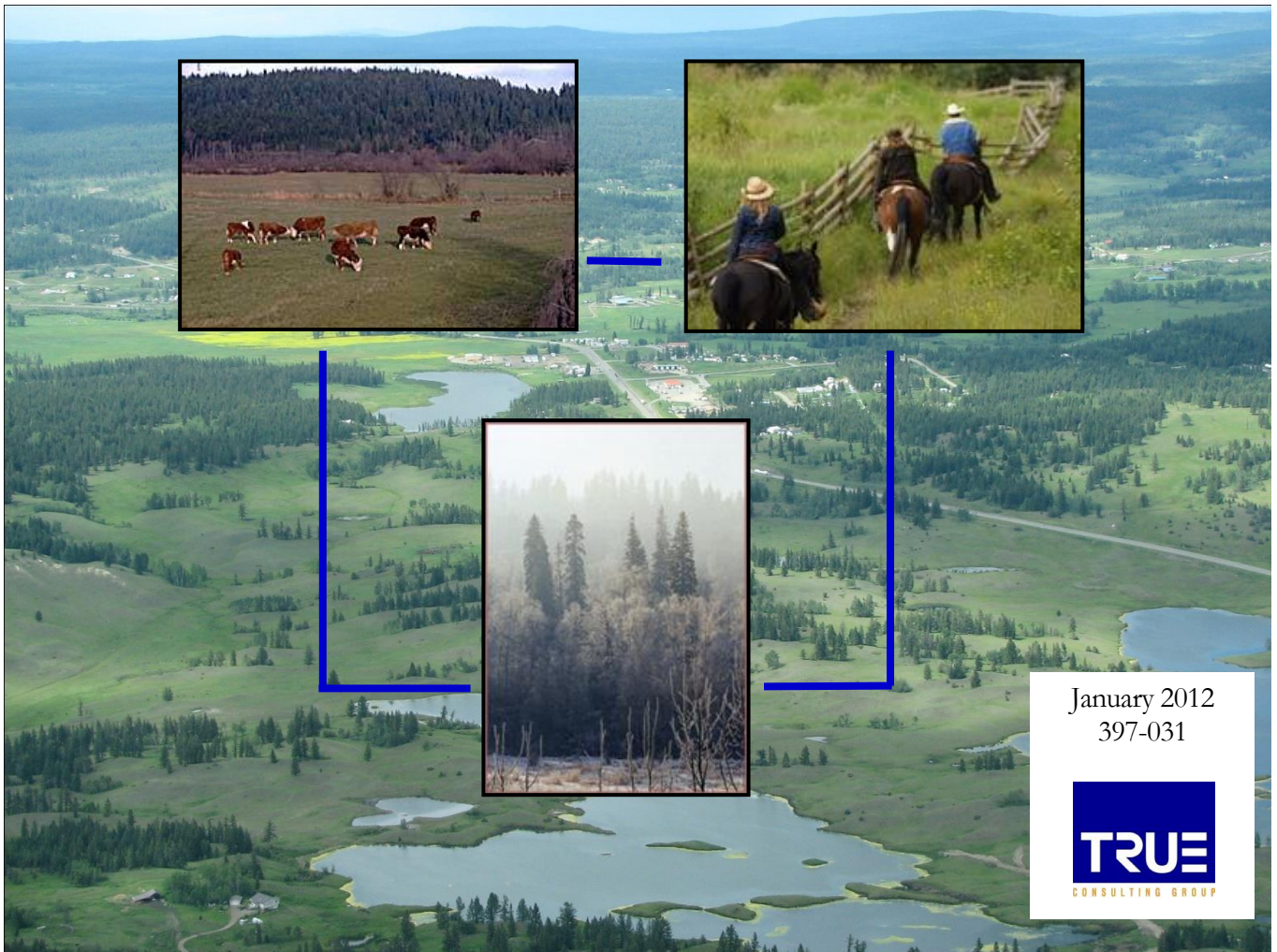


150 Mile House Area OFFICIAL COMMUNITY PLAN



January 2012
397-031



CARIBOO REGIONAL DISTRICT

150 Mile House and Area Official Community Plan Bylaw No. 4660

LIST OF AMENDMENTS TO 150 MILE HOUSE AND AREA OFFICIAL COMMUNITY
PLAN BYLAW NO. 4660 UP TO (see date at bottom of last page of amendments) WHICH ARE
INCLUDED IN THIS CONSOLIDATED VERSION OF THE BYLAW

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Acknowledgements

The Development of the 150 Mile House 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 Director,

Duncan Barnett

Joan Sorley

Area F Advisory Planning Committee

Williams Lake Indian Band

Aaron Higginbottom, Natural Resources Manager

Cariboo Regional District Staff

TRUE Consulting Group

Preamble

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

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). This Official Community Plan applies to a portion of the Cariboo Regional District (CRD) known as the 150 Mile House Area of Electoral Area 'F'. Electoral Area 'F' is represented by one Area Director on the Board of the CRD.

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 150 Mile House Area was adopted by Bylaw 3000 in May 1995. This plan builds upon the policies and principles of the 1995 plan, expanding the focus to be consistent with current legislation and addressing new community issues.

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, 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;

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- 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; and
- f. provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity.

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

Finally, the Official Community Plan provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the Regional District's financial planning and direct applications for supportive funding.

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

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Official Community Plan Process



**1.3 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.

The 150 Mile House Area is a quiet rural area where residential and resource uses co-exist compatibly with a shared commitment to the following goals.

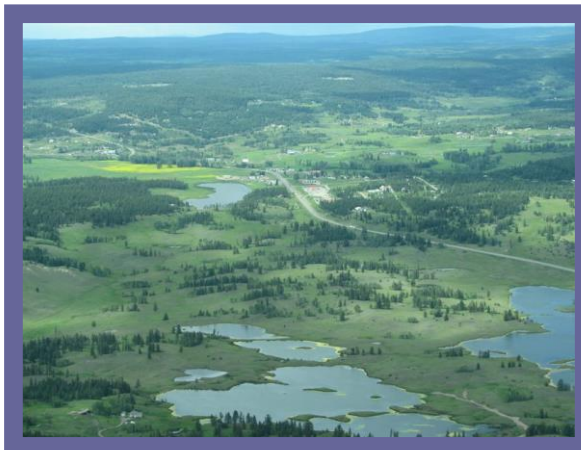
- Goal 1 To promote and maintain small town/rural values, that support a caring, relaxed, safe, clean, healthy and friendly community.*
- Goal 2 To support local commercial and industrial activities within the plan area where activities are compatible with the scale and rural character of the community and can be safely serviced to a rural standard.*
- Goal 3 To recognize and support the role of Williams Lake as a major regional centre, supplying employment, goods and services for the residents of 150 Mile House area.*
- Goal 4 To maintain a low development density that protects the quiet character of the area.*

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- Goal 5 To support stewardship of natural resources through conservation and public education.*
- Goal 6 To respect, maintain and restore the natural functioning of the environment/landscape, supporting efforts to be more environmentally friendly, energy efficient and cost-effective by respecting natural ecosystems, particularly the streams and lake systems and agricultural land.*
- Goal 7 To work collaboratively with other jurisdictions, including First Nations and provincial agencies on issues relating to the people, land and resources of the plan area.*
- Goal 8 To encourage the protection and preservation of the historical character of the plan area.*
- Goal 9 To manage and develop community services and facilities that enhance a rural community atmosphere.*
- Goal 10 To develop a sustainable economy that promotes best management practices for the agriculture, forestry, tourism and recreation sectors.*
- Goal 11 To engage in planning processes that are consultative, participatory and articulate a community vision while working towards the realization of that vision.*

**1.4 Plan
Context**

Electoral Area F is a large geographic area, as shown in *Figure 1.1* that is part of the Cariboo Plateau region of British Columbia stretching from the Fraser Canyon to the Cariboo Mountains. The 150 Mile House area is only a small part of Electoral Area F as shown in *Figure 1.1*. The population of 150 Mile House plan area lives mostly on small holdings along Highway 97, Pigeon Road, Likely Road and Horsefly Road. Residents are primarily employed in the resource sectors (forestry and agriculture) with some local sawmills and log home construction. The 150 Mile House Plan Area has a small commercial core along the Highway 97 corridor near the Pigeon Road/Highway 97 intersection. In addition to a few highway service commercial uses, this area also contains the local public school.



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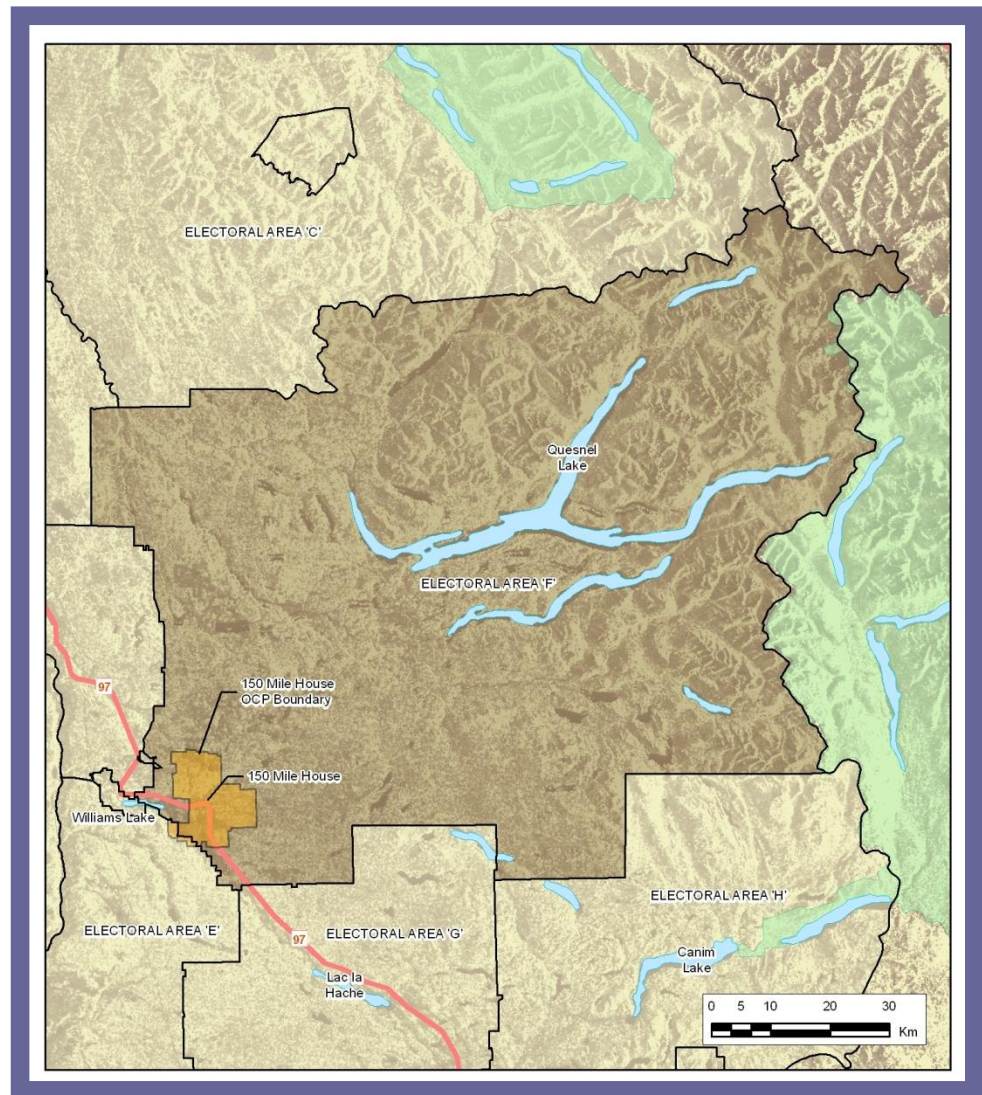


Figure 1.1: Plan Area Context

**1.5 General
Implementation**

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These policies will be applied as future decisions are made. The plan also contains policies that are strategic and require action from the 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.

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- 1.5.1 The Regional District will continue to work with the relevant public agencies to ensure that the existing level of service is maintained (e.g. schools, health care, etc.) and/or improved.
- 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 require 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 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 as required by the local authorities;
- 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;

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- assessment of slope conditions;
- 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 will also set out procedures regarding requests for reconsideration of development approval information requirements.

1.5.5 Additional implementation strategies as highlighted in Section 12.

1.6 Acronyms

ALC	Agricultural Land Commission
ALCA	Agricultural Land Commission Act
ALR	Agricultural Land Reserve
AHDP	Aquatic Habitat Development Permit Area
CRD	Cariboo Regional District
GHG	Green House Gas
IHA	Interior Health Authority
LGA	Local Government Act
LHA	Local Health Area
MFLNRO	Ministry of Forests, Land and Natural Resource Operations
MOTI	Ministry of Transportation and Infrastructure
MOU	Memorandum of Understanding
OC	Official Community Plan
QEP	Qualified Environmental Professional
RCMP	Royal Canadian Mounted Police

Planning Strategy

2.1 Demographics and Growth Trends

There is limited demographic data for 150 Mile House since most BC population data is collected at the municipal or Electoral Area level only. As shown in *Figure 1.1* the 150 Mile House plan area covers only a portion of Electoral Area F, however this data can provide a general overview of social and economic conditions in the plan area.

Statistics Canada reports that the 2006 population of Electoral Area F was 4,384. This reflects an 11.6% decrease from the 2001 population of 4,961. This population decline contrasts the 5.3% growth rate for the whole of BC in the same time period. This decline also reverses the 4.9% increase that occurred over the previous census period when the population grew from 4627 persons in 1996 to 4963 persons in 2001 in Electoral Area F. Overall, from 1996 to 2006 there has been an average annual population decrease of 0.5% per year. Reasons attributed to the population decline include: smaller household size; fewer job opportunities in the resource sector resulting in an exodus from the area of young families and potential changes in the Census Canada reporting system that affect data comparability across years. Reference to Electoral Area F should be viewed as generalizations and may not accurately reflect all population changes, housing, employment and income data for the 150 Mile House community.

Data was drawn from two sources to obtain an estimate of the population for the 150 Mile House plan area portion of Electoral Area 'F'. These data sources included:

- BC Assessment data on assessed value of improvements; and,
- 2006 StatsCan data for the 150 Mile House Designated Place.

To estimate the plan area population using the BC Assessment Authority data, lots are considered developed and occupied when they have improvements recognized by B.C. Assessment with values greater than \$50,000. Properties with improvements below \$50,000 may contain small residential structures but could also contain utility buildings, garages or farm buildings. In the 2006 Canada Census the average household size was 2.5 persons per household in Electoral Area F, while in 2006 StatsCan reported an average household size of 2.8 persons per household for the 150 Mile House Designated Place area. As an average between these two rates, a rate of 2.6 persons per household is used to generate a population estimate. The result of this analysis is presented in *Figure 2.1*.

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Figure 2.1 Plan Area Population Estimates – 150 Mile House Plan Area (2006)

	Size	Number of Parcels	Developed (Net Improvement > \$50,000)	Persons/ Household	Estimated Population
Option 1 - Lot Inventory					
Rural Residential 1	4 ha	131	102	2.6	265
Rural Residential 2	2 ha	103	83	2.6	216
Community Residential	1.2ha	7	7	2.6	18
Neighbourhood Residential	0.8 ha	319	239	2.6	621
Manufactured Home Park		1	15	2.6	39
Agricultural		141	44	2.6	114
Total Residential		702	490		1274
Option 2 - StatsCan & Lot Inventory					
150 Mile House (StatsCan Designated Place)			317	2.6	793
Remainder of Plan Area (from inventory)			175	2.6	455
Total Residential			492		1248
Average of Population Estimates					1261

This analysis indicates that with an estimated population of 1260 persons, the 150 Mile House Plan Area contains approximately 29% of the overall population of Electoral Area 'F'. Since the 150 Mile House Plan Area represents only a small percentage of the geographic area of Electoral Area 'F', it is one of the more densely settled areas of the Electoral Area and is likely to be fairly consistent with the trends occurring in the larger Electoral Area.

Figure 2.2 presents the demographic profile for Area 'F' in comparison to the demographic profile for British Columbia as a whole. The highest proportion of the 2006 population in Area F (995 people, or 22.7%) was in the 25-44 age cohort. An additional 870 people (19.9%) were in the 45-54 age cohort, and the third highest segment of the population (760 people, or 17.4%) was between the ages of 55 and 64 years. These figures demonstrate that a significant proportion of the Area F population is of working age but will be nearing retirement within the next 10 to 15 years.

Many of the area's households still contain children, reporting 890 children between 5 and 19 years of age (18.3% of all persons). The aging of the population generally means that households may be interested in downsizing and/or they may be interested in services and housing for a retiring and senior population rather than housing and services for families over the next 10 to 15 years.

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Figure 2.2: Population Profile

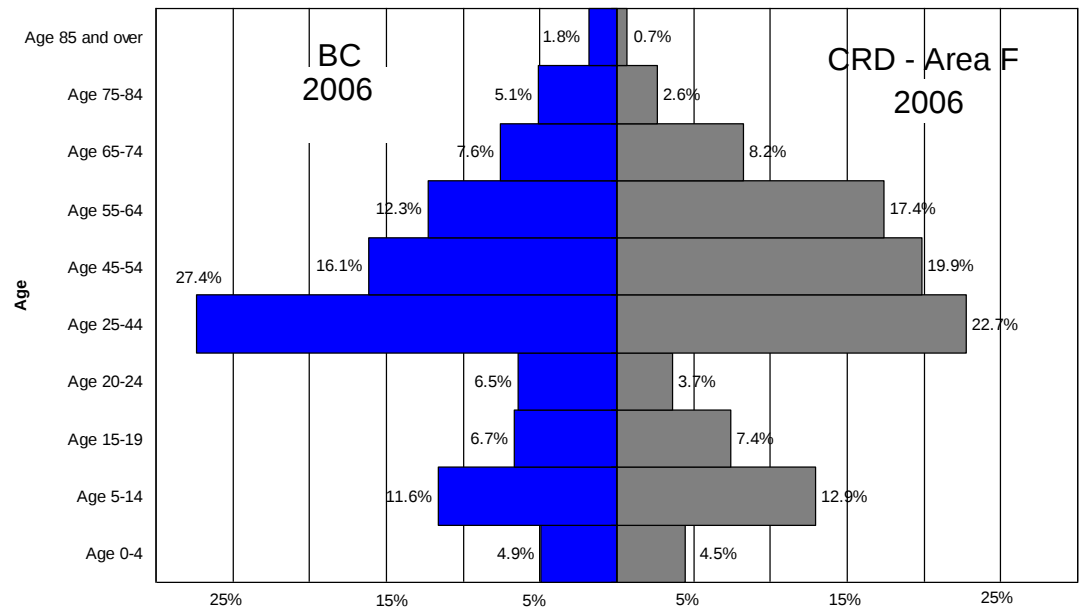
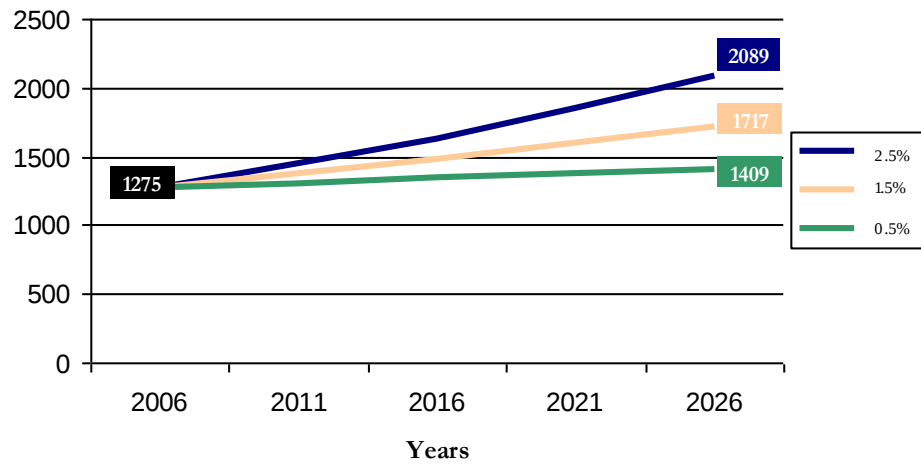


Figure 2.3 projects population growth for the plan area using three growth scenarios: high growth (2.5%/year); moderate growth (1.5%/year); and low growth (0.5%/year). With a high growth rate of 2.5%, it is estimated that there would be an increase of approximately 800 persons, requiring an estimated 350 new homes over the next 20 year period. A moderate growth rate of 1.5% per year would require an estimated 180 new homes. And the low growth rate would require only 50 new homes over the next 20 years.



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Figure 2.3: 150 Mile House Plan Area Population Projections



2.2 Housing

The 2006 Census data for Cariboo Regional District, Area 'F', indicates the following general trends related to housing. This information provides general regional trends only, and may not reflect specific characteristics of the 150 Mile House area.

- number of occupied private dwellings occupied by usual residents – 1755;
- number of owned dwellings - 1515 (87% of occupied private dwellings);
- number of private dwellings – 1840;
- persons per (usually) occupied dwelling – 2.5;
- number of dwellings constructed before 1986 – 1070 (61%);
- number of dwellings constructed between 1986 and 2006 – 675 (39%);
- dwellings requiring major repair as a % of total occupied private dwellings – 12.9% (7.4% in BC as a whole);
- average house prices - \$198,908;
- average house prices for British Columbia - \$418,703;

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2.3 Development Inventory and Opportunities

Figure 2.4 provides an inventory of lots in the plan area based on the Official Community Plan Land Use Designations (uses 2006 BC Assessment data for value of improvements). Based on the 2006 data forty-three percent of all assessed parcels are small lots (>0.8 ha) and are designated for Neighbourhood Residential use. Lots with Neighbourhood Residential designations also have the most vacancy. Again, based on the 2006 data fifty-nine of the 319 Neighbourhood Residential lots are currently vacant representing 68% of all the vacant residential lots. Thirty-three of the vacant lots are located in the Frontier Subdivision and Valley Road areas, northwest of the Highway 97. The developer of this property has been slowly marketing new phases of the project over many years, suggesting that there continues to be a slow and steady demand for this type of development opportunity. Overall, it is evident that there is a relatively small supply of vacant lots available for new development. *Figure 2.5* estimates that with a moderate growth rate of 1.5% the available lot supply will last approximately 5 to 10 years.

Figure 2.4: Land Use & Lot Inventory. 2006

Current OCP Land Use Designation	Size	Number of Parcels	Number of Vacant Parcels (Net Improvement = 0)	Underdeveloped (Net Improvement < \$50,000)	Developed (Net Improvement > \$50,000)
Rural Residential 1	4 ha	131	12	17	102
Rural Residential 2	2 ha	103	16	4	83
Community Residential	1.2ha	7	0	0	7
Neighbourhood Residential	0.8 ha	319	59	21	239
Mobile Home Park		1	0	0	1
Total Residential		561	87	42	432
Commercial		5	0	2	3
Industrial		6	0	0	6
Institutional		2	2	0	1
Resource Area		19	12	0	7
Agricultural		141	85	12	44
Total Parcels		734	186	56	493
%		100%	25%	8%	67%

Figure 2.4 identifies a total of 19 parcels that are designated for resource use. Additional unsurveyed crown lands are also designated for resource use within the plan area. Resource designations generally cover the forested upland area and support a local forestry and ranching industry.

Agricultural land use designations cover the majority of the plan area. All of the agriculturally designated land is within the Agricultural Land Reserve and primarily supports ranching activities including grazing and forage crop production. There are also a number of wood lots established over agricultural areas in the uplands where lands have retained a forest cover.

Figure 2.4 (based on 2006 data) identifies a very small inventory of lands designated for commercial, institutional and industrial uses and a number of the inventoried

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properties are either underdeveloped or vacant. This analysis shows that 150 Mile House continues to operate as a satellite residential community where Williams Lake provides employment and services for 150 Mile House residents. Although the long term planning direction for 150 Mile House will continue to support this satellite relationship to Williams Lake there is interest on some expansion of local services and commercial development opportunities. Opportunities for expansion include heritage-based tourism, recreation and highway commercial operations.

Figure 2.5: Residential Lot Supply and Demand Projections, 2006

<i>Status</i>	<i>Lots</i>
Vacant residential	87
Development constraints	
♦ Frontier subdivision (requires servicing strategy)	33
♦ Unavailable for development (est. 20% utilities, topographic constraints)	10
Available for development	44 lots
Annual Lot Absorptions (1.5% growth)	10 lots/year
Available Supply	4.5 years

**2.4 Health and
Socio-
Economic
Indicators**

The 2006 census data demonstrates that while median family incomes are lower in Area 'F' (\$59,960) than provincially (\$62,346), low income households (e.g. fail to meet housing affordability criteria) are proportionally less frequent in Area 'F' (9.2%) than in British Columbia as a whole (17.3%). This is partially explained by the lower cost of housing in Area 'F'. The median monthly payments for owner-occupied dwellings were \$470 in Area 'F' and \$876 in the province as a whole and the median monthly payments for rented dwellings were \$550 in Area F and \$752 in the province as a whole (Statistics Canada, 2006). Unfortunately, there are very few housing units in the lower price ranges and a very limited inventory of rental units.

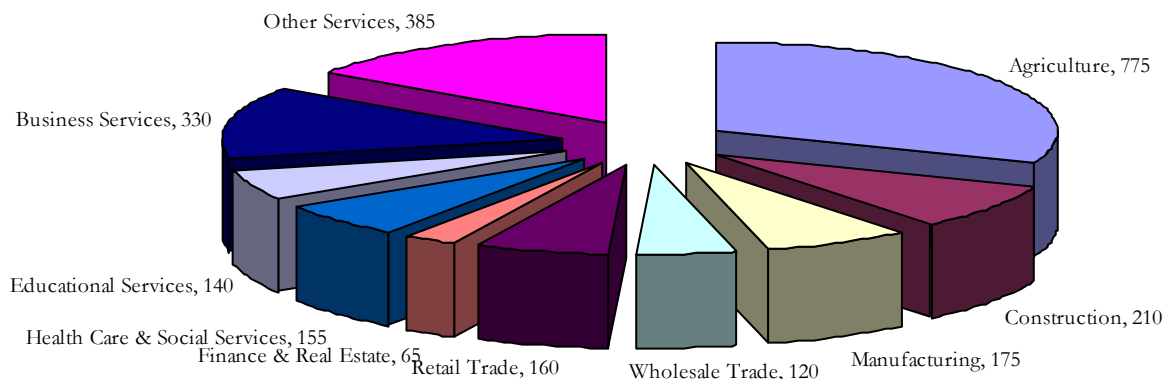
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Data from Health Authorities and School Districts can often provide an indication of social conditions in an area, however; this data is aggregated for a larger region and does not provide specific references to the 150 Mile House area. Generally, as a satellite residential area health and socioeconomic data will be reflected in the service delivery and planning data for Williams Lake.

Figure 2.6 presents the breakdown of employment into the various industry sectors. The largest employment sector is agriculture, with 31% of the employment in Area 'F'. Other major industry sectors are Business and Other Services and Construction.

In recent years BC has had near historic low unemployment rates (4.4% in April, 2007) however current unemployment rates are closer to 8% (7.8% in June 2010). In Area 'F' unemployment rates were 9.4%, with a labour force participation rate of 70.9% and in B.C. as a whole, the unemployment rate was 6% with a participation rate of 65.6% (2006). The CRD does not have specific employment data for the 150 Mile House area and residents consulted as part of the planning process did not mention high unemployment as a local concern.

Figure 2.6: Employment by Industry Sectors, Area F (2006)



2.5 Regional Planning Context

Historically, planning in the CRD has evolved with the division of the region into sub-planning areas that reflect unique geographic and community development patterns. There was no input recommending adjustment to the 150 Mile House Plan Area boundary during this planning process. The Williams Lake Fringe Area Plan that borders the plan area and shares the same zoning bylaw as the 150 Mile House Area OCP has been consulted to ensure policy consistency. Other CRD documents consulted as part of this planning process include:

- Agriculture & Forestry Policies Review and Development, November 2003
- Cariboo Regional District Heritage Program Framework, 2007
- Cariboo Regional District Lakeshore Management Policy, 2003
- Williams Lake & Area Interface Fire Plan, 2005

Environmental Management

3.1 Community Context

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents, businesses and visitors in the 150 Mile House Plan Area. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas by addressing the objectives outlined in Section 3.2.

Environment refers to the natural attributes of plan area and logically these features extend beyond the plan area boundaries. The CRD approaches environmental issues from a broad regional perspective that is applied to the 150 Mile House Plan Area.

3.2 Objectives

- 3.2.1 To encourage stewardship of natural resources through conservation and public education.
- 3.2.2 To recognize the need for and participate in energy conservation measures.
- 3.2.3 To preserve and enhance the ecological systems and ecological diversity.
- 3.2.4 To develop an environmentally sustainable economy that promotes best management practices for all economic sectors.
- 3.2.5 To support programs for the control of invasive plants.
- 3.2.6 To protect environmentally sensitive lands such as steep slopes, floodplains, watersheds and soils subject to erosion from land uses having major environmental impacts.
- 3.2.7 To restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.
- 3.2.8 To include environmental considerations as an integral part of the assessment of growth management options, land use plans, transportation plans and development proposals.

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- 3.2.9 To protect and enhance fish and wildlife habitats in balance with development and recreational use of open space and mitigate conflict between wildlife and human activity.
- 3.2.10 To participate in an effort to reduce human impacts on climate, including increased efforts to reduce waste (including recycling).
- 3.2.11 To acknowledge the existence of climate change and its effects on the economic, social and environmental impacts locally and globally.
- 3.2.12 To ensure that land within the Agricultural Land Reserve (ALR) can be used for farm use as defined in the *Agricultural Land Commission Act*.
- 3.2.13 To maintain high water quality by protecting the integrity of surface groundwater and aquifers.

General

**3.3 Environmental
Policies**

- 3.3.1 The Regional District will preserve and protect Environmentally Sensitive Areas (ESAs) and Environmentally Hazardous Areas (EHAs). Where appropriate, the Regional District may recommend (e.g. through subdivision referral) or use one or more of the following tools to direct development away from Environmentally Sensitive Areas and Environmentally Hazardous Areas:
- covenants registered under Section 219 of the *Land Title Act*;
 - bare land strata to allow flexibility in conserving the feature or area;
 - density bonus transfer or density averaging, to the developable portion of the site;
 - development variance permits to vary conditions other than use or density; and/or
 - voluntary stewardship such as contracts, leases or trusts to protect the feature or area.
- 3.3.2 The Regional District will co-operate with senior governments to provide a coordinated strategy for the stewardship of watercourses to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs. The Regional District designates all watercourses as part of the Aquatic Habitat Development Permit Area (AHDPA). The designation of watercourses uses the definitions as outlined in the provincial regulations and is also consistent with the Cariboo Regional District's "Shoreland Management Policy". Schedule C identifies known watercourses in the plan area but may not include all watercourse locations. Accordingly, the CRD may require additional

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technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a watercourse area, the CRD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian area.

- 3.3.3 The Regional District will require the QEP to recommend practices to prevent sediment from entering local watercourses when considering development activities where appropriate.
- 3.3.4 Applications for new land use designations (OCP Amendments or Rezoning Applications) may be required to be accompanied by a detailed Environmental Review of environmentally sensitive and hazardous areas such as watercourses, sensitive habitat areas, wildlife corridors, flood plains and steep slopes. The environmental review shall include recommendations on the management of sensitive conditions. The Regional District may implement recommended environmental management practices through such mechanisms as:
- a. The establishment of an Environmental Reserve designation where development on private or Crown lands in sensitive areas is protected from adverse development. Passive uses, with minimal impact on the applicable area would be supported within the Environmental Reserve designation. Developments acceptable in the reserve area would include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community that would not compromise the environmental sensitivity of the area.
 - b. 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. Covenants may include conservation agreements, with the Regional District as a party to the agreement.
 - c. 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 of lands.

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- 3.3.5 The Regional District strongly encourages that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan area.
- 3.3.6 The Regional District encourages farmers to ensure that soil conservation, pest management, and water management are conducted in a manner that does not degrade Environmentally Sensitive Areas by referring to guidelines in *Watershed Stewardship, A Guide for Agriculture* (as amended).
- 3.3.7 The Regional District encourages and promotes the removal of invasive plants on private and public lands.

Wildlife

- 3.3.8 The Regional District will encourage relevant provincial agencies to prepare an Area 'F' Wildlife Atlas that provides an inventory of sensitive habitat areas and wildlife corridors for crown and private lands. The Regional District will facilitate community consultation on this project, likely through the Advisory Planning Commission, and may consider new Development Permit Area designations.
- 3.3.9 The Regional District will work co-operatively with the Federal and Provincial government to protect wildlife and wildlife habitat.
- 3.3.10 The Regional District will consider developing a Bear Aware Strategy to minimize the potential of bear/human interactions.
- 3.3.11 The Regional District requires that 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, park dedication, 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.

Wildfire

- 3.3.12 The Regional District will, in co-operation with the appropriate agencies, continue to work towards developing strategies and procedures to prevent interface fires.
- 3.3.13 All areas identified by the Ministry of Forests, Lands and Natural Resource Operations as per Schedule E, Wildfire Probability, as having High, Very High or Extreme wildfire risk designations, are considered high wildfire hazard areas.

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- 3.3.14 The Regional District will continue to consult with the Ministry of Forests, Lands and Natural Resource Operations to maintain current information on wildfire probability.
- 3.3.15 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.
- 3.3.16 Prior to undertaking any subdivision or land use development that will create four or more parcels or dwelling units within a high wildfire hazard area, 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.
- 3.3.17 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.
- 3.3.18 Where wildfire hazard management requirements and riparian area or environmentally sensitive area requirements overlap, the riparian area or environmentally sensitive area requirements shall prevail.
- 3.3.19 Work with the Ministry of Forests, Lands and Natural Resource Operations on evaluating and approving new developments in areas where fire hazard is high.
- 3.3.20 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 Guideline Examples

Note: When this by-law was adopted, the CRD did not have a Building Inspection process within the 150 Mile House Plan area. Should a Building Inspection process be implemented, a Building Permit application could trigger a Wildfire Development Permit Application process and this type of guideline could be applicable.

- 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.

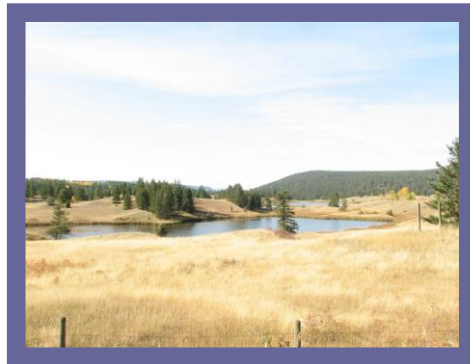
Fire Smart Subdivision and Rezoning Application Guideline Examples

Note: The Cariboo Regional District may have opportunity to require a Wildfire Hazard Assessment Report for subdivisions of 4 or more lots (Policy 3.3.17)

- 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.

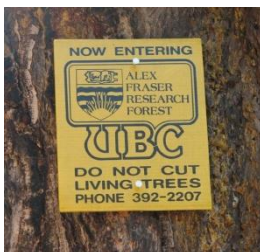
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- 3.3.21 Encourage new construction using “fire smart” principles, balanced with interests in maintaining rural character.
- 3.3.22 Encourage harvesting of health-damaged trees and replanting of infected or damaged forest areas.
- 3.3.23 Work with community and other government groups to ensure evacuation plans are prepared and implemented.



Tree Retention & Tree Expansion

- 3.3.24 The Regional District encourages, where possible, developers to retain and expand natural tree cover when developing their properties. Tree retention and expansion is particularly encouraged along road frontages, natural watercourses and areas that are visually significant.
- 3.3.25 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.
- 3.3.26 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.



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Energy & Conservation

- 3.3.27 The Regional District will encourage collaboration with other levels of government, First Nations, regional districts and utilities to address energy and emissions management and promote best practices in energy efficiency. The CRD Board will work with the provincial government to increase the building codes to reflect current best practices in energy efficiency.
- 3.3.28 The Regional District will 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.
- 3.3.29 The Regional District will encourage the planning, design and construction strategies to minimize greenhouse gas emissions.
- 3.3.30 The Regional District will encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; stormwater detention ponds, solar orientation etc.).
- 3.3.31 The Regional District will 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.
- 3.3.32 The Regional District will encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.
- 3.3.33 The Regional District will explore strategies to increase recycling options.

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- 3.3.34 New developments and redevelopments of property shall consider the Environmental Best Management Practices for Urban and Rural Land Development (Ministry of Water, Land and Air Protection) and Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia where applicable.

Environmentally Sensitive Areas

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

- Lands within the University of British Columbia Research Forest and the Knife Creek Land Management Reserve;
- Areas designated as old growth management areas; and
- Lands within the mule deer winter range.

As well the plan area contains valuable habitat for many species at risk, for example: Western Painted Turtle, Bobolink, American Badger, Long-billed Curlew, Lewis' Woodpecker and Great Blue Heron may be found in the plan area.

The CRD will direct all 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.

The CRD recognizes and supports the historic use of the "Pigeon Pond" area (SW ¼ DL 5985) as a public recreation area with environmental sensitivity (e.g. mule deer winter range), as well as partly being in the Agricultural Land Reserve. The Regional District would not oppose re-designation of this land to either a Parks and Recreation designation or an Environmental Reserve designation.

- 3.3.36 The Regional District will 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 resources, disposition of crown land and water resources.

- 3.3.37 The Regional District will encourage voluntary protection of natural features in cases where a development review process has resulted in the identification of

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areas where stream conservation, water quality protection, or habitat preservation are recommended.

- 3.3.38 The Regional District will 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.
- 3.3.39 Where land is dedicated for environmental protection 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.
- 3.3.40 The Regional District will 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.
- 3.3.41 The Regional District will encourage the retention and use of wetlands as natural buffers between different land uses.
- 3.3.42 The Regional District recognizes that work within a watercourse is regulated under the *Water Act* and the *Fisheries Act*. Land management strategies as regulated through these Acts include:
- a. minimize obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property;
 - b. retaining the natural stream channel geometry insofar as feasible;
 - 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;

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- e. avoiding and reducing flood damage;
- f. avoiding groundwater interruption; and,
- g. protecting aquatic biota and habitats.

Environmentally Hazardous Areas

3.3.43 The Regional District will pursue opportunities to partner on studies to map environmentally hazardous areas. Hazardous areas to be mapped and assessed include:

- steep slopes;
- rockfall/rolling rock hazard;
- landslides, land slip, subsidence or avalanche; and,
- flood plains.

Schedule D shows some of the hazardous areas in the plan area however additional research may be required for site specific development applications.

3.3.44 All areas with slopes in excess of 30% are considered to be “steep slopes” and are recognized as Hazardous Areas that are not recommended for development.

3.3.45 While developments on steep slopes are not recommended, it may be necessary to integrate a steep slope area into an overall development project. For these projects, a comprehensive site analysis is required. The comprehensive analysis should include:

Mapping:

- The Regional District requires an assessment of slope conditions as part of required Development Approval Information.

Geotechnical Assessment:

- Lands with slopes in excess of 30%, or as otherwise determined by the Regional District, Provincial or Federal agencies, shall be subject to geotechnical assessment prior to development proceeding.
- The geotechnical assessment must address the hazard in a manner that ensures the protection of property and quality of life of future users and adjacent property owners.

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General Conditions:

- Setbacks from the toe and top of the slope shall be as determined by the geotechnical assessment.
- Development in potentially unstable areas or steep slopes shall avoid:
 - a. Cutting into a slope without providing adequate mechanical support;
 - b. Adding water to a slope that would cause decreased stability;
 - c. Adding weight to the top of a slope;
 - d. Removing vegetation from a slope; and,
 - e. Creating steeper slopes.

Covenants:

Geotechnical assessments are required consistent within Development Approval Information requirements outlined in Section 1.5. Prior to a rezoning, subdivision approval and/or Building Permit being issued for development, 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.

Research:

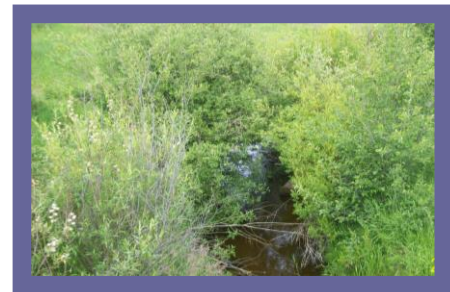
The Regional District will continue to participate in research projects on Hazardous Areas with the objective of formulating protective strategies, encouraging restoration and obtaining knowledge to facilitate appropriate land use and servicing decisions.

- 3.3.46 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 issues. Further detailed information may be required as a result of the assessment.
 - 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

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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.

- c. 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.



Climate Change

- 3.3.47 The Regional District, as a signatory to the Climate Action Charter, will take steps to address and support the goals of the Charter, including working towards carbon neutrality in respect of its corporate operations.
- 3.3.48 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 December 2011. Steps and considerations in the planning process will include:
 - conducting a corporate inventory of energy use and greenhouse gas (GHG) emissions.
 - 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.
 - reviewing opportunities for home-based business and industry to decrease dependence on automobiles.

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- supporting local food security through local agricultural uses and food processing and by encouraging community gardens and farmers markets to create more food independent communities.
- supporting a broader range of local goods and services to service settlement areas, thereby decreasing dependence on automobiles.
- investigating opportunities to control GHG emissions at Regional District landfills through the collection of methane.
- working with First Nations and the City of Williams Lake to ensure a region-wide approach.
- promoting reduction, reuse and recycling of waste and investigate waste to energy opportunities.
- creating partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.

3.3.49 The Regional District will adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets, by:

- seeking funding support for measuring the Regional District’s carbon footprint by mapping operations, collecting emissions data and calculating a municipal footprint, and,
- identifying best carbon reduction opportunities and setting specific reduction targets.

3.3.50 The Regional District will incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design or new facility construction.

3.3.51 The Regional District supports a land use strategy that encourages, infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.

3.3.52 The Regional District will continue to support opportunities to directly address climate change and energy sustainability through such projects as:

- new trails and bike paths that support alternative transportation options;
- pilot transit projects and/or expansions of existing transit systems that would support rural residents traveling to the City of Williams Lake for work or services;

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- supporting Smart Growth planning principles as applicable to rural areas; and
- protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water,

- 3.3.53 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.
- 3.3.54 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.
- 3.3.55 Establish GHG emissions targets that are consistent with the overall targets of the CRD, more particularly, reducing GHG emissions by 33 percent by the year 2020, and 80 percent by 2050 based on 2007 levels.

**3.4 Aquatic Habitat
Development
Permit Area**

Designation

- 3.4.1 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.

Area

- 3.4.2 The Aquatic Habitat Development Permit Area (AHDPA) is comprised of watercourses in the plan area. Watercourses include lakes, rivers, streams and creeks as defined by provincial legislation. Schedule C shows the lakes and watercourses that are in the Aquatic Habitat Development Permit Area. Schedule C is based on large scale provincial mapping and is for general reference only. More detailed assessments may be required as part of the review process.
- 3.4.3 The Aquatic Habitat Development Permit Area (AHDPA) also applies to lands established in the Cariboo Regional District's *Shoreland Management Policy* as discussed with the Ministry of Environment and follows guidelines established 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".

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

Justification

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

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

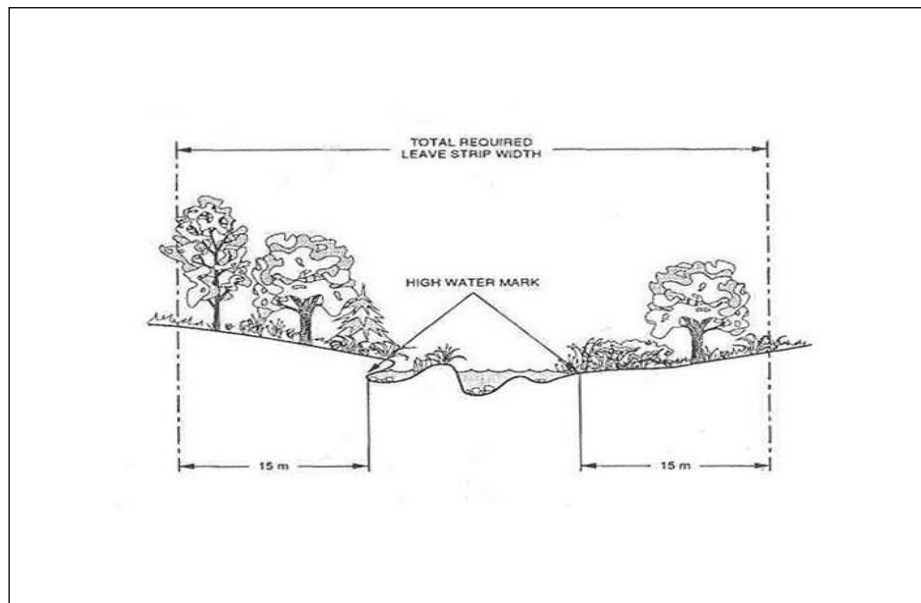
Guidelines

- 3.4.6 A Development Permit is required, *except where exempt under Exemptions Section 3.4.8* for development or land alteration on land identified as a riparian assessment area within the AHDPA. 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;
 - b. disturbance of soils;
 - c. construction or erection of buildings and structures;
 - d. creation of nonstructural 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;
 - i. development of utility corridors; and

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- j. subdivision as defined in the *Land Title Act*, and including the division of land into 2 or more parcels.
- 3.4.7 A Development Permit may be issued once the following guidelines have been met.
- a. Vegetated leave, or buffer strips of a minimum of 15 meters from the natural lake boundary are required. The buffer or leave strips are for the protection of riparian ecosystems and may have a maximum of 25% in a disturbed state, consistent with the *Shoreland Management Policy*. In the case of sensitive watercourses, the buffer or leave strip shall be a minimum of 30 m. The following image, adopted from the Department of Fisheries and Oceans' Land Development Guidelines for the Protection of Aquatic Habitat, illustrates leave, or buffer, strips;

Figure 3.1: Example of Riparian Leave Strip



- b. 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;

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- c. All leave strips may be required to be identified along the perimeter prior and during all phases of construction by means such as brightly coloured snow fencing in order to prevent any accidental disturbances;
- d. Where impact on the leave strip may be permitted during construction based on a report by a qualified professional and as approved by the Cariboo Regional District's Board of Directors or designated staff, provisions should be in place to rehabilitate the leave strip with native riparian species;
- e. Road rights-of-way and driveways shall be located or constructed of material that will not contribute to surface run-off into a water body (gravel is an example of a porous surface). Efforts should be made at the development stage to locate roads and rights-of-way outside the riparian area;
- f. Development of land for agricultural purposes may be permitted within the leave, or buffer strip should policies or regulations established by federal or provincial agencies allow such use or development, or when accepted practices of professionally accredited agricultural stewardship groups meet or exceed the federal or provincial government policy or regulation. Efforts should be made to locate farm buildings, ancillary structures and dwellings outside the riparian zone.
- g. The Regional Board shall require that an application for a Development Permit be subject to receiving a report from a qualified professional that would identify mitigative measures to reduce impacts of the development on the environment.
- h. The design and location of sewage disposal systems shall minimize or eliminate the possibility for organic loading or harmful nutrients or organisms to enter a watercourse. The services of a qualified professional having experience in sewage system design will be required to undertake soil analyses and to design and propose the location for the septic system based upon the soil analysis and considering the density of land development

Exemptions

3.4.8 The AHDPA does not apply to the following:

- a. the construction, alteration, addition, repair, demolition and maintenance of farm buildings and farm fences

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- b. removal of noxious weeds or invasive plants as defined by provincial government legislation;
- c. institutional development containing no residential, commercial or industrial aspect;
- d. reconstruction, renovation or repair of a 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 or a new access point is required would a AHDPA be required;
- e. 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 to the satisfaction of the Regional District or designate, or the conditions addressed in the previous development permit will not be affected;
- f. where a rezoning application is required prior to land development and where that rezoning application requires compliance with the Cariboo Regional District's Shoreland Management Policy, and the on-site sewage disposal covenant is registered on the title, and the conditions in the covenant have all been met, then compliance with Guideline 3.4.7(h) will not be required.
- g. a subdivision, provided that the smallest lot created is not less than 20 ha, or the creation of a lot with both a minimum site area of 4 ha and a minimum water frontage of 300 m and compliance with the CRD Shoreland Management Policy is adhered to;
- h. where a rezoning application is not required prior to land development and where the septic system will be installed at a minimum distance of 250 meters from the natural boundary (as defined by the *Cariboo Regional District Williams Lake Fringe* and *150 Mile House Area Zoning Bylaw No. 3502*) of a lake, wetland or pond, or at a minimum distance of 100 meters from the natural boundary of a river, creek, or stream;
- i. A letter is provided by a QEP confirming that there is no visible channel;
- j. Where development complies with Guideline 3.4.7(h) and any development or land disturbance will be beyond 15 meters from the natural boundary as defined by the *Cariboo Regional District Williams Lake Fringe* and *150 Mile House Area Zoning Bylaw No. 3502* of a lake, wetland or pond, or beyond 15 meters from the natural boundary of land adjacent to

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a river, creek or stream. Further, said development is not located adjacent to a sensitive fish habitat that requires approval from Fisheries and Oceans Canada, or the BC Ministry of Environment;

- k. Construction of an access point to a water body is permitted subject to:
 - i) The access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken);
 - ii) An access trail shall have a permeable surface, such as gravel, or soil, that allows the passage of water;
 - iii) Construction of a new access point will be restricted if any 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 meters.
 - iv) 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 area.

Expedited Development Permit Process

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

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	• Agricultural • Resource • Sand and Gravel Reserves (Ministry of Transportation and Infrastructure)
Residential	• Rural Residential 1 • Rural Residential 2 • Neighbourhood Residential • Manufactured Home Park
Commercial	• Commercial
General Industrial	• Industrial
Quality of Life	• Parks & Recreation • 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.

Agriculture and Resource Use

5.1 Introduction

The backbone of the economy of the Cariboo is expected to continue to be the resource-based industries, with the forestry and agricultural sectors being predominant. A large number of jobs in the area are directly or indirectly related to these industries; therefore, management of the land base that supports these activities is a major objective of the plan. The major source of farm income for example is from ranching and forage crops. Protection of ALR lands is necessary to ensure resources are available to support these activities. The lands located within the ALR are shown on *Figure 6.1*. Although many of the resource management responsibilities are provincially mandated, the CRD does have a role in providing supportive OCP policies.

5.2 Objectives

- 5.2.1 To protect agricultural land for agricultural purposes.
- 5.2.2 To support the Agricultural Land Commission in protecting agricultural land and agricultural opportunities in the plan area.
- 5.2.3 To recognize and support strategies that protect and enhance the area's rural lifestyle.
- 5.2.4 To designate areas of existing and future sand and gravel extraction.
- 5.2.5 To protect agricultural land by maintaining larger parcels suitable for agricultural production.
- 5.2.6 To prevent rural residential and other non-farm development from adversely affecting agricultural activities.
- 5.2.7 To minimize land use conflicts between sand and gravel extraction operations and neighbouring properties.

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- 5.2.8 To work with the relevant government agencies to support sustainable resource management.

5.3 Policies

General

- 5.3.1 Agricultural land use designations will be as shown on Schedule B Land Use and include lands located within the ALR and other agricultural lands.
- 5.3.2 Resource Area designations are as shown on Schedule B. This designation includes large tracts of unsurveyed crown land, lands located within the Alex Fraser UBC Research Forest, lands in the ALR, as well as some private land holdings.
- 5.3.3 Sand and Gravel Reserves are identified on Schedule B, based on the inventory of reserves provided by the Ministry of Transportation and Infrastructure.

Agriculture

- 5.3.4 The minimum parcel size for lands designated for agricultural use shall be 32 ha. The Regional District recognizes that the ALC operates under the mandate of the Agricultural Land Commission Act and may approve subdivisions that create lots that are smaller than this standard (e.g. home site severance).
- 5.3.5 The Regional District will encourage economic development initiatives that support agriculture as a viable economic activity.
- 5.3.6 The Regional District will ensure zoning regulations for agricultural lands are consistent with ALC policies regarding agri-tourism.
- 5.3.7 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. This type of development is particularly relevant in the highway corridor where there is existing complimentary development and infrastructure and development can be addressed within the Highway Corridor Development Permit Area.
- 5.3.8 The Regional District recognizes the resource, agricultural, recreational, and public use potential of Crown land and supports the provincial government's general policy of integrated multiple use land management such as grazing leases and timber management.
- 5.3.9 The Regional District will discourage subdivision of lands within agricultural and resource land use categories.

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5.3.10 The Regional District will attempt to 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 Act (FPPA).



5.3.11 The Regional District supports 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.

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5.3.12 The Regional District will 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.

5.3.13 The Regional District recognizes the importance of local food production and supports efforts to improve the local agricultural economy. Efforts 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 and Lands regarding opportunities for hosting local workshops on ways to enhance opportunities for growing and marketing economically viable, local agricultural products.

5.3.14 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.

5.3.15 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:

- a. There are no negative impacts on agriculture;

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- b. It is demonstrated that the land is physically and economically incapable of supporting agriculture as evaluated by a qualified professional; or
 - c. 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.
- 5.3.16 The Regional District may require covenants to be registered on new lots that are adjacent to lands in the ALR and lots that are equal to or less than 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 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 conditions as identified in the report Agriculture and Forestry Policies: Review and Development, prepared by Cariboo Geographic systems.
- 5.3.17 The Regional District encourages strategies that will see large agricultural land holdings retained and operated as single agricultural operations rather than broken up as individual land tenures with multiple ownership.
- 5.3.18 Wherever possible, future major roads, utility or communication corridors should be directed away from and around land within the ALR.

Resource

- 5.3.19 The Resource designation permits resource uses such as forestry, mining and oil and gas extraction.
- 5.3.20 Forestry uses shall implement Best Management Practices including practices that preserve critical watersheds and viewsheds and mitigate erosion.
- 5.3.21 The minimum parcel size within the Resource Area designation will be limited to 32 ha so as to encourage the continuation of rangeland operations and to minimize conflict between residential and other resource uses.
- 5.3.22 The Regional District recognizes the role of woodlot licences (*Figure 6.1*) as a technique for managing small parcels of crown land for forestry purposes and commits to working with the relevant provincial agencies as required for long term tenure management.

Sand and Gravel Extraction Policies

- 5.3.23 Sand and gravel extraction will be limited to areas designated on Schedule B Land Use for the term of this plan. Non-commercial operations which involve only the excavation or deposit of material for limited construction purposes may be permitted where necessary, subject to appropriate permitting.
- 5.3.24 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 CRD.
- 5.3.25 The Regional District will require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation; dust control; screening; access; traffic circulation and site reclamation.
- 5.3.26 Where land designated for 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.

Residential

6.1 Introduction

During the consultation process for both the 1995 and 2008 plans, residents expressed a desire to see the 150 Mile House areas retain its low density and quiet rural atmosphere. Density increases were viewed as a potential threat to the sustainability of an area where residents value their rural environment and rely on independent on-site servicing (water and sewer). There were no reports of utility system failures (either from agencies or the public) during the planning process but there is an interest in comprehensive planning to ensure sustainability.

As part of the background research for the OCP, the CRD conducted an inventory of vacant lots and examined development trends. From this work it was evident that there was a limited supply of vacant lots in the area (*Figure 2.5*) and most of the available lots were concentrated into a relatively small development area near Highway 97 that is being developed as a phased project where only a few lots are available at any one time.

Many of the residents of the 150 Mile House area are employed outside of the plan area and trends suggest that the area will continue to function predominantly as a satellite residential area. Demographics indicate that local households are typically in the middle stages of the life cycle and as these households age there may be some out-migration of households that no longer require larger rural style housing. The following issues were identified through the planning process as items to be addressed in new OCP policies.

- provision of development options for new residential lots, balancing a desire to maintain the existing rural character while adding more diversity to the housing inventory (e.g. compact housing, multifamily housing, rental units, affordable housing).
- consider the shift to smaller household sizes (fewer people), an aging population, and the potential for an outward migration trend.
- minimize the potential for conflict between the farming and residential communities.

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- consider the impact of servicing options (e.g. community water or sewer systems) restricts future development options.
- limit the impacts of parcelization and fragmentation of large ranch holdings into smaller rural acreages.

The plan area has had three minimum lot sizes applied to residential development. All 3 lot formats support larger rural residential housing:

- Neighbourhood Residential average 1.15 ha (ranging from 0.8 to 1.5 ha)
- Rural Residential 2 average 2.0 ha (ranging from 1.5 to 3.0 ha)
- Rural Residential 1 4.0 ha
- Manufactured Home Park N/A

6.2 Objectives

- 6.2.1 To maximize efficient use of land and services (roads and schools), encouraging infill and intensification prior to peripheral expansion.
- 6.2.2 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.
- 6.2.3 To direct development to areas free of geotechnical and environmental hazards unless mitigation measures are in place to reduce risk to acceptable levels.
- 6.2.4 To engage citizens to participate in community life and decision making.
- 6.2.5 To work with First Nations and governments and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use, scale and history of their surroundings.

6.3 Policies

General

- 6.3.1 The Regional District supports new residential development in the plan area where:

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- 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;
- uses reflect the rural character of the area; 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 part of the agricultural and resource areas, there are four (4) land use designations shown on Schedule B that support residential development in the plan area to densities as follows:

Neighbourhood Residential	average 1.15 ha (range 0.8 to 1.5 ha)
Rural Residential 2	average 2.0 ha (range 1.5 to 3.0 ha)
Rural Residential 1	4.0 ha
Manufactured Home Park	n/a

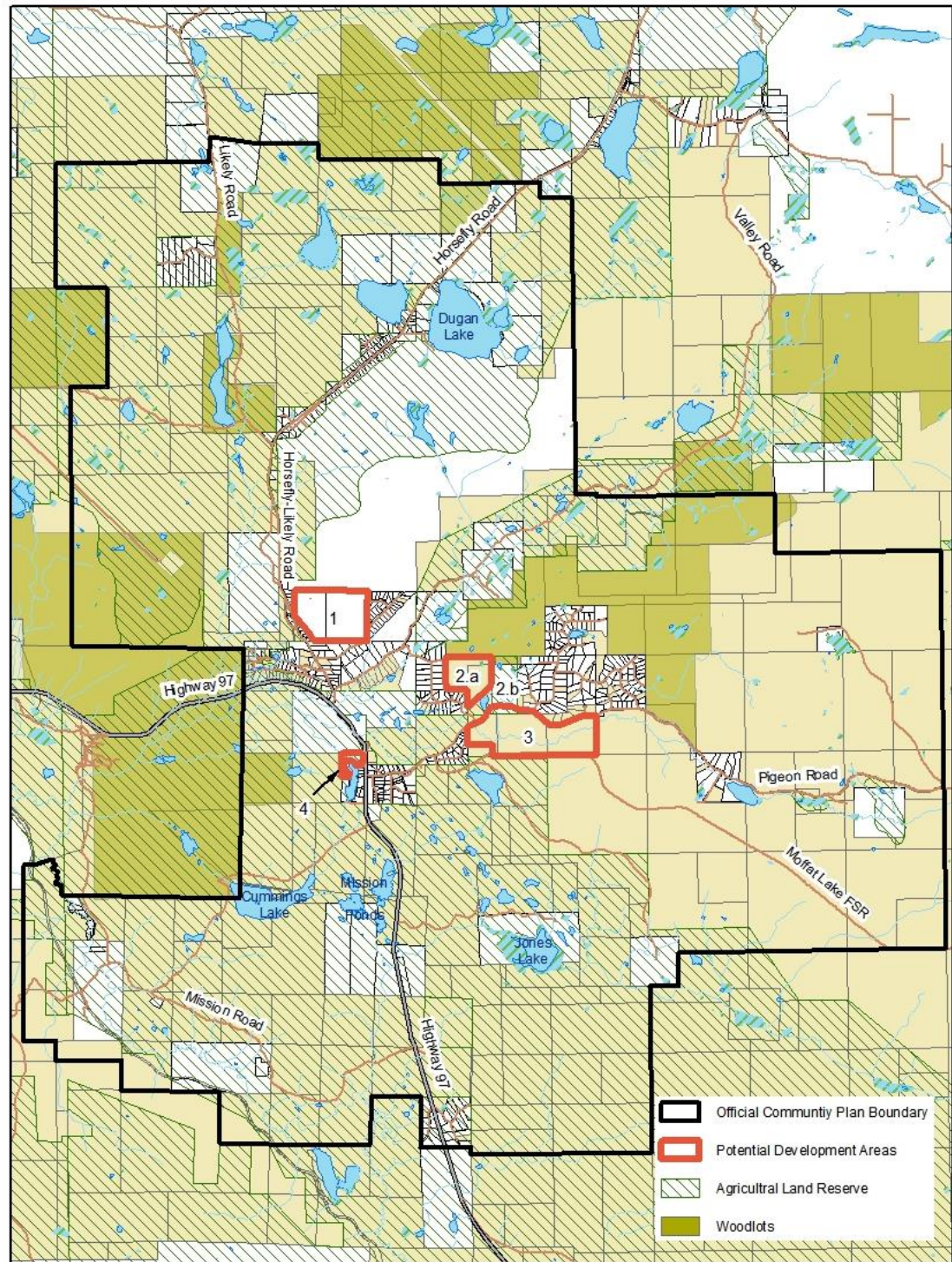
6.3.3 The Regional District will work with the relevant provincial agencies (e.g. Integrated Land Management Bureau) to identify lands available for future sustainable development.

6.3.4 *Figure 6.1* identifies opportunities that have been highlighted as part of this planning process but these sites are not necessarily designated for future residential use. All future development proposals must be formally considered as part of the CRD Development Approval Process, a process that includes an assessment of consistency with the OCP policies together with a detailed technical analysis. Some of the factors that will be considered in this review process are:

- relationship to the natural environment;
- compatibility and sensitive integration with neighbouring land uses
- consistent with Rural Residential 2 density

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Figure 6.1: Development Opportunities and Constraints



Note: This map shows a general representation of parcels located within the ALR. For exact boundaries, consult the certified ALR boundary maps retained by the Agricultural Land Commission.

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

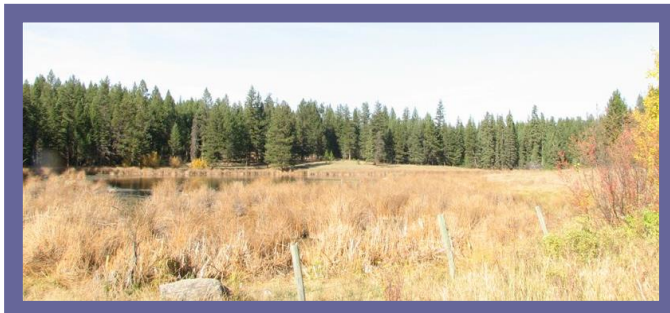
Site 1 – Horsefly-Likely Road Upper Bench

This Property has opportunity to be more intensively developed consistent with the neighbouring land uses. The development review will need to address a wide range of technical and environmental issues and although lands are not in the ALR or licensed for woodlot use, a portion of the area has been identified as an Old Growth Management Area and is functioning as valuable mule deer winter habitat.

Site 2a & 2b - Pigeon Road Pond

Site 2a – Ponds

This is considered a priority development area based on its relationship to existing development and accessibility. There has been previous development interest on this site and there is record of neighbourhood concerns relating to protection of sensitive environments (OGMA and ponds) and recreational use (trails). These interests will need to be addressed as part of any future development applications. The CRD will consider innovative land use strategies for this site (e.g. density bonusing or cluster development strategies) where the overall land use strategy conserves and protects for public use those lands that have significant environmental and recreational values in and around the pond and the overall development can address sustainability issues. Should public interest and owner's consent be received that support the preservation of this site, the Regional District would not be opposed to designation to Parks and Recreation or Environmental Reserve.



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Site 2b – ALR Lands

There are additional lands adjacent to the Pigeon Road ponds that are currently in the ALR as shown on Figure 6.1. These lands are deemed suitable for future development given their proximity to existing development; however, any development proposals must complete conditions of ALC authorization for exclusion.. These lands have been approved for residential subdivision by way of an adopted rezoning and Official Community Plan amendment.

Site 3 – Borland Creek

The Borland Creek site has significant development potential but also has environmental values that will need to be addressed. Riparian Area considerations as well as habitat conditions (e.g. mule deer winter range) are examples of items that have been identified as part of this planning process. As crown land, the Borland Creek site is subject to a complex and lengthy review process if these lands are to be made available to the public. The CRD will need to work with a variety of provincial agencies, First Nations and the community if this process is to be advanced.

Site 4 – Doctor Lake ALR

Site 4 is a privately owned parcel located in the community core on Highway 97. A portion of these lands have been approved for non-agricultural use (commercial/industrial) and the remainder continues to be regulated for agricultural use in the ALR. The District anticipates that there will be continued pressure for non-agricultural uses on the remaining land as development pressures and highway traffic continue to rise. The site has potential to accommodate agri-tourism activity given the proximity to: highway (traffic), ranching activity, and highway commercial land uses. Future development proposals will need to evaluate the impacts on agriculture and environmental matters and are subject to ALC consideration.

- 6.3.5 Notwithstanding the minimum lot sizes outlined in this section, existing established parcel sizes and land use designations shall be deemed as legal, and any new developments shall comply with the minimum lot areas and land use designations outlined in this section.
- 6.3.6 Opportunities for the further subdivision of lots in the existing developed areas may be considered by the CRD subject to the following:
- relevant agency approvals;
 - consistency with OCP;

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- detailed site assessment by QEP evaluating potential impacts on groundwater and other environmental conditions; and
- public consultation process.

6.3.7 Compact residential and mixed use developments are supported on a site specific basis on residentially designated lands near the community highway corridor subject to the appropriate zoning regulations and may require a new OCP designation. The key goals are to:

- provide a variety of housing choices in the plan area;
- make more efficient use of land and services; and
- minimize impacts to existing residences and to environmental, cultural and recreational resources.

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 service systems (e.g. water and sewer);
- 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;
- address issues of sustainability and may include such factors as water conservation; and
- include neighbourhood consultation in the planning process.

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

- The manufactured home park shall be located in proximity to a major road or major collector road so as to minimize traffic through existing residential subdivisions.
- An un-serviced manufactured home park will have a minimum site area of 2 ha and a maximum site area of 3 ha with a maximum of 20 sites.
- A Manufactured Home Park must have demonstrated soil capacity to support on-site sewage disposal and sufficient groundwater for year round use, as required by the relevant provincial agencies unless a community water or sewage disposal system is provided.
- The Manufactured Home Park should be buffered from adjacent lands by the effective use of landscaping trees and/or fencing so as to reduce conflicts between residential uses and the park.
- Manufactured Home parks are designated as multifamily developments and subject to the Multifamily Development Permit Area criteria (Section 6.4).

Affordable Housing

6.3.9 The Regional District defines Affordable Housing 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 median income for Electoral Area F;
- 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.

6.3.10 The Regional District recognizes that affordable housing and social housing projects benefit from close proximity to other services, therefore urban locations (e.g. Williams Lake) may be more suitable than rural locations (150 Mile House).

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- 6.3.11 The Regional District will review Zoning By-law provisions with the intent of establishing density bonusing provisions where affordable housing is the bonused amenity or establishing a new affordable housing zone.
- 6.3.12 The Regional District will encourage a range of housing types and lot sizes to provide affordable housing and housing to address special needs such as temporary dwellings.
- 6.3.13 The Regional District will promote programs that provide housing assistance to seniors and other groups in core housing need, e.g., RRAP (Residential Rehabilitation Assistance Program), and SAFER (Shelter Assistance for Elderly Renters).
- 6.3.14 The Regional District may consider new multifamily residential developments subject to a detailed review process. This review will include an assessment of transportation alternatives (e.g. public transit).

Home-Based Businesses

- 6.3.15 The Regional District will support the continuation of home-based businesses within residential areas and will review the home-based business regulations to consider the following:
- increasing the range of uses or services that may be permitted;
 - limiting the size of the use in the residential dwelling; and,
 - limiting the level of traffic that may be generated by the business.
- 6.3.16 Home-based businesses continue to be supported in all land use areas subject to the relevant requirements for home-based businesses specified in the Zoning Bylaw.



**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 Application

- 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 residential development (includes compact residential and mixed use developments) on properties zoned for multiple family use. Where there is overlap with other Development Permit Areas (i.e. Highway 97 Corridor) and the building is to be for residential use only, the Multi-family Development Permit Area guidelines take precedence. Where the multi-family units are part of a mixed-use project on Highway 97, the Highway 97 Corridor Development Permit Area criteria take precedence.

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 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 liveable 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

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- match components of neighbouring residential form (e.g. roof pitch, porches, windows, etc.)
 - 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
 - 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
- large expanses of contiguous parking are discouraged
 - landscaped to provide screening from streets and residential
 - located close to main building entrances
- 6.4.9 The District supports the use of Xeriscape landscaping.

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

Close proximity to a range of commercial services in Williams Lake reduces the need for extensive commercial development within the plan area. Existing commercial activities consist of facilities meeting local needs such as a post office, gift shop, tea house, small grocery store and a pub. Existing facilities such as the gas station and the restaurant also cater to the public traveling on Highway 97. The Regional District and the community support this concentration but do not endorse the encroachment of large scale commercial developments that are more suitably located in an urban setting. Similarly, land extensive businesses seeking lower land values in rural areas are also discouraged from this area. Commercial designations tend to be located along Highway 97 and the Regional District supports this continued concentration while discouraging the implications of sprawl.

7.2 Objectives

- 7.2.1 To provide sufficient opportunities for commercial development to allow for local responses to the needs of area residents.
- 7.2.2 To support the continuation of commercial development on Highway 97.
- 7.2.3 To 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 *Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, No. 3502*. For example, home based businesses cannot cause any noise, vibration, dust, smoke, odour, heat or traffic in excess of what is normally associated with a dwelling.
- 7.2.4 To 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 *Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502* and serve primarily as temporary tourist, visitor and room and board accommodation.
- 7.2.5 To encourage the planning of buildings sites and to encourage the utilization of building materials that respect the forest wildland interface.

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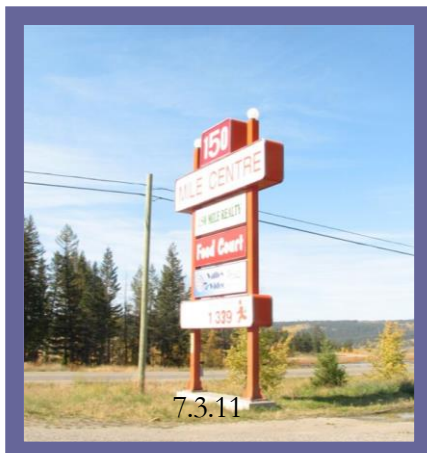
7.3 Policies

- 7.3.1 One commercial designation has been included as part of Schedule B Land Use. Within this commercial designation, a variety of intensity of commercial uses are permitted, in accordance with the *Cariboo Regional District Williams Lake Fringe* and *150 Mile House Area Zoning Bylaw No. 3502*.
- 7.3.2 To utilize 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 Commercial lands along the Highway 97 corridor are subject to the Highway 97 Corridor Development Permit Area as outlined in Section 7.4 and identified on Schedule G.
- 7.3.4 With the intent of directing larger scale commercial uses, such as shopping centres, to urban centres, free standing commercial buildings shall not exceed 2,500m² in area.
- 7.3.5 Temporary Permits pursuant to Section 921 of the *Local Government Act* may be considered for a commercial use of a short-term duration on a parcel designated Agriculture, Resource Area, Rural Residential 1, Rural Residential 2, Commercial or Industrial. Please refer to Section 12.4 - Temporary Permits.
- 7.3.6 The Regional District supports mixed use developments (residential, tourist, highway service and retail commercial) in the commercial area along Highway 97. To respond to the unique design and land use considerations associated with mixed land use sites, the Regional District supports the establishment of Comprehensive Zone designations on a site specific basis. Considerations for site specific designations include:
- independent servicing review approved by the Regional District;
 - consistent with OCP policies; and,
 - sensitive integration with neighbouring land uses and the natural environment.

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- 7.3.7 The District will support, in principle, the development of tourist-related agricultural businesses such as vacation farms, non-farm agri-tourism, farm bed and breakfast operations, farm-gate marketing, winery, etc.
- 7.3.8 The Regional District will ensure that new commercial development has an appropriate standard of servicing.
- 7.3.9 The Regional District will apply Development Permit Guidelines to commercial development on Highway 97 to encourage a high quality of site design and to direct form and character as outlined in the relevant Development Permit Area criteria.
- 7.3.10 The Highway Commercial area is intended to support highway travellers with a mixture of automotive, accommodation, and service commercial land uses. Light industrial uses may also be supported where they can demonstrate land use compatibility and are buffered from neighbouring residential uses.



7.3.11



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- 7.3.11 Developments with a higher order retail focus and businesses supporting personal services are encouraged to locate in Williams Lake rather than along the highway corridor.
- 7.3.12 High quality landscaping, both on private properties and along the highway right-of-way, is encouraged along Highway 97.
- 7.3.13 Development standards shall respect the “gateway” function of the highway commercial lands with high design standards to reinforce a positive first impression of the area.
- 7.3.14 Development standards along the Highway 97 Corridor shall be consistent with the Highway Corridor Development Permit Area as designated on Schedule G and outlined in Section 7.4.
- 7.3.15 The land uses on the Highway 97 Corridor must demonstrate:
- low water usage
 - low air emissions
 - low or recyclable solid and liquid waste disposal requirements
 - compatibility with the surrounding environment and land uses
 - consideration of vehicle and pedestrian movement, particularly movement crossing the highway
- 7.3.16 The Highway 97 community core and commercial area includes a number of heritage buildings. While it may be difficult to preserve these structures, the Regional District supports strategies to incorporate elements of these buildings and their historical context into new site plans and land use strategies. A Heritage Assessment may be required as part of the development approval process on sites with heritage buildings (e.g. Schedule G).

**7.4 Highway 97
Development
Permit Area**

Designation

- 7.4.1 The Highway Commercial 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.

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Area

- 7.4.2 The Highway 97 Development Permit Area includes all lands as shown on Schedule G.

Justification

- 7.4.3 The Highway 97 Development Permit Area designates lands on either side of Highway 97. These lands are within the main community core 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. This area will support a mixture of land uses, including the existing school, post office, restaurants and other service commercial uses. Public input on development in this corridor has identified a need to address both safety and design issues.

Guidelines

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

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➤ Building Materials should:

- preferably be natural products such as timber, stone, brick, concrete, metal and glass,
- include stucco, concrete unit masonry, tile, wood trim and siding in limited applications as accents and secondary material,
- not include vinyl siding, glossy vinyl fabric, mirrored glass, shingles, synthetic stucco, plastics and stucco coated exterior insulation, and
- include heritage materials or character where possible.



➤ Site Design shall consider:

- natural environmental features, with an emphasis on the protection of native and mature trees.
- parking lot design to accommodate the demand for seasonal recreational vehicles, and large transport trucks.
- providing parking lots that break up large expanses of parking into smaller sections by thoughtful placement of curbing, light standards, signage and landscaping.
- outdoor storage areas, garbage bins or loading areas should be visually screened or landscaped from adjacent residential areas, commercial areas and the highway corridor.
- 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. Site plans should demonstrate the capacity for safe and efficient movement

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of vehicles and people between adjoining properties and across the Highway.

- 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 6 m 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.

Exemptions

7.4.5 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. 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.

Industrial

8.1 Community Context

The resource based nature of the local economy has supported the development of several industrial land uses in the plan area. These uses include activities that are related to the forestry, agriculture and transportation sectors. Most of this development has settled on the Highway 97 corridor. The Regional District supports the continued location of new light industry on this corridor. Locations away from the Highway corridor may also be considered by the Regional District but will be subject to a detailed review process to ensure that they mitigate impacts on the neighbourhood and the environment.

The plan area generally contains large land holdings that may be regarded as viable parcels for land extensive industrial activities. The Regional District may consider applications for new development subject to detailed review process. As part of this review the Regional District will require assessment of the regional context. In particular Williams Lake Fringe OCP has identified potential industrial areas that should be developed prior to industrial expansion into the 150 Mile House Plan area.

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.

8.3 Policies

- 8.3.1 Lands designated for Industrial use are recognized in this plan and designated in Schedule B.
- 8.3.2 Industrial land use may include any of the following :

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- **general industrial** including more intensive manufacturing activities including the storage and processing of raw materials.
- **light industrial** shall be oriented towards warehousing, storage and distribution, light manufacturing and wholesaling. Uses requiring large amounts of storage and display space, may include retail activity and limited (small scale) general industrial, fabrication and storage of raw materials, including logs.

- 8.3.3 The Regional District supports light industrial land uses as part of the Highway 97 Corridor Development Permit Area.
- 8.3.4 The Regional District recognizes 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 with the vicinity of the corridor are designed in such a manner as to reflect the governing requirements of the utility company and the corridor.
- 8.3.5 The Regional District may develop and apply a Development Permit Area designation to manage specific industrial sites.
- 8.3.6 The Regional District will support the development of commercial and industrial activity that has long term economic benefits for the local employment and the economy while at the same time being environmentally friendly.
- 8.3.7 The Regional District recognizes agriculture as a regional growth opportunity and supports more intensive use of agricultural lands in the ALR.
- 8.3.8 The Regional District will ensure that industrial land uses can be accessed in a manner that does not impact or create conflict with neighbouring property.
- 8.3.9 When considering future land use designations for general or light industrial uses and applications for rezoning to permit industrial uses, 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;

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- c) 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;
- d) 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;
- e) Any waste storage area will be enclosed behind a solid wall or tight board fence; and
- f) The Regional District may also consider industrial uses on the Horsefly Road and Likely Road subject to a rezoning process and the associated technical review and public consultation process.



Quality of Life

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

9.1 Community Context

The 150 Mile House area is a destination for persons seeking to enjoy a quiet rural atmosphere and an attractive natural environment. Residents and tourists are drawn to the large areas of undeveloped open space and they engage in many activities that rely on access to these spaces (e.g. hunting, fishing, biking, hiking, horseback riding, cross-country skiing, snowmobiling). There is interest in formalizing some of the access to crown land particularly as part of a trail network. There is also interest in preserving and enhancing links to the area's history. Protection of historical buildings and better connection to history (e.g. local First Nations as well as early European settlers) is an important element of this plan.

Quality of life in 150 Mile House area is also enhanced by convenient access to local services and resources such as the 150 Mile House elementary school and fire suppression services.

First Nations

The Secwepemc (generally translated as Shuswap) are the indigenous people who inhabit the plan area. Specifically, the Williams Lake Indian Band (Shuswap named "T'Exelc") has a reserve that abuts the plan area. The Williams Lake Indian Band was created in the 1860's when the government of the then Colony of British Columbia established an Indian Reserve system¹

Information from the Williams Lake Indian Band reports that the Northern Secwepemc culture stretches back 4000 years in the Cariboo region. The Secwepemc were semi-nomadic people, reported to be living in semi-permanent villages in the winter and moving around their land in the summer to collect fish, game and plant resources. Their lands were extensive extending from Shuswap Lake in the south to Quesnel Lake in the north and from the Columbia-Kootenay Range in the east to Alexis Creek in the west.²

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

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

The Secwepemc practiced intensive land management regimes which ensure sufficient supply of needed items, not only for present needs but to ensure better and more plentiful future crops. Survival was also dependent upon ecological knowledge and cultural skills being passed down by oral tradition to the following generations.”³

Williams Lake Indian Band Vision Statement:

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

T’exelc (Williams Lake Band) Natural Resources Values and Principles:

1. We are on this planet as stewards of the natural resources, therefore, we should protect and enhance.
2. The natural world consists of many parts existing in harmony, therefore we are opposed to single use management systems and each set of resources should be managed as part of the whole.
3. “0” waste management must be strived for.
4. Within the above guiding principles people must be able to get the food, shelter and money they need from the natural resources (based on need not greed).
5. Resources owned collectively will be managed for the benefit of all band members and
6. Each generation has the right to set management priorities to meet its needs as long as their decisions do not jeopardize the ability of future generations to change priorities.

The 150 Mile House Area OCP has about 6 recorded archaeological sites. The Archaeology Branch of the Ministry of Tourism, Sports and the Arts has information on these sites, although public information is not disseminated in order to protect these sites. These sites do have legal protection by the Province through the *Heritage*

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Conservation Act, with this protection applying to both private and Crown land, requiring a heritage permit to alter or develop within an archaeological site. Other unrecorded sites may exist in the Plan area and should heritage artifacts be encountered, these are protected under the *Heritage Conservation Act*, and a permit may also be required.

¹ http://en.wikipedia.org/wiki/Williams_Lake_Indian_Band

² <http://www.williamslakeband.ca>

³ <http://222.landoftheshuswap.com>

Heritage Conservation Act

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96187_01

9.2 Objectives

First Nations

- 9.2.1 Continue to build and enhance working relationships with First Nations in the plan area, recognizing that constructive and enduring relationships with aboriginal communities provide a foundation for continued constructive dialogue into the future on regional land use issues.
- 9.2.2 Acknowledge that any statements, objectives and policies regarding First Nations in this OCP are without prejudice to treaty negotiations, Aboriginal title and rights, or other negotiations with senior governments.
- 9.2.3 Recognize that local government and First Nations have a common interest in a sustainable future.
- 9.2.4 Subsequent to OCP adoption, support the establishment of MOU's between aboriginal communities and local governments that address issues of mutual concern and establishes a protocol for development application referrals.
- 9.2.5 Encourage and support the protection of cultural and heritage features, and the provision of information on these features to the public where appropriate.
- 9.2.6 Protect archaeological and heritage sites from damage in accordance with the *Heritage Conservation Act*.

General

- 9.2.7 To preserve, promote and enhance the Regional District's cultural heritage for the benefits of all.
- 9.2.8 To protect, preserve and enhance the environment for the enrichment of the community and enjoyment of all people.

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- 9.2.9 To support the development of a strong image of a healthy rural community.
- 9.2.10 To develop and maintain an aesthetically appealing environment.
- 9.2.11 To ensure that the citizens of 150 Mile House area have adequate opportunities for personal growth in their leisure, thereby enriching the life of individuals in the community.
- 9.2.12 To provide and maintain protective service levels in accordance with the needs of the community.
- 9.2.13 Recognize the role of Williams Lake as the key location for area-wide services.

9.3 Policies

First Nations

- 9.3.1 The Regional District will continue information sharing with aboriginal communities on local government plans, and encourage First Nations to share information with local governments on the development of their land use plans.
- 9.3.2 The Regional District will acknowledge First Nations' rights to hunt, trap, and fish and to gather food within the plan area. These are their rights, which won't be affected by this OCP.
- 9.3.3 The Regional District will 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 or overview is required. This can occur if the land under application overlaps with a recorded protected archaeological site or archaeological artifacts are encountered or suspected. The Regional District planning comments on applications will inform if the proposed development, such as subdivision, is nearby or abutting a protected archaeological site, or within an area of high archaeological potential. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities occur.
- 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.

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- 9.3.6 The Regional District will encourage protection of archaeological sites by providing information to the general public, such as relevant brochures.

General

- 9.3.7 Institutional, Parks and Recreation land uses are shown on Schedule B, Land Use include:

- land that has been set aside for recreational purposes by the Crown Lands Ministry and developed by the Ministry of Forests, Lands and Natural Resource Operations namely Dugan Lake recreation reserve;
- Crown land which would be designated as an area for Use, Recreation and Enjoyment of the Public (UREP), by the Crown Lands Ministry;
- the 150 Mile House Community Club fields, namely Block A, Section 15, Township 42, Cariboo District;
- the 150 Mile House Elementary School located on Lot 1, DL 11, Plan 18121; and,
- the 150 Mile House Firehall, serving the 150 Mile House Fire Protection Service Area, located on Block A, Section 9, Twp 42.

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

- Borland Creek trail network (partial), including links to the Pigeon Pond area;
- improved access to the 150 Mile House Elementary School; and
- a designated pedestrian corridor on Pigeon Road.

These trail networks are conceptual; additional negotiations are required with landowners.

- 9.3.9 The Regional District recognizes the role of volunteers in maintaining and developing cultural and recreational amenities and events in the community. For example the community has expressed an interest in formalizing a community group to have some responsibility for community assets such as trails or eco-recreation areas. The Regional District will support, where

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feasible, non-profit recreation or open space volunteer organizations including the 150 Mile House Trail and Greenbelt Society.

- 9.3.10 The Regional District will continue to maintain cost sharing partnerships relating to the funding of services that have a regional focus. (e.g. Cariboo Memorial Complex, Esler Sports Complex and municipal facilities).
- 9.3.11 The Regional District has established a Heritage Steering Committee and supports the preparation of a Heritage Register of heritage buildings and sites within and surrounding the Plan area, and the preservation and enhancement of buildings and sites that have historical significance.
- 9.3.12 The Regional District recognizes the valuable role of the heritage societies or groups and will continue to support their efforts.
- 9.3.13 The Regional District will provide an annual budget to support the mandate of the Heritage Steering Committee.
- 9.3.14 The Regional District shall access maximum public and private funding to offset the costs of undertaking heritage conservation projects and plans.
- 9.3.15 The Regional District shall consider using the Highway 97 Corridor DPA as a mechanism to address protection and preservation of heritage values in the historical core area of the 150 Mile House area.



Parks, Open Space and Trails

- 9.3.16 The Regional District will support and encourage the development of public-private partnerships to create new parks and trails and/or enhance existing ones (e.g. School District).
- 9.3.17 The Regional District, when commenting on subdivisions, will recommend strategies for providing for the continuation of trail networks. Strategies may include registering easements or rights-of-way.
- 9.3.18 The Regional District will support and encourage the development of biking/riding/walking trails. Preference will be given for trails that form greenways by linking neighbourhoods, connecting existing parks, and protecting important natural boundaries and areas of recreational importance.

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9.3.19 New trails should:

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

9.3.20 The Regional District will work with the relevant provincial agency to develop an inventory and map of informal trails. This work should connect with inventory and mapping research for the Williams Lake Fringe plan area to provide a comprehensive regional inventory.

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

Community Facilities

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

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

9.3.24 The Regional District will work with the Ministry of Transportation and Infrastructure and the School District to explore alternative access options to 150 Mile House Elementary School

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

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Police & Fire Protection

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

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

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

9.3.29 The fire hall is located on Block A, Section 9, Township 42, Cariboo District. A firemen's training centre is supported as an accessory use for the fire hall, recognizing that the land may be logged as part of the new development proposal and may also require an ALR exclusion application to accommodate the training centre as a permitted use.

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



Community Accessibility and Inclusion

- 9.3.31 The Regional District supports opportunities for balanced, active and diverse lifestyles where housing, public services and amenities are affordable, accessible and inclusive.
- 9.3.32 The Regional District encourages land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.
- 9.3.33 The Regional District will consider supporting a local committee that can provide feedback and direction to elected officials and staff on aging and disability issues. This feedback may include facilitating the preparation of an age-friendly and disability-friendly assessment of the community to discover what is working around accessibility and inclusion and what needs improvement.

Transportation

10.1 Community Context

The Ministry of Transportation and Infrastructure (MoTI) is responsible for the design, construction and maintenance of public roads in the plan area. Highway 97 and the Horsefly Road and Likely Road corridor are the two main road corridors in the plan area. The Ministry of Transportation and Infrastructure has completed a Functional Plan for the future four laning of Highway 97 from 148 Mile to Signal Point Road south of Williams Lake. Prior to embarking on future development alongside this segment of the Highway corridor, it will be necessary for the Cariboo Regional District to liaise with the Ministry of Transportation and Infrastructure with regards to the content of the Functional Plan. The residents of the plan area have identified considerations that may need to be included in the MoTI planning process.

10.2 Objectives

- 10.2.1 To promote a safe and logically connected transportation system.
- 10.2.2 To support transportation options that provide alternatives to cars.
- 10.2.3 To provide a safe and efficient road and pedestrian network within the Regional District.
- 10.2.4 To cooperate with the Ministry of Transportation and Infrastructure to identify project-based transportation improvements in rural areas.

10.3 Policies

- 10.3.1 The Regional District will protect and seek development of road networks as shown on Schedule F, Road and Trail Network Plan.
- 10.3.2 The Regional District recognizes and supports the role of the 150 Mile Trails and Greenbelt Society.
- 10.3.3 The Regional District encourages the Ministry of Transportation and Infrastructure to support efforts to improve road safety, including opportunities to partner with industrial users of the public roads in the plan

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area to achieve the necessary improvements to assure the safety of pedestrians and other non-vehicular users.

- 10.3.4 New developments shall be encouraged to connect to existing road networks rather than creating new road corridors. Linear development along major roads is discouraged. Transportation analysis may be required as part of the Development Approval process to ensure that impacts of the existing road network are evaluated and mitigated.
- 10.3.5 The Regional District will encourage the approving officer to consider issues of access and safety, including emergency access requirements, when reviewing applications for development.
- 10.3.6 The Regional District will liaise with the Ministry of Transportation and Infrastructure regarding specific improvement projects identified by the Ministry of Transportation and Infrastructure.
- 10.3.7 The Regional District supports the dedication of land for trails networked with roadways, watercourses and parks as part of the development approval process.
- 10.3.8 New roads should not encroach into agricultural land.
- 10.3.9 The Regional District will discourage new driveway accesses onto Highway 97 using innovative means and encourage frontage/service roads or reciprocal accesses.
- 10.3.10 The Regional District will encourage the Ministry of Transportation and Infrastructure to investigate the following:
- the need for a more pedestrian friendly crossing of Highway 97;
 - the potential for traffic speed management through the 150 Mile House highway corridor;
 - assessment of intersection safety on Highway 97 for all highway traffic – industrial traffic (e.g. logging trucks), pedestrians (school children) and local residential traffic;
 - location of highway pull-outs and strategic viewpoints (e.g. 148 Mile Marsh Viewpoint);
 - design and management options for trail corridors on highway rights-of-way that can provide safe separation between vehicles and others (e.g. pedestrians, horseback riding, bicycles); and,
 - upgrading of bridges to provide for safe pedestrian access (e.g. Borland Creek).

Utilities

11.1 Community Context

The limited availability of community services in the plan area has been a major factor in restricting growth and development. New development has either been built on independent community systems or met provincial rural servicing standards on independent properties. Generally, the servicing limitations have helped to retain the rural character of the area, and since this area lacks a formal development approval process (e.g. Building Permits) there is limited understanding of the successes and challenges of this servicing structure. Presently, private wells appear to be providing an acceptable water source to the area residents and community input has indicated that they want water issues to continue to be the major issue guiding and limiting future development in the plan area.

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.

11.2 Objectives

- 11.2.1 To promote development in a manner that protects the capacity of aquifers and water quality.
- 11.2.2 To ensure that new wastewater disposal and drainage systems promote good health and safety and meet recognized standards of service as outlined in the Health Authority's *Standard Practice Manual 2007* prepared by the Ministry of Health.
- 11.2.3 To liaise with the Interior Health Authority to promote public awareness of how to properly implement and maintain on-site wastewater disposal systems.
- 11.2.4 To consider seeking funding for the construction of community sewage and community water systems for existing subdivisions on a local area basis to resolve existing environmental problems.
- 11.2.5 To support the implementation of conservation techniques to mitigate the potential impacts of climate change on groundwater availability.

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11.3 Policies

- 11.3.1 The Regional District will seek funding sources to inventory and assess water capacity in the developed areas.
- 11.3.2 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.
- 11.3.3 Commercial and industrial parking lots will require oil interceptors in storm drains in order to mitigate contamination of water sources.
- 11.3.4 The Regional District will work towards developing alternative stormwater management solutions that are both cost effective and environmentally sustainable. This may include strategies to reduce and control run-off such as storm water detention ponds, limiting impervious surfaces, retaining open ditches. Provision shall be made to manage all stormwater safely without offsite impacts to other properties.
- 11.3.5 The Regional District will strongly encourage measures to limit runoff to minimize the release of substances harmful to the environment. This may include the requirement of preventative measures such as implementation of an erosion and sediment control plan or treatment like storm-ceptors.
- 11.3.6 Wastewater servicing designs will be required to address environmental management issues as outlined in the CRD's Shoreline Management document and OCP Section 3, Environment, particularly with respect to setbacks from watercourses.
- 11.3.7 The Regional District will continue to service the plan area consistent with its regional waste management policy. This includes operation of the 150 Mile House waste transfer station.
- 11.3.8 The Regional District supports new developments that will improve communication coverage in the plan area (e.g. cell phones, internet, broadband).
- 11.3.9 The Regional District will discourage the creation of lots straddling utility rights-of way.

Plan Implementation

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

12.1 Objectives

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

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

12.2 Policies

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

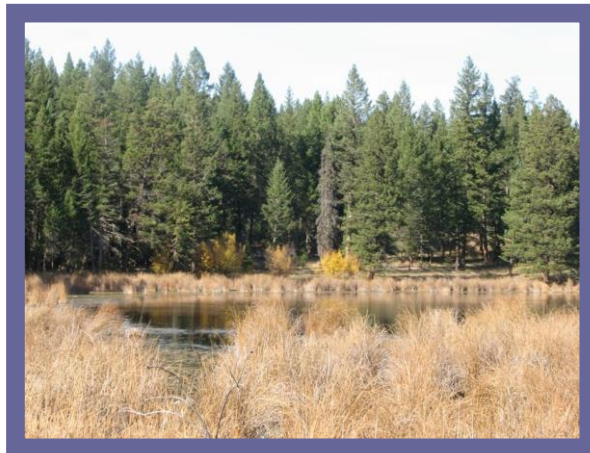
- updates of Regional District bylaws, including the Zoning Bylaw;
- annual spending as adopted by the Regional District in its budget;
- communications and potential partnerships with community groups to advance the objectives of this Plan; and
- communication with local First Nations Communities and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

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**12.3 Partnership
Actions Arising
from the Plan**

12.3.1 The Regional District will work as follows to implement various policy directions outlined in the OCP:

- The Regional District will 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 and Lands on matters related to agriculture within the plan area.
- Co-operate with the BC Ministry of Energy, Mines and Petroleum Resources on matters related to mineral exploration and development, including sand and gravel aggregates.
- Co-operate with the Interior Health Authority on matters related to drinking water and sewage disposal and the expansion of Healthy Community Initiatives.
- Work with the Advisory Planning Committee to facilitate partnerships in the community to deliver parks and recreation planning and services.



**12.4 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,

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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.

12.4.1 The Regional District will consider issuing temporary use permits within all land use designations.

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

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

12.4.3 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.

