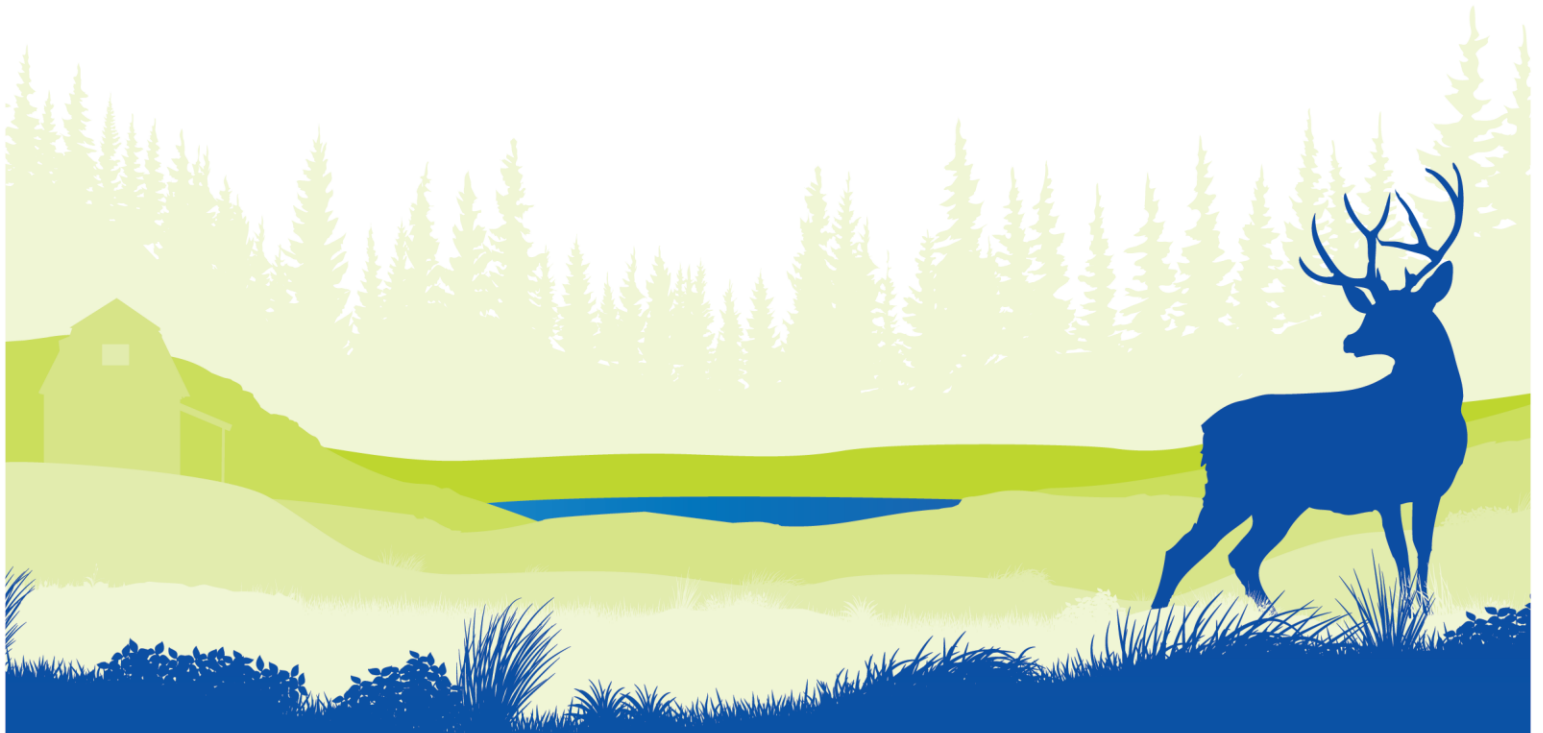


South Cariboo Area

OFFICIAL COMMUNITY PLAN UPDATE



Documentation of Open Houses March 6, 7 & 8, 2017

Table of Contents

Introduction	3
Open House Presentation Materials.....	3
Key Themes/Topics	4
Lake Water Quality	4
Vacation Home Rentals.....	5
Infrastructure and Services	5
Land Use and Development.....	6

Introduction

The Cariboo Regional District (CRD) hosted a series of open houses in March 2017 in the rural communities of 108 Mile House, Lone Butte, and Forest Grove, to seek input on the draft South Cariboo Official Community Plan (OCP). This represented the second series of open houses as part of the updating process for the South Cariboo OCP. Each open house was an evening meeting scheduled from 6:00 pm to 8:00 pm. The meetings took place on March 6 at the 108 Mile Community Hall, March 7 at the Lone Butte Community Hall and March 8 at the Forest Grove Community Hall.

The residents' feedback is summarized below by main themes for all three sessions, and particular topics are noted for each community. Each open house was hosted by the Area Director, a CRD staff person and two members of the consulting team. Those attending each open house were quite engaged although attendance was modest. There were 15 residents at 108 Mile, 12 residents at Lone Butte, and 12 residents at Forest Grove.

The open houses all began with a welcome and introduction from the CRD planner followed by a presentation by the consultant and then an open ended question and answer discussion. Residents also had the opportunity to review the maps and information summarized on the display panels, both before and after the presentation. The presentation was made by the lead consultant, Graham Farstad, assisted by Joan Chess. Graham Farstad delivered a Power Point presentation, providing a summary of the OCP process over the past year, followed by highlights of the draft OCP and ending with a question and answer discussion.

Residents also had the opportunity to review the map schedules and the information provided on the display panels, both before and after the presentation. Participants were encouraged to fill out a survey questionnaire covering all major elements of the OCP, either as a paper copy or online until March 31, 2017. CRD Planning staff were in attendance. This consisted of Karen Moores at the 108 Mile and Forest Grove Open Houses and Francesca Sanna at the Lone Butte Open House. Each Area Director (Al Richmond, Brian Coakley, and Margo Wagner) was in attendance at their respective Open House. Director Coakley also attended the 108 Mile Open House.

Open House Presentation Materials

Presentation materials consisted of 12 large poster boards plus OCP schedules assembled around each community hall. All presentation materials as well as the draft OCP text (i.e. Schedule 'A') were also posted on the CRD website. The poster boards covered the following subjects:

- Welcome with a statement of the goals of the Open House
- Project overview and timelines
- Key trends shaping the OCP (e.g. demographic, environmental concerns about lake protection)
- Community Vision and Community Goals
- Profile of the 10 communities

- OCP highlights – First Nations, environmental management, agriculture and resource areas, commercial & industrial, transportation, and infrastructure
- OCP highlights – Parks, recreation & open space, arts, culture & heritage, temporary use permits and monitoring & indicators
- Overview of the designations including the OCP extension east to Canim Lake
- Residential designations and applicable zoning
- Non-residential designations
- Aquatic Development Permit Area with a 15 metre setback for a large majority of the lakeshore with a 30 metre setback for riparian areas containing critical fish habitat based on documentation of endangered species and ecosystems in Schedule 'F'
- Commercial Development Permit Area form and character guidelines

Map schedules consisted of the following (note that Schedule 'A' consists of the OCP text):

- Schedule 'B': OCP and Electoral Area Boundaries;
- Schedule 'C': South Cariboo Area Communities and Services;
- Schedule 'D': Land Use Designations including enlargements of the Forest Grove and new Canim Lake extension;
- Schedule 'E': Agricultural Land Reserve;
- Schedule 'F' Environmentally Sensitive Areas;
- Schedule 'G': Aquifer Protection Development Permit Area in Forest Grove;
- Schedule 'H': Aquatic Habitat Development Permit Areas;
- Schedule 'I': Topography and Slope Analysis;
- Schedule 'J': Proposed Agricultural Land Reserve Exclusion Areas;
- Schedule 'K' Commercial Development Permit Area for 108 Mile, 103 Mile, Lone Butte and Forest Grove (new);
- Schedule 'L': Road Network; and
- Schedule 'M': Trails Network.

Key Themes/Topics

The discussion at the open houses has been organized by general themes or topics as follows:

Lake Water Quality

The water quality in the area's lakes was a major topic, especially for Horse Lake, Ruth Lake and 108 Lake. There were questions about the water quality (i.e. is it good), the frequency and type of monitoring done, and the availability of reports. One resident pointed out that volunteers have done monitoring for Ruth Lake, which could be a model to follow for other lakes such as 108 Lake.

Another resident proposed that baseline studies be conducted now for all the lakes in the area, as well as for groundwater, so that the data is available for planning over the next 20 years. Local concerns

included algae blooms, declining fish stocks especially in Horse Lake, and weeds and low flows from Horse Lake into Bridge Creek.

Vacation Home Rentals

The proposed policy to prohibit vacation rentals that are less than 30 days led to a lively discussion about their advantages and disadvantages, particularly at the 108 Mile Open House. Some residents expressed a concern about having different people next door every few days, with the potential for noisy parties. The local resorts are not full during the summer. The policy would lead to empty homes for most of the year, and destroy the community at 108 Mile. It could pit neighbour against neighbour.

Speaking from the other viewpoint, one resident spoke about the good experience at Horse Lake, where there are nine waterfront vacation homes for rent during the summer. The visitors are responsible people, and may end up buying property and moving to the area. The owners invest in fixing up their property, which helps the local economy and strengthens the tax base. The speaker agreed that there should be regulations such as a minimum stay of one or two weeks, not one or two days.

A final comment was that Horse Lake could be treated differently from 108 Mile as the different areas may have different needs. It may be suitable to allow vacation rentals at Horse Lake but not at 108 Mile.

Infrastructure and Services

Residents provided many comments about roads, and had questions regarding jurisdiction. Concerns included deteriorating edges of roads (108 Mile); safety; the need for roads to withstand logging truck traffic (Lone Butte), and shading from trees close to roads creating icy conditions (Lone Butte). Are there plans to improve the roads? With more unusual weather with temperature variations, more potholes will result.

The need for public transit was a significant concern in Forest Grove. One speaker felt there was an opportunity to make better use of school buses for general community use but this is not allowed. There was support for pursuing such an arrangement between the CRD and the Cariboo-Chilcotin School District.

The need for better broadband service was also identified in Forest Grove. The CRD is looking into federal funding opportunities through senior government programs. Also, ABC Communications is putting up a tower in Gateway, for better internet connections. However, Telus is responsible for improving cell phone service.

Other specific concerns identified by Forest Grove residents included the lack of a health clinic. One resident would like the OCP to designate a site for a health clinic, while others indicated bus service to 100 Mile House for such services would be more suitable given the limited population such a clinic would serve.

The well limitation in the Forest Grove Townsite was cited as a major concern due to the constrained and sensitive aquifer. Protecting the water quality was supported but the limited water availability has prevented several businesses from locating in Forest Grove.

A request was made for street lights on Eagle Creek Road next to Ruth Lake Provincial Park although it was noted that this is not an issue for the OCP to address.

Land Use and Development

At the 108 Mile event, a resident questioned whether exclusion of land from the ALR is appropriate. Society needs agricultural land for food security and for future demand. The CRD should be providing the opportunity to consolidate lots within the ALR in order to create larger parcels to enhance agricultural viability, rather than removing land from the ALR.

At Lone Butte, a resident asked whether land use designations allowed dog kennels and breeders. Is there a limit on the number of dogs? Are there regulations about disposing dog waste? Being next door, they are concerned about their well. Francesca Sanna noted dog kennels are regulated through the zoning bylaw, not the OCP. There is no business licencing in the CRD so CRD staff can only enforce the specific 30 metre setback requirement for kennels in the RR 2, RR 1 and RA 1 zones, and through the noise bylaw. The Province of BC is in the process of introducing licencing requirements for breeders.

The value of community gardens was noted at both the Lone Butte and Forest Grove Open Houses. Although these are in rural areas with no shortage of agricultural land, there are numerous other benefits. They include support for local food security; informal socializing at the local community level; increasing knowledge about how to be self-sufficient; and assisting less well-off members of the community. The resident would like to see a parcel owned by the CRD designated for a local community garden in the OCP. While the CRD has very limited land ownership, it was noted that the support for community gardens need not be limited to land owned by the CRD.

The lack of rental housing in the South Cariboo was identified as a concern. Basement suites and secondary suites would help fill the need. In Lone Butte, there was general support for secondary suites, but not for secondary suites used as vacation home rentals. As well, there was concern about sustaining the rural atmosphere if the large inventory of existing vacant lots were to be developed and all the home owners provided secondary suites. The size of the vacant lots was also raised including those in the agricultural land reserve was also raised.

And lastly, the need for more public access to lakeshores was raised, as well as walking trails along the shoreline (e.g. Horse Lake).