.1 To ensure the economically efficient provision of public services and the provision of an efficient, environmentally appropriate level of infrastructure with the fringe area community.
- 10.2.2 To identify and protect particular watersheds for future water supply.
- 10.2.3 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.
- 10.2.4 To ensure that human activities do not contribute to increased water run-off or soil erosion.
- 10.2.5 To encourage utility service providers to supply residents and businesses with modern, affordable utility services.
- 10.2.6 To encourage and support alternative energy systems for existing and new development provided that environmental and other issues are addressed.

10.2.7 To encourage the integration of sustainable subdivision servicing standards where appropriate.

10.3 GENERAL SERVICING POLICIES

10.3.1 Direct development to areas that are appropriately serviced or where services are planned.

10.3.2 Encourage servicing partnerships to enhance opportunities for construction and maintenance of water and wastewater systems, allowing existing lots to tie into new systems where possible. Opportunities for servicing partnerships include working with the Lhtako (Red Bluff) First Nations and their efforts to negotiate servicing agreements with the City of Quesnel.

10.4 SEWAGE DISPOSAL SYSTEMS

10.4.1 The Regional District recognizes that the City of Quesnel has adopted a policy that services will not be extended into the Red Bluff/Dragon Lake area unless properties are amalgamated within the municipal boundaries.

10.4.2 Support the development of a Liquid Waste Management Plan for the Bouchie Lake area, recognizing that MoE recommends the development of a sewer system for the area, if supported by the residents.

10.4.3 Work with the Health Authority to raise community awareness of effective ways to operate and design sewage disposal systems to minimize impacts of the environment. There are detailed and authoritative on-line information sources regarding this subject. The Ministry of Environment has raised the following points as items to be included in this discussion:

- 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 requirement 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.

“Design Strategies for Phosphorus Loss”

Phosphorus loss from existing sewage disposal systems can be limited by the following measures:

- avoid use of garbage disposal units - the additional solids contain phosphorus and can cause clogging of the disposal field (if not pumped more frequently);
- avoid use of septic system additives - they have not been found to have any real benefits - they may cause soil clogging, groundwater contamination, and an imbalance in the functioning micro-organisms;
- use phosphate-free detergents as available (dishwasher detergent is not yet phosphate free);
- install low-volume plumbing fixtures - reduced flow through tanks allows for more settling and decomposition and reduces Phosphorous transport beyond the disposal field; and
- pump septic tanks with adequate frequency - typically every 2-3 years, but varies with number of residents, tank size, and garbage disposal unit use.

For Information Only

10.5 WATER SYSTEM

- 10.5.1 Continue to work with the City of Quesnel and the residents of the Red Bluff / Dragon Lake area currently located outside the City boundaries to discuss the feasibility, alternatives, and costs of extending City of Quesnel community water services to this area. The Regional District recognizes that the City has adopted a policy that services will not be extended unless properties are amalgamated within the municipal boundaries.
- 10.5.2 Encourage all new developments (subdivision or rezoning applications) on lots less than 1 ha (2.5 acres) to connect to a community water system with fire flows where possible.
- 10.5.3 Encourage all properties with wells or water licenses to meet appropriate standards.
- 10.5.4 Support Health Authority initiatives to encourage older settlements with substandard water quality or quantity to upgrade their facilities or to build a community water system
- 10.5.5 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 fire fighting.
- 10.5.6 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.

10.6 STORMWATER

- 10.6.1 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.
- 10.6.2 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.
- 10.6.3 In rural areas, retain low areas, water bodies, and ditches as the rainwater and stormwater drainage system.
- 10.6.4 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.

10.7 SOLID WASTE MANAGEMENT

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

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

10.8 OTHER UTILITIES

10.8.1 Encourage the provision to and expansion of telecommunications coverage, and provision of natural gas service.

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

10.8.3 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
- provides tangible community benefits comparable to projects currently under development.

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

TRANSPORTATION

11.1 CONTEXT

Highway 97 is the main north/south highway corridor in the plan area. Highway 26 (the Barkerville Highway) and the Nazko Highway intersect with Highway 97 in Quesnel to create a strong east/west highway connection. Over the years efforts have been made to plan a transportation network with efficient linkages between rural areas however the development of these connections have been restricted by: a lack of a funding; a slow rate of new development and developer driven investment; and, competing jurisdictions (e.g. ALR).

A network of secondary roads provides access to the many settled sections of the plan area including the rural development areas near Dragon, Bouchie, Milburn and Ten Mile Lakes. Rural residential properties are also serviced by a series of local roads that were generally approved for construction to a rural development standard. Rural roads were designed for lower traffic volumes and are characterized by narrower travel lanes, ditches for storm water and they lack adjoining pedestrian or bicycle corridors. Some of the local roads are in reasonable condition but many roads are minimally maintained and surfaced with dirt or gravel.

In 2007, the Province of British Columbia passed the Climate Action Charter which committed all communities in the province to significantly reduce their greenhouse gas emissions by 2012. Reducing personal vehicle traffic through alternative forms of transportation is one of the key ways to meet this goal however it is difficult to implement strategies to reduce travel trips where there is a dispersed settlement pattern and no public transit within the plan area.

11.2 OBJECTIVES

- 11.2.1 To advocate for the development of a highway network which reduces travel time, provides safe, convenient, and economical access to places of work, shopping, recreation and community services while minimizing energy and transportation costs.
- 11.2.2 To provide for the safe and efficient transport of commodities within and through the Quesnel subregion.
- 11.2.3 To encourage safe alternatives to vehicular use, including walkways and bike routes and forms of public transit.

11.2.4 To encourage the provision of alternative transportation options along major routes.

11.3 POLICIES

11.3.1 The Road and Trail Network Plan is identified on Schedule F.

11.3.2 Work with the Ministry of Transportation and Infrastructure (MoTI) to consider the needs of pedestrians and cyclists when approving new roads or upgrading existing roads. New road designs, for example, can support alternative transportation options with the addition of wider shoulders for pedestrian travel or a wider paved travel surface that can become a designated bicycle route.

11.3.3 Work with the Ministry of Transportation and Infrastructure (MoTI) to consult the “Quesnel and Area Walking and Cycling Trail Guide” published jointly by Kickstart Quesnel, the City of Quesnel and the Cariboo Regional District when approving new subdivisions or upgrading roads in the plan area. Many of the routes listed in the trail guide incorporate portions of the area’s roads. Where roads are identified in the trail guide, it would be beneficial to review safety and design considerations for multi-use corridors.

11.3.4 Support the preparation of a Transportation Plan that reviews the road network plan and considers the impact of alternative transportation options. Alternative transportation modes potentially include bicycle routes, trails, a Handidart, community van, carpool and car co-operatives.

11.3.5 Encourage road designs that consider the impacts of roads on sensitive natural ecosystems.

11.3.6 Support plans to expand the road network with:

- construction of a road and bridge connecting Pinecrest Road in the Two Mile Flat area and Pierce Street in West Quesnel.
- extension of Mountain Ash Road so that it becomes a connector street for the Red Bluff Area.
- construction of a road between Fanslay Road and the Barkerville Highway to the Cariboo Highway.

11.3.7 It is recognized that Highways 97 and 26 are significant provincial highway corridors and MoTI, is interested in managing traffic movements (access and egress) to improve highway safety. To this end, approval of access plans are required by MoTI for any new development or modification to an existing development road with direct access to the highway..

Design Strategies to Minimize Phosphorus

In the low-gradient terrain, for example, alternative design and maintenance practices could maintain phosphorus delivery from roads to receiving waters at lower rates than is presently the case. Some approaches to achieve this objective are as follows:

- implement strict erosion and sedimentation control practices during road construction;
- design local road systems to avoid riparian areas and to minimize surface runoff and erosion susceptibility;
- maintain natural drainage patterns;
- minimize ditch length connected to the natural surface drainage network;
- employ infiltration systems where required to control surface runoff and sediment transport; and
- minimize soil exposure caused by ditch maintenance operations.

For Information Only

11.3.8 Over the years the City of Quesnel has studied options for developing a highway truck route. Issues of particular interest to the Regional District include: safe convenient access and land use strategies to avoid urban sprawl and minimize impacts on agricultural lands and sensitive environments. Schedule F identifies the preferred intersection location.

11.3.9 New roads should not encroach into agricultural land.

11.3.10 New roads shall be encouraged to connect into the existing road network plan as shown on Schedule F.

11.3.11 Transportation planning may be required as part of the development review process to ensure that traffic issues and impacts are considered in relation to a new development proposal.



11.3.12 Consider developing a road, bicycle and pedestrian network plan that reflects long term plans for the development of an integrated system of safe and convenient sidewalks, pathways and trails. This plan should be developed in consultation with the City of Quesnel to ensure continuity between network jurisdictions.

11.3.13 The Regional District may take a lead role in coordinating multi-party discussions where there is conflict regarding use patterns on transportation corridors. These discussions may include: members of the community, representatives of the trucking industry, MOTI and the City of Quesnel. Two specific areas of conflict that were identified during the OCP consultation process were:

- Drummond Road - concerns from the local residents about conflicts between industrial truck traffic and rural residential use.
- Nazko Highway - concerns from truckers about limitations on their use of engine brakes when descending into Quesnel.

11.3.14 Recognize the importance of accessibility for seniors and the mobility impaired and support designs that accommodate these user groups.

Trail Network

11.3.15 Work with the community to develop an inventory of trail networks within the plan area.

11.3.16 Consider options for developing a Trails Master Plan. The plan should consider trail options outside the plan area as shown on Schedule F and will include consultation with the City of Quesnel.

ECONOMY

12.1 CONTEXT

The Quesnel area has a resource based economy, firmly rooted in the forest, transportation and mining industries. The forest industry began to develop in the 1940's and "Quesnel's industrial area is now home to the most concentrated wood products manufacturing area in North America. One third of Quesnel's labour force works directly in the forest industry."²

In recent years the local economic development community has been concerned about the volatility of the forest industry and has been looking for new strategies to diversify the economy in the hopes of creating a more sustainable future. Opportunities in agriculture, tourism, oil and gas and mining industries are currently on the agenda of local officials. The City of Quesnel has been successful in obtaining funding (\$4.1M) to assist with its plan to become a hub of the new bio-economy for environmentally friendly thermal and electrical energy, bio-fuels and bio-refining. The Regional District can be supportive of these efforts as a successful green energy system will have region-wide benefits. Similarly, the ability of the region to diversify into the mining industry has and will continue to have region-wide impacts.

12.2 OBJECTIVES

- 12.2.1 To recognize that quality of life and public services, like art and recreation, are economic drivers.
- 12.2.2 To foster a diverse and balanced economic base of good quality employment and high paying jobs.
- 12.2.3 To encourage economic development that supports the unique character of the community.
- 12.2.4 To provide a balanced mix of jobs and housing in the community.
- 12.2.5 To attract and retain firms in the energy efficiency and alternative and renewable energy technology sector.

² Smith, Mark, 2010, Quesnel Community Report: A Media Analysis of Recent Events Associated with Forest Industry Mill Closures. Department of Rural Economy, University of Alberta.

12.2.6 To promote opportunities to capitalize on knowledge-based industry and education as economic drivers.

12.2.7 To create a strong and sustainable tourism economy within a strong economic mix.

12.3 POLICIES

12.3.1 Recognize the importance of communication connectivity for businesses and families in rural areas and work with community groups to explore options for improving the level of communication services.

12.3.2 Explore opportunities to collaborate with First Nations in an effort to achieve a joint benefit from potential economic opportunities. The Regional District supports Nazko First Nations efforts at securing three-phase power and proposed Economic Development Plan. Schedule B indicates the proposed three-phase power routing as it leaves the Plan area.

12.3.3 Continues to support the existing wood policy and consider supporting a Wood First Bylaw and other Wood Products Initiatives to capitalize on the area's natural assets.

12.3.4 Support initiatives that increase local food production and agricultural activities in the community.

12.3.5 Continue to support activities that promote local food production and provide opportunities for the sale of produce and other local food products such as the seasonal Farmers Market or similar opportunities.

12.3.6 Support the City of Quesnel in its efforts to encourage the retention of existing industries and businesses in the City.

12.3.7 Participate in reviews of the industrial land base, working to ensure that adequate lands are designated to accommodate the expansion of existing business and industry.

12.3.8 Participate in the multiparty efforts to address region-wide economic sustainability, economic diversification and adjustments, and issues associated with changes in the local forestry based economy.

12.3.9 As part of the diversification of the local economy, recognize the role of new regional educational facilities.

12.3.10 Work with other agencies and organizations to promote tourism development in the Quesnel region with:

- innovative home-based employment/business opportunities;
- travel corridors; and
- tourism experiences in high quality natural environments and/or with heritage features that will build sport-tourism and eco-tourism markets where the environment and natural surroundings are protected, enjoyed and respected. These experiences can include accessible trails for persons with low mobility as a specialized tourism market.

- 12.3.11 Promote the region as a sustainable rural environment, where planning considers the environment, social and economic aspects of the community.

PLAN IMPLEMENTATION

13.1 CONTEXT

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, First Nations 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, advocacy 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.

13.2 OBJECTIVES

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

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

13.3 POLICIES

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

- updates of Regional District bylaws, including the Zoning Bylaw;
- annual spending as adopted by the Regional District in its budget;
- consideration of expansion of the Building Inspection service area consistent with the plan area boundary; and
- ensuring zoning, development permits and land use changes correspond to OCP policies and land use designations.

13.3.2 The Regional District will engage in the following partnership activities to implement various policy directions outlined in the OCP:

- Subsequent to OCP adoption, support the establishment of MOU's between First Nation communities and local governments that address issues of mutual concern and established a protocol for development application referrals.
- Collaborate with the Ministry of Environment and all entities affecting the community watersheds.
- Work with the Ministry of Transportation and Infrastructure on plans to upgrade the Highway 97 Corridor and to improve pedestrian access throughout the road network.
- Continue to co-ordinate with the Provincial ministries to improve the awareness of emergency forest fire response programs and FireSmart practices.
- Continue to co-operate with the Agricultural Land Commission and the BC Ministry of Agriculture on matters related to agriculture within the plan area.
- Continue to work with the BC Ministry of Energy and Mines and Natural Gas on matters related to mineral exploration and development, including sand and gravel aggregates.
- Co-operate with the Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives.
- Work with the Advisory Planning Commission to facilitate partnerships in the community to deliver parks and recreation planning and services.
- Communications and potential partnerships with community groups to advance the objectives of this Plan.
- Work with the City of Quesnel to create region-wide strategies on:
 - i. Affordable Housing
 - ii. Parks, Recreation & Open Space Planning
 - iii. Sustainability Initiatives
 - iv. Climate Adaptation
 - v. Trail and Road Network Plan

13.4 TEMPORARY USE PERMITS

The Regional District can issue Temporary Use Permits through the authority of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until it expires, or three years after the permit was issued, whichever occurs first. Permits are renewable once, after which the use must either be permanently designated in the Official Community Plan and Zoning Bylaw to permit the use, or the use must cease or applicant re-apply.

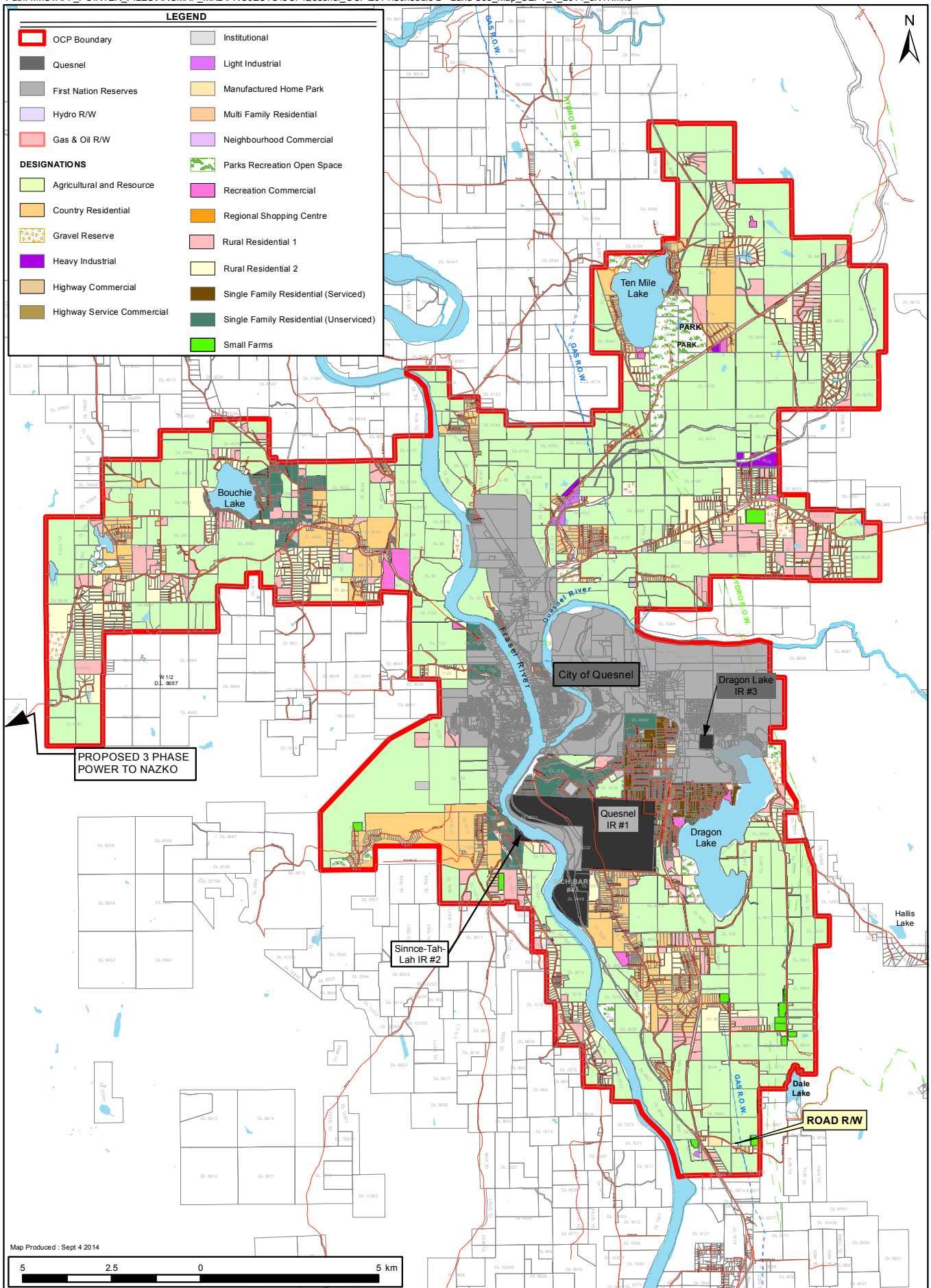
13.4.1 The Regional District will consider issuing temporary use permits throughout the plan area.

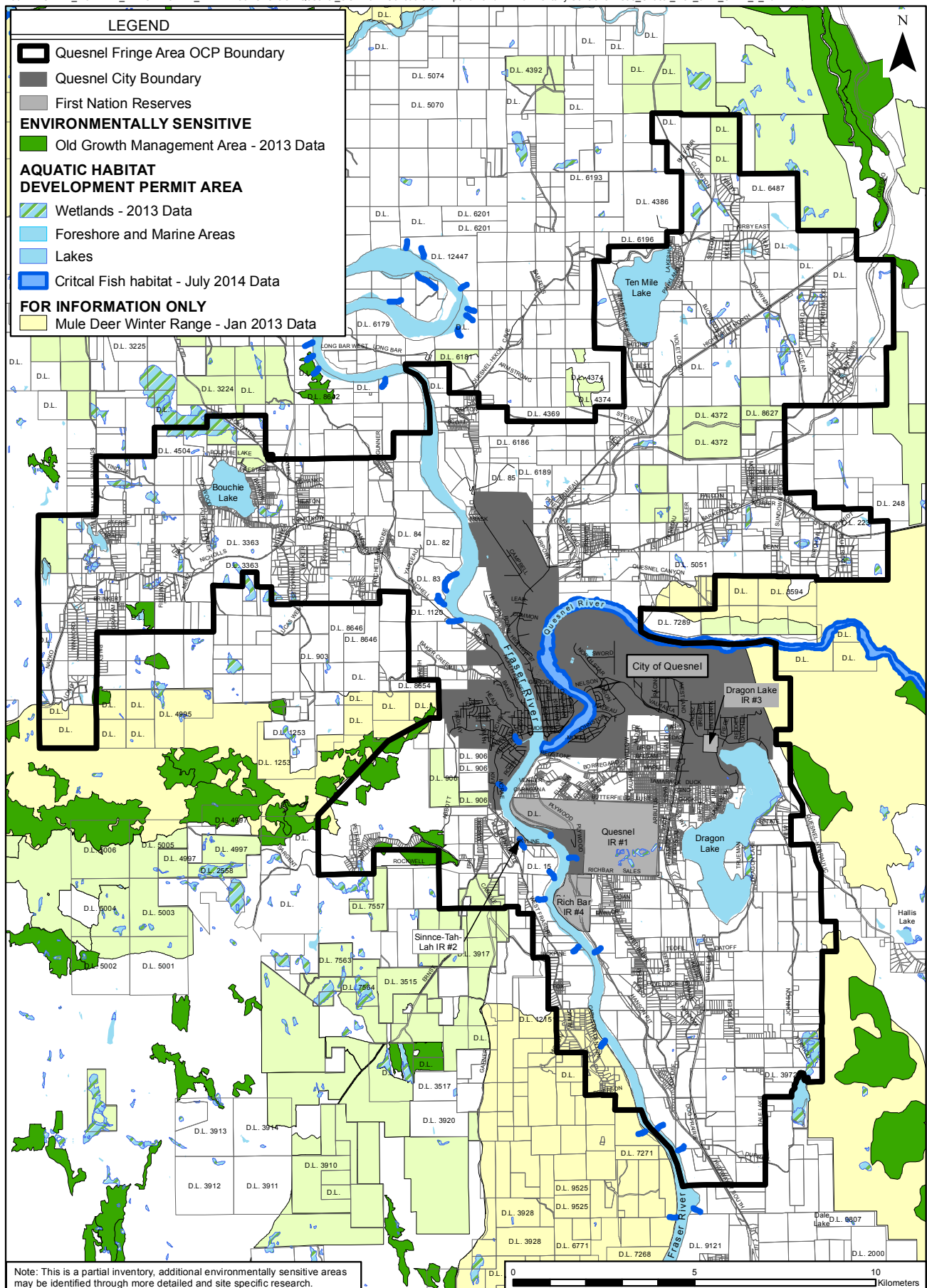
13.4.2 The Regional District requires an applicant for a temporary use permit to adhere to the following general conditions.

- the use must be clearly temporary or seasonal in nature;

- does not cause undesirable health, safety or environmental impacts;
- does not have a negative impact on adjacent lands;
- has a low demand for water and sewer services;
- does not permanently alter the site upon which it is located, and
- complies with all conditions specified by the Board in the Temporary Use Permit.

13.4.3 The Regional District may require as a condition of issuing the permit that the owner of the land provides security to guarantee the performance of the terms of the permit.



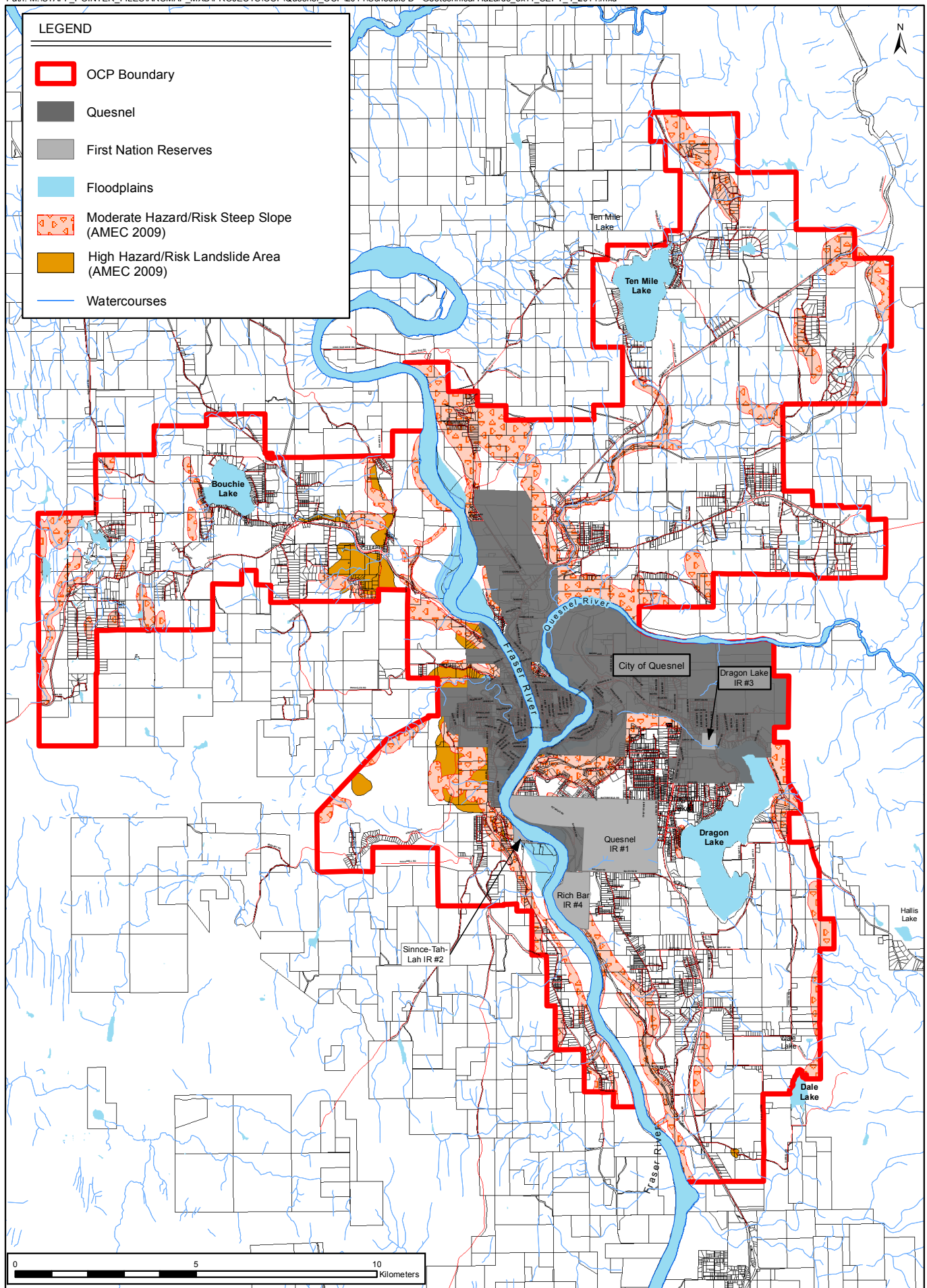


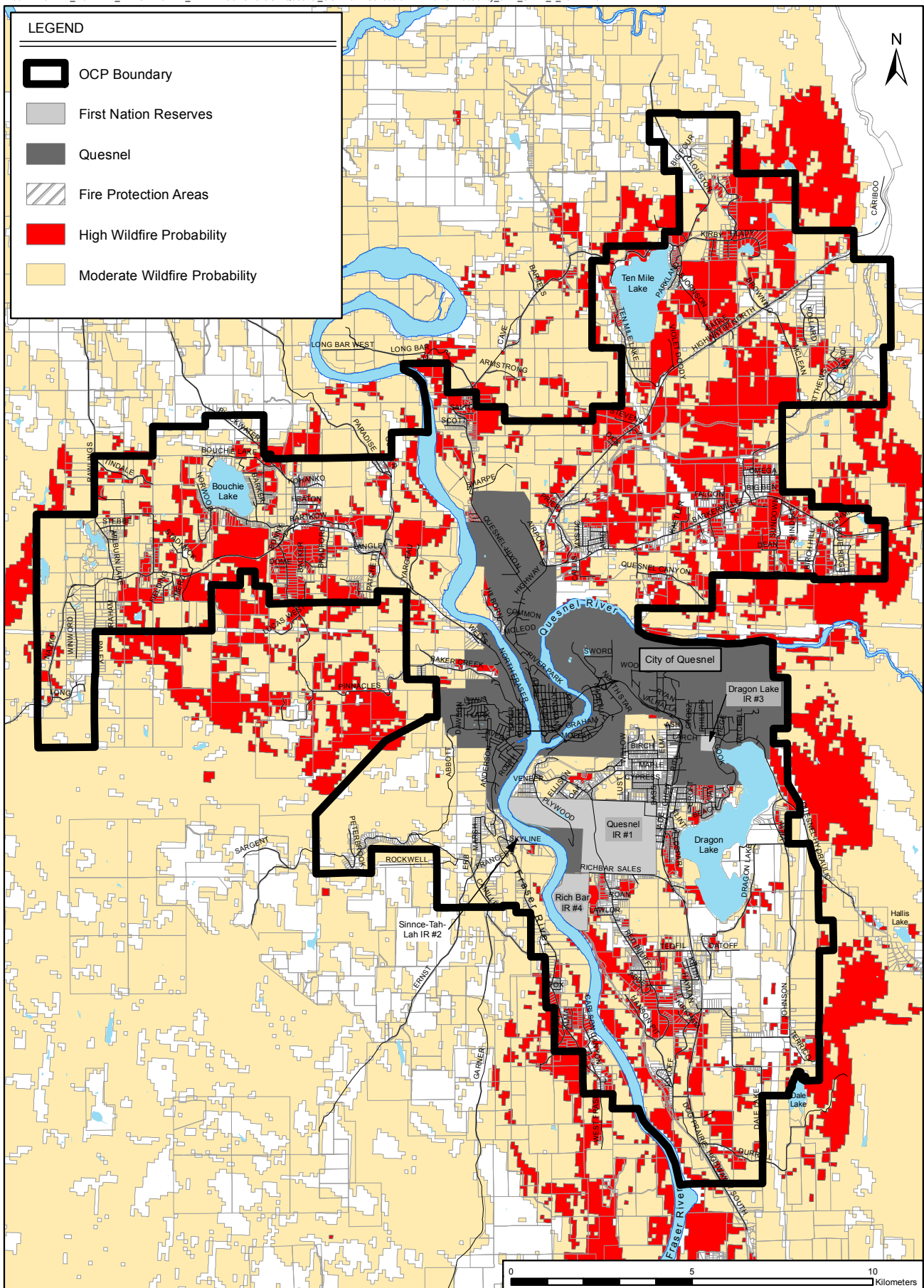
Map Produced : Date: 18/09/2014

QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN

Schedule C - Riparian and Environmentally Sensitive Areas
& Critical Fish Habitat







Map Produced : Date: 18/09/2014

QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN

Schedule E - Wildfire Probability



