



DISTRICT OF 100 MILE HOUSE

OFFICIAL COMMUNITY PLAN

BYLAW NO. 1288, 2016

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1.0 INTRODUCTION

1.1 Structure

This plan is organized into 17 sections including:

1. Introduction
2. Community Goals
3. Land Use Designations
4. Growth Management
5. Residential Areas
6. Commercial
7. Industrial
8. Institutional and Public Use
9. Parks, Recreation and Open Spaces
10. Agriculture
11. Natural Environment
12. Resource Areas
13. Servicing & Infrastructure
14. Health & Social Issues
15. Climate Change
16. Development Permit Areas
17. Implementation

1.2 Background

Incorporated in 1965, the District of 100 Mile House is the service centre of the South Cariboo. The District's geographic location and natural setting provide significant opportunities for commercial and recreational development. There is also a heightened awareness of the importance of the natural environment, and the District continues to seek to practice sound stewardship over these resources.

1.3 The Official Community Plan

An Official Community Plan (OCP) is a document which, when adopted by Council, provides a community vision and set of objectives and policies to guide the orderly growth and development of the District of 100 Mile House, particularly around the form and character of future land use. The OCP anticipates changes in the community and determines how best to manage or influence these changes in the interest of the residents of 100 Mile House. Through the OCP, community qualities can be maintained while accommodating growth and the need for appropriate public services and facilities can be anticipated and provided.



As outlined in Section 473 of the *Local Government Act*, the plan must include statements and map designations for the area covered by the plan respecting the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- other matters that may, in respect of any plan, be required or authorized by the Minister.
- housing policies of the District of 100 Mile House respecting affordable housing, rental housing and special needs housing; and,
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and proposed policies and actions of the local government with respect to achieving those targets.

Section 474 of the *Local Government Act* outlines policy statements which the 100 Mile House OCP may also include:

- policies of the District relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the community plan as it relates to regional, social, economic, and environmental objectives;
- policies respecting the maintenance and enhancement of farming in an area designated for agricultural use in the community plan; and
- policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.
- If the District proposes to include matters in the Official Community Plan which are not within the jurisdiction of the District, then they may only be stated as broad objectives.

It is important to note that the objectives and policies put forward in this OCP are not to be interpreted as committing financial support from the District Council. Working towards positive community outcomes will be achieved through a variety of means including encouragement, endorsement, participation on committees, research, partnerships and staff resources, none of which necessarily require financial support by District Council.



1.4 Methodology

The methodology for updating this Official Community Plan was a collaborative process involving 100 Mile House Council and staff, and local residents and property owners. This included a public engagement strategy.

An engagement strategy detailing the proposed process of public engagement was prepared and submitted to the District in June 2015. In accordance with the Engagement Strategy, multiple outreach events occurred in conjunction with the District's 50th Anniversary Celebrations in July 2015. The July 2015 events resulted in confirmation of the Community Vision in the 100 Mile House Sustainability Plan, 'Miles Ahead'¹ (December 2014). An online component was also included as part of the public engagement process for the OCP Update, including regular project updates and several online surveys throughout the project.

Figure 1 - Community Engagement Timeline



Stakeholder organizations identified in the Consultation Strategy were contacted and meetings or discussions were held with representatives of those organizations. Council appointed an Advisory Committee consisting of seven persons representing a diversity of occupations and interests to assist consultants in the development of the OCP. Four meetings of the Advisory Committee were held corresponding to key milestones in the development of the OCP.

Discussions were also held with Provincial ministries and Crown agencies with a regulatory role linked to the OCP prior to formal referrals required in the *Local Government Act*. This included the Agricultural Land Commission, Ministry of Transportation and Infrastructure and School District No 27 (Cariboo-Chilcotin).

Following preparation of the draft OCP, a public Open House was held on February 10, 2016. The final public engagement consisted of the public hearing on March 15, 2016 following introduction of the OCP Bylaw.

1.5 Force and Effect

The legal effect of the Official Community Plan is outlined in Part 14 of the *Local Government Act* and is adopted by bylaw. The plan comes into effect when the bylaw is given final reading by District Council. The plan's adoption does not commit or authorize the District Council to proceed

¹ Undertaken through the Smart Planning for Communities program of the Fraser Basin Council.

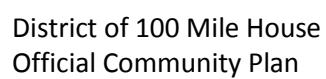


with a project specified in the OCP as the timing of implementation is at the discretion of the District Council and any financial requirements must be authorized in the annual budget and five year capital expenditure program, where applicable. Subsequent bylaws passed by District Council must be consistent with the OCP.

1.6 Regional Context

The Official Community Plan recognizes 100 Mile House as an important service centre, with corresponding urban and community services. 100 Mile House is also the gateway and hub of the South Cariboo.

Figure 2 illustrates 100 Mile House within the context of the South Cariboo Area. While the District of 100 Mile House population is less than 2,000 people, it services a regional population of approximately 13,750, which is temporarily increased by summer vacationers.





1.7 Historical Overview

The District of 100 Mile House dates back to the early pioneer days when it was called "Bridge Creek" (from an aboriginal bridge c. 1827), a rest stop on the fur trade route from Fort Kamloops north to Fort Alexandria. The name 100 Mile House comes from the gold rush days when a stagecoach stop was set up to refresh travelers 100 miles from "Mile O" at Lillooet. Although the original roadhouse is no longer standing, the area remains an important service centre for the South Cariboo.

As the gold rush subsided, ranchers began to settle the area. In 1912 the Marquis of Exeter, a British nobleman, purchased the land around 100 Mile House. In 1930, the Marquis' son, Lord Martin Cecil, became the owner and manager of his father's holdings. The population of the settlement was 12 at that time.

In the 1940's and the 1950's, an abundance of timber drew dozens of portable sawmills to the area. 100 Mile House began to grow as a town when sawmill owners (the Jens brothers) entered into a lease agreement with Lord Cecil to provide housing for newcomers. The lease agreement turned out to be the first of many from the 6,000 hectare estate, which included all of what is now the District of 100 Mile House.

The forest sector accounts for 26% of total basic employment in the 100 Mile House District based on the report *2006 Economic Dependency Tables for Forest Districts*.

The total area of 100 Mile House Timber Supply Area (TSA) is about 1.24 million hectares. The 100 Mile House Community Forest was initiated in 2010 and is owned by the 100 Mile Development Corporation (which is owned by the District of 100 Mile House). The 100 Mile House Community Forest has an area of 18,000 hectares and an Annual Allowable Cut (ACC) of 20,000m³.

According to BC Stats, in 2013 83% of jobs in the Cariboo region were related to the forest products manufacturing industry. This reflects both the importance of forestry in the region as well as the level of economic dependency. With this in mind, the Cariboo and South Cariboo in particular have experienced substantial impacts as a result of the Mountain Pine Beetle outbreak that swept across the province beginning in 2000. This has left millions of hectares of standing dead pine on the landscape which will affect the long term timber supply. In addition to these economic impacts, changes in hydrology and increased fire risk will take place throughout pine dominant regions in BC including the South Cariboo.

1.8 Demographics

Age Distribution

In 100 Mile House, the age distribution for people ages 0 to 24 is consistent with the provincial average (Table 1). For the age class of 25 to 44, the provincial average is higher than that of 100



Mile House. This trend continues for those in the age group 45-64 years. Beyond age 65, the trend reflects a higher than the provincial average older population.

The 2015 population estimate in 100 Mile House is 1,913. Median age of the population is 45.9. The percent of the population aged 15 and over is 84.1%. 100 Mile House has a higher median age population than the province average (41.9), but a slightly lower percent of the population over the age of 15 than the province (84.6).

Table 1- District of 100 Mile House 2011 Population Breakdown (2011 Census)

Age Group	Total	100 Mile House % Distribution	Provincial % Distribution
0 – 14	305	16.2	15.4
15 – 24	245	13.0	12.6
25 – 44	370	19.6	26.4
45 – 64	525	27.9	30.0
65-84	350	18.6	13.5
85+	95	5.0	2.1
Total	1890	100.3	100.0

*total does not equal 100% due to rounding

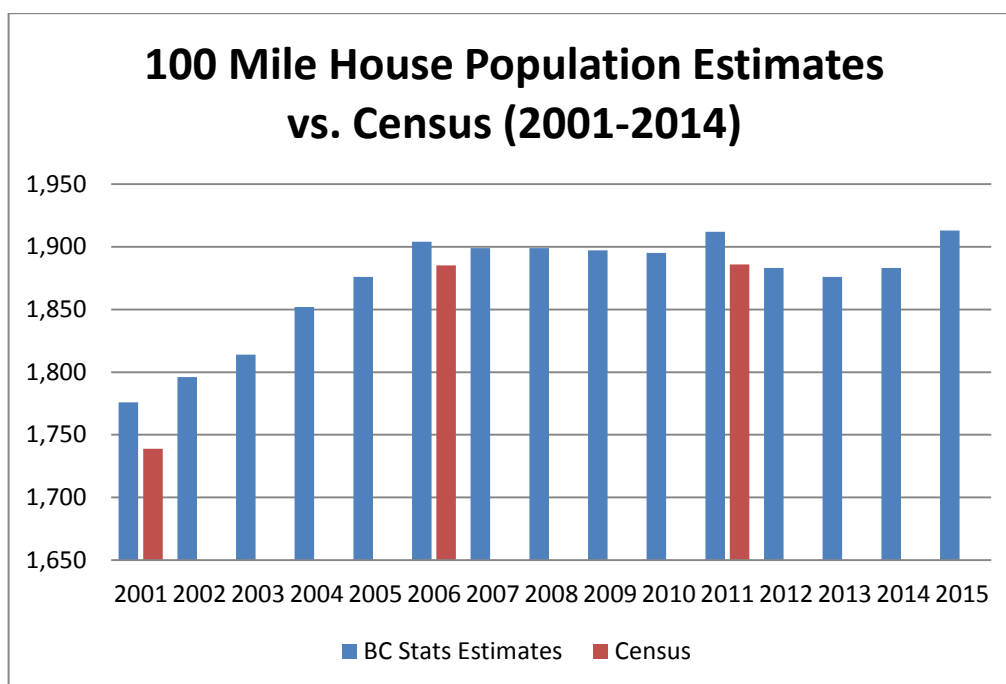
Although currently very small at present, the fastest growing demographic segment in 100 Mile House is the 85+ age cohort. This trend is expected to continue as the Baby Boom generation (born between 1946 and 1965) ages.

Population Estimates and Projections

The population of the District of 100 Mile House rose between 2001 and 2006 but has remained largely unchanged since then. This is documented on the following Figure 3, consisting of BC Statistics and census data.



Figure 3 - 100 Mile House Population Estimates vs Census (2001-2014)



The District of 100 Mile House serves a large area as the hub of the South Cariboo. The geographic boundaries of the South Cariboo, for the purposes of the Official Community Plan, are based on the Local Health Area No. 25 – 100 Mile House. The geographic boundary of Local Health Area 25 is shown on **Error! Reference source not found.**





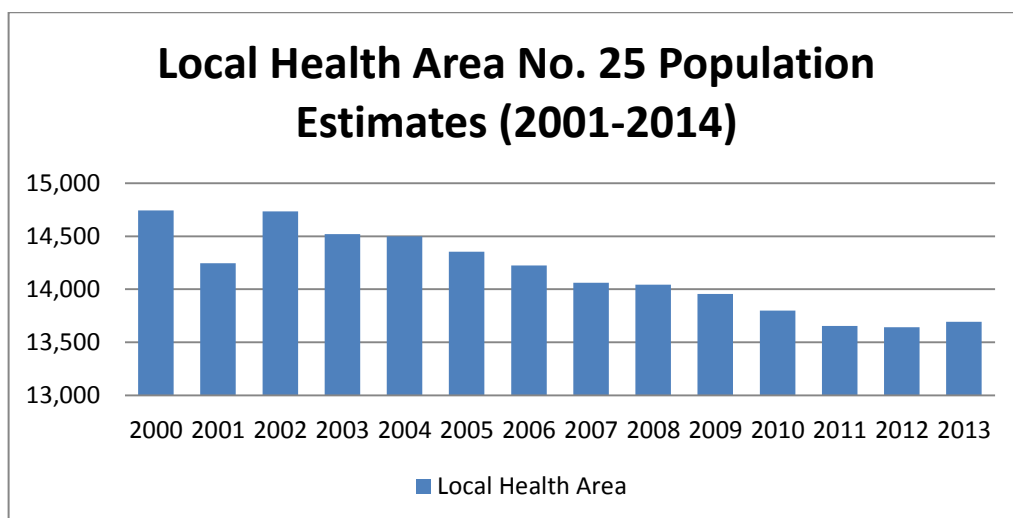
Figure 4 - Map of the Geographic boundaries of Local Health Area No. 25 - 100 Mile House (BC Statistics)





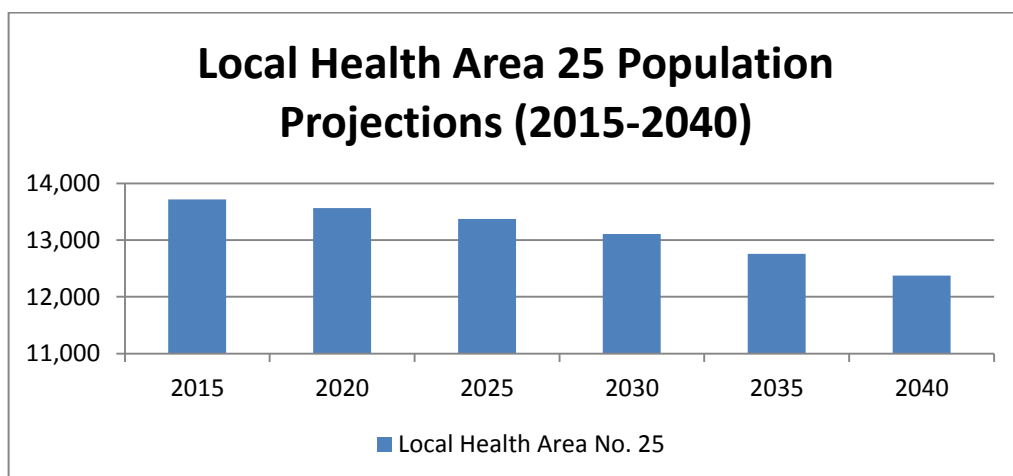
The historical growth rate for Local Health Area No. 25 over the last 15 years has been an average decline of approximately 0.1% per annum, as indicated in Figure 5.

Figure 5 - Local Health Area No. 25 Population Estimates (BC Statistics)



No population projections are available for the District of 100 Mile House. Such projections are only available where there is a larger population base such as at the regional district, school district and local health unit level. The most comparable is Local Health Area 25 - 100 Mile House, which includes rural areas of the South Cariboo south to 70 Mile House and north to Lac La Hache. Figure 6 indicates the population projections for Local Health Area 25 between 2015 and 2040. Currently, there is an anticipated loss of approximately 9% or 1,300 people. This is based on current trends using an age cohort survival model.

Figure 6 - Population projections for the Local Health Area No. 25 (BC Statistics)





1.9 Labour Force

Due to the abolishment of the long form census in 2011, the most recent statistics are not directly comparable with previous data. The most recent statistics are available in the form of the National Household Survey (NHS). The NHS uses data from 2010, and the overall response rate for the District of 100 Mile House was 52.9%.

The total percentage of the population aged 15 years and over in 2010, in the labour force of the District was 57%. The District had an employment rate of 50% and an unemployment rate of 13%. The labour force distribution in the District of 100 Mile House is outlined in Table 2.

The NHS, using the North American Industry Classification System (NAICS), found the industry with the highest participation rate to be Retail Trade (14%) closely followed by Construction (11%) and Health Care and Social Assistance (11%), with Public Administration (9%) the third largest group.

Table 2- Total Labour Force Population (15 years and above) by industry (NAICS) (2011 NHS)

Industry	Percentage*
Agriculture, forestry, fishing and hunting	6%
Mining, quarrying, and oil and gas extraction	0%
Utilities	0%
Construction	11%
Manufacturing	6%
Wholesale trade	0%
Retail trade	14%
Transportation and warehousing	3%
Information and cultural industries	3%
Finance and insurance	0%
Real estate and rental and leasing	0%
Professional, scientific and technical services	7%
Management of companies and enterprises	0%
Administrative/ support, waste management and remediation services	4%



Educational services	6%
Health care and social assistance	11%
Arts, entertainment and recreation	0%
Accommodation and food services	7%
Other services (except public administration)	5%
Public administration	9%

*total may not equal 100% due to rounding

According to the 2011 NHS, the average household income was \$32,225 in 100 Mile House, compared to the provincial average of \$39,415. The majority of people in 100 Mile House derive their income from employment sources (70%), followed by pension income (9%), investment income (1%) and Other Income (1%). Of the employment sources, the sources are split between wages and salaries (64%) and self-employment income (6%).

A 2015 Labour Market Study (Venture Kamloops) indicated demand for a variety of skill sets is projected to increase in the future – including low-skilled, semi-skilled and professional/technical occupations. Key findings indicated employers will require significant numbers of new workers in the next decade but a lack of candidates to fill skilled trades and engineering positions in the region is anticipated. Training programming and strategies including expanded trades training in smaller communities like 100 Mile House will be required to address anticipated skill shortages.





2.0 COMMUNITY VISION AND GOALS

2.1 Community Vision

The community vision for the Plan, as developed in the Miles Ahead Sustainability Plan, is endorsed.

100 Mile House is a vibrant resilient community set within a healthy natural environment, where people can thrive personally and economically. Simply put - It is Miles Ahead!

2.2 Community Goals

The overall community goals for the District of 100 Mile House Official Community Plan are expressed in the following statements. The broad goal statements form the general direction for the more specific objectives and policy statements, contained within the plan.

The District of 100 Mile House's community goals are to:

- 2.2.1. Celebrate the strong sense of community and attractive lifestyle of 100 Mile House and maintain these qualities as the community grows.
- 2.2.2. Encourage and support agriculture as part of the rural character and economy of 100 Mile House.
- 2.2.3. Maintain and strengthen 100 Mile House as the goods and service centre for the South Cariboo region.
- 2.2.4. Support high quality tourist commercial development along Highway 97 for the travelling public and strengthen the downtown of 100 Mile House for retail and service commercial uses.
- 2.2.5. Strive to diversify the local economy while supporting a sustainable forestry industry as a key economic driver.
- 2.2.6. Accommodate the development of a full range of commercial and industrial uses by designating land for such uses consistent with sound land use planning principles.
- 2.2.7. Support development of a range of housing types and tenures to meet the needs of existing and future residents.
- 2.2.8. Encourage further development in the District with priority to the effective use of existing community infrastructure and services.
- 2.2.9. Provide water supply and sewage disposal systems to residents and businesses according to good environmental management practices and in a fiscally responsible manner.
- 2.2.10. Protect the quality of the natural environment and promote good environmental stewardship.
- 2.2.11. Strive to protect people and property from natural hazards including flooding, soil instability and wild fires.



- 2.2.12. Provide a safe and healthy community for all residents of 100 Mile House.
- 2.2.13. Support a range of active and passive recreation opportunities for residents and visitors to 100 Mile House that are financially sustainable for the District.
- 2.2.14. Support the reduction of community greenhouse gas emissions through sustainable land use planning, transportation and solid waste management policies.





3.0 LAND USE DESIGNATIONS & TABLE OF CONCORDANCE

The 100 Mile House Official Community Plan will apply to the entire area within the boundaries of the District of 100 Mile House. Future land use and development of land within the District shall be consistent with the overall pattern of land use depicted in Schedule B: Land Use – District Wide and Main Community Inset based on the following designations.

Table 3 - Table of Concordance

OCP Designation	Zoning District Title		Typical Uses
Agriculture	A-1 A-2	Agriculture Zone Small Holdings Zone	Agricultural and associated uses in the Agricultural Land Reserve
Resource Area	A-3 P-2	Resource Area Zone Parks and Open Space Zone	Provincial Forests, large parcels (≥65 ha) used for grazing, fish & wildlife habitat, community watershed, recreation/tourism, sand and gravel deposits
Rural Residential	A-2 P-2 ER-2	Small Holdings Zone Parks and Open Space Zone Horse Lake Road Residential Zone	Large residential parcels which may have limited services, hobby farming, limited agriculture and home industries
Low Density Residential	R-1 R-1/SR R-2 R-3 ER-1 ER-2 P-2	Residential Low Density Zone Special Residential Charitable Use Zone Residential Duplex Zone Residential Small Lot Zone Country Residential Zone Horse Lake Road Residential Zone Parks and Open Space Zone	Single detached dwellings, semi-detached or duplex dwellings, estate residential, and mobile homes on fee simple lots
Medium Density Residential	R-4 R-6 R-1/SR	Residential Medium Density Zone Residential Mobile Home Park Zone Special Residential Charitable Use Zone	Townhouses, semi-detached or duplex dwellings, triplexes, fourplexes and mobile home parks



	P-2	Parks and Open Space Zone	
High Density Residential	R-5 R-6 P-2	Residential Medium Density Zone Residential High Density Zone Parks and Open Space Zone	Apartments and townhouses
Commercial Vehicle Oriented	C-2 C-3 C-4 C-5 C-6	Tourist Commercial Zone Vehicle Oriented Commercial Zone Shopping Centre Commercial Zone Horse Lake Road Commercial Zone Mixed Use Commercial – Residential Zone	Freestanding retail uses, office and personal services uses, restaurants, hotels and motels
Commercial Central Business District	C-1 C-4 P-1	Central Business District Commercial Zone Shopping Centre Commercial Zone Institutional Zone	Shopping centres, retail uses, restaurants, office and personal service uses, medical offices, institutional/public utility uses, high density residential uses and parks
Public Use and Institutional	P-1 P-2 R-1/SR	Institutional Zone Parks and Open Space Zone Special Residential Charitable Use Zone	Public, non-profit or utility uses such as schools, churches, recreation facilities, community centres, public health facilities, and community care facilities
Industrial	I-1 I-2 I-3	Light Industrial Zone Heavy Industrial Zone Airport Industrial Zone	Light and heavy industrial businesses including manufacturing, assembly, processing, machining, fabrication, sales, service and repair, trucking, storage, and public utilities
Parks, Recreation and Open Space	P-2 P-3	Parks and Open Space Zone Parks and Recreation Zone	Community parks, neighbourhood parks, private use facilities such as golf courses, environmentally sensitive areas, ecological reserves, floodplains and watercourses



4.0 GROWTH MANAGEMENT

4.1 Introduction

Growth Management is a planning approach which seeks to ensure that growth and development takes place in ways that minimize negative environmental, social and economic impacts without necessarily affecting the amount or rate of growth.

Key tools used to manage growth include but are not limited to the Official Community Plan, Zoning, Works & Services, and Financial Plan Bylaws, annual municipal budget, and environmental protection policies.

The reasons for managing growth in 100 Mile House includes the desire to:

1. Encourage the efficient and full utilization of community and utility services (e.g. water and sewer).
2. Preserve the character and lifestyle while improving the quality of life in 100 Mile House.
3. Manage public costs associated with development.
4. Maintain the health of the environment.
5. Ensure developments bordering 100 Mile House do not have a negative impact.

4.2 Objectives

The District's growth management objectives are to:

- 4.2.1. Encourage the efficient and logical extensions of utility servicing within the corporate boundaries of the District.
- 4.2.2. Encourage the full utilization of community services for local residences.
- 4.2.3. Encourage sustainable development within the District.
- 4.2.4. Establish policies to minimize impacts to environmentally sensitive areas.
- 4.2.5. Reduce the cost of new growth and development on the existing community.
- 4.2.6. Work with others to manage growth effectively within the South Cariboo region.
- 4.2.7. Encourage sustainable forms of economic development that preserve the natural environment and quality of life.



4.3 Policies

The District will:

- 4.3.1. Continue to review development and subdivision proposals from the perspective of whether or not the applications are in the long-term servicing strategy of the District.
- 4.3.2. Continue to promote compact complete development.
- 4.3.3. Ensure community facilities and services are managed to meet the needs of District residents; and where appropriate, to areas of future expansion.
- 4.3.4. Adopt a Development Cost Charge Bylaw that aligns with the District's growth management strategy.
- 4.3.5. Encourage the Cariboo Regional District to ensure that the South Cariboo Area Official Community Plan, and its development regulations are consistent with the objectives and policies of this plan.
- 4.3.6. Implement the natural environment policies in Section 11 as a means of managing growth adjacent to, or within, environmentally sensitive areas.
- 4.3.7. Aim to reduce community wide GHG emissions, in collaboration with the Cariboo Regional District.
- 4.3.8. The Table of Concordance documents the Zoning Districts consistent with this plan.





5.0 RESIDENTIAL AREAS

5.1 Introduction

The residents of the District of 100 Mile House include all age groups and are at varying points in the family life cycle. As a result, a variety of housing types is required. The District of 100 Mile House is committed to ensuring that housing is available to a wide range of socio-economic groups.

According to the 2011 Census, the average family size in 100 Mile House is approximately 2.1 persons per private household. There are 495 census families in private households. The majority of these families (62%) were married couples. Lone-parent families comprise of approximately 22%, followed by families of common-law couples at 16%. The majority of households reside in single detached dwellings (46%). Multiple dwellings such as apartments and townhouses comprise 41%, which includes semi-detached, row house, apartment, duplex, and apartments under 5 storeys. Movable dwellings comprise 13%.

5.2 Existing Conditions

The current housing conditions are comprised of a variety and range of housing types. The 2011 Census compiled the following statistics regarding the number and type of dwellings within 100 Mile House in 2011:

Table 4 - Number and Type of Dwellings in 100 Mile House (2011 Census)

Type of Dwelling	Number	Percentage
Single - detached houses	375	45.5%
Buildings that have 5 or more storeys	0	0.0%
Moveable Dwellings	115	13.9%
Semi-detached house	65	7.9%
Rowhouse or townhouse	95	11.5%
Apartment, duplex	5	0.6%
Apartment Units, less than five stories	165	20.0%
Other – single-attached house	5	0.6%
Total Occupied Private Dwellings	825	100.0%

In preparing the Official Community Plan, population projections and household characteristics were used to determine the projected housing requirements. Provincial projections do not indicate population growth. However these projections are considered overly conservative and do not reflect opportunities to diversify the regional economy reflected in this plan. In addition it



is anticipated that demographic changes will generate the need for new housing forms in 100 Mile House for existing residents and in the South Cariboo region. An annual population growth rate of 1% over the next 20 years will generate the need for approximately 200 dwelling units.

The Official Community Plan has identified those areas where future housing types are to be located to meet the projected needs. These areas include a range of residential densities as indicated on Schedule B: Land Use – District Wide and Main Community Inset. The plan generally identifies areas adjacent to the downtown suitable to accommodate higher densities such as apartment units and townhouses. Single detached, mobile home parks, and semi-detached housing subdivisions are designated as low density residential. These residential designations include different housing types such as seniors housing, special needs housing, and affordable housing as they will also be required within the plan’s planning horizon. The housing objectives and policies address the direction needed to provide future housing to meet the needs of 100 Mile House. The areas designated but not currently developed for residential use will accommodate approximately 1,000 dwelling units and are anticipated to meet the long term demand to the year 2035.

5.3 Land Use Map Designations

Four types of Residential Use areas are designated on Schedule B: Land Use – District Wide and Main Community Inset:

- 1) Rural Residential
- 2) Low Density Residential
- 3) Medium Density Residential
- 4) High Density Residential

5.4 Objectives

The District’s residential objectives are to:

- 5.4.1. Encourage a wide range of housing types, and densities in order to accommodate the full range of socio-economic groups, age groups and lifestyles in 100 Mile House.
- 5.4.2. Minimize infrastructure costs of new housing development for existing residents.
- 5.4.3. Make efficient use of existing parcels of land and the existing housing stock, thereby optimizing the benefits that can be derived from existing servicing and infrastructure.
- 5.4.4. Support the diverse character of residential areas.
- 5.4.5. Manage the need to provide additional housing in a way that protects the existing quality of life, and minimizes negative impacts on environmentally sensitive areas.



- 5.4.6. Encourage a mix of housing opportunities and densities close to the downtown area.

5.5 Residential Policies

The District will:

- 5.5.1. Encourage infill of larger vacant or underutilized residential parcels to accommodate the need for more housing and to make more efficient use of land and optimize the benefit of existing servicing.
- 5.5.2. Encourage increased housing densities in and adjacent to the Central Business District as identified on Schedule B: Land Use – District Wide and Main Community Inset.
- 5.5.3. Direct residential development away from environmentally sensitive areas as defined in Section 11.2 of this plan.
- 5.5.4. Require new residential developments to provide and pay for infrastructure and servicing improvements and the extension of services to facilitate the development based on the District's method of developer cost contributions or charges.
- 5.5.5. Work with community partners to provide information on programs for improving household energy efficiency.
- 5.5.6. Encourage residential developers to construct to standards which meet or exceed best practices for energy efficiency.
- 5.5.7. Encourage residential developers to provide more accessible design elements for buildings including universal design standards, where feasible, to meet the needs of an aging population.
- 5.5.8. Support home based business providing that the exterior appearance of residential buildings is not altered and vehicular traffic is not substantially increased.
- 5.5.9. Support the development of community care facilities to accommodate special needs housing in areas with similar densities designated for Residential use.
- 5.5.10. Encourage backyard gardening in 100 Mile House.
- 5.5.11. Encourage energy efficiency and alternative energy production through developments (e.g. solar orientation) where feasible.

Rural Residential

- 5.5.12. The District supports the use of lands designated Rural Residential as indicated on Schedule B: Land Use - District Wide and Main Community Inset for low density residential use and associated home industry or limited agricultural uses.
- 5.5.13. The specific uses permitted in the Rural Residential land use designation will be determined in the applicable zoning districts in the Zoning Bylaw as indicated in the Table of Concordance.
- 5.5.14. The District shall designate suitable areas for rural residential use in an effort to allow for the development of housing at low densities in a rural setting.



5.5.15. The District requires developers of lands designated Rural Residential to consider the following:

- i) availability of community water or sewer, or capability of accommodating on-site domestic water and sewage disposal;
- ii) proximity to Environmentally Sensitive Areas;
- iii) impact on adjacent land use designations and the character of the existing area;
- iv) proximity to existing roads and other community and essential services;
- v) susceptibility to natural hazards including but not limited to flooding, soil instability, rock fall and forest fire risk;
- vi) a visual impact assessment where development is proposed on hillsides and other visually sensitive areas;
- vii) be consistent with sound environmental practices (e.g. best management practices for urban or rural development); and
- viii) proximity to and potential impacts on lands in the Agricultural Land Reserve.

Low Density Residential

- 5.5.16. Low density residential development will be directed to those areas identified on Schedule B: Land Use – District Wide and Main Community inset.
- 5.5.17. Low density residential uses will include a range of lot sizes and types of dwelling units to cater to different incomes and lifestyles including home occupations, secondary suites, manufactured homes and residential estates.
- 5.5.18. The specific uses permitted in the Low Density Residential land use designation will be determined in the applicable zoning districts in the Zoning Bylaw as indicated in the Table of Concordance.

Medium and High Density Residential

- 5.5.19. Medium and high density residential developments will be directed to those areas identified on Schedule B: Land Use – District Wide and Main Community inset, and will be subject to development approval and an assessment based on the following aspects:
 - i) The development's ability to integrate form, character and scale with adjoining uses;
 - ii) The provision of adequate setback distances and/or buffers from existing or planned lower density housing;
 - iii) Proximity to parks, commercial activities or public/institutional facilities;
 - iv) The site's ability to provide direct and convenient vehicle access so as to avoid generating excessive traffic on local streets; and
 - v) Proximity and availability of community infrastructure.



- 5.5.20. The specific uses permitted in the Medium and High Density Residential land use designations will be determined in the applicable zoning districts in the Zoning Bylaw as indicated in the Table of Concordance.
- 5.5.21. Consider mobile home developments as a method of encouraging more affordable housing in mobile home parks subject to the locational criteria set out in 5.5.18.





6.0 COMMERCIAL

6.1 Introduction

The District of 100 Mile House is the service centre for the South Cariboo region. There is a desire to maintain and strengthen this regional role by supporting high quality tourist development along Highway 97 combined with strengthening the downtown area for retail and service commercial uses.

6.2 Existing Conditions

Commercial development in 100 Mile House is generally categorized into two forms of development: the original town site or downtown, and vehicle oriented commercial (i.e. highway commercial, tourist commercial and shopping mall commercial) along Highway 97 and Horse Lake Road. The form of commercial development downtown is generally characterized by small parcels with development adjacent to the street, and covering most of the site. Vehicle oriented commercial sites are generally located on larger parcels, along Highway 97 and arterial roads, with buildings well set back to provide room for vehicle parking or storage/display of products.

These two forms of commercial development are not mutually exclusive and the result is considerable overlap of land use. The downtown is distinguished by its pedestrian ambiance with small businesses in close proximity whereas Highway 97 is characterized by high visibility for vehicular traffic.

6.3 Land Use Map Designations

There are two types of Commercial designations within this Plan as shown on Schedule B: Land Use – District Wide and Main Community Inset:

- 1) Commercial Vehicle Oriented
- 2) Commercial Central Business District

6.4 Objectives

The District's commercial objectives are to:

- 6.4.1. Encourage a wide range of commercial uses in order to enhance the District's position as the primary service and tourist centre for the South Cariboo.
- 6.4.2. Encourage commercial development of a high visual quality in terms of form and character along the Highway 97 and within the Central Business District of 100 Mile House.



- 6.4.3. Continue to maintain the downtown as the centre for commerce, office uses, government services, and heart of the community.

6.5 Policies

The District will:

- 6.5.1. Direct commercial development to those areas identified on Schedule B: Land Use – Main Community.
- 6.5.2. Promote downtown as the focus of 100 Mile House by supporting the integration of land uses, allowing greater densities, and creating a more pedestrian friendly environment.
- 6.5.3. Enhance the public areas within the downtown area of 100 Mile House, through a combination of redevelopment, local improvements, merchant initiatives, and capital works programs.
- 6.5.4. Encourage the location of future institutional uses in the downtown that will have a positive social or cultural impact on surrounding uses.
- 6.5.5. Maintain adequate space for parking in the downtown by development of off-street parking areas.
- 6.5.6. Support the redevelopment of parcels along Cedar Avenue south to Fourth Street for downtown commercial uses such as office and retail subject to rezoning approval. Approval will be evaluated on the basis of the following criteria:
 - i) the scale and character of new development is compatible with adjoining uses; and
 - ii) new commercial buildings should be oriented to the street and all off-street parking and loading areas should be located to the back or side of the parcel.
- 6.5.7. The need and potential demand for a shopping centre will be considered in areas that meet the following locational criteria:
 - i) where the shopping centre will support rather than detract from the commercial vitality of the downtown;
 - ii) where urban services (water, sewer, roads, power) can easily be provided;
 - iii) near an arterial or collector road with high traffic volumes;
 - iv) in areas with direct and convenient access so as to avoid excessive traffic on local streets; and
 - v) where the negative impact on adjacent uses will be minimal or can be reduced to an acceptable level by screening, setbacks or landscaping.
- 6.5.8. Encourage commercial development that is oriented to the highway traffic and/or tourist markets to be located along the Highway 97 corridor.



- 6.5.9. Within the Highway 97 corridor, encourage infill of existing vacant or redevelopment of underutilized sites, for a range of commercial activities rather than designate additional commercial lands.
- 6.5.10. Ensure that future commercial development along the Highway 97 corridor and downtown make a positive contribution to these important areas, by maintaining these Development Permit Areas. The justification and guidelines of the Highway 97 Development Permit Area and the Central Business District Development Permit Area are set out in Sections 14.3 and 14.4 respectively of this plan.
- 6.5.11. Encourage developers to incorporate energy conservation principles including LEED, Built Green and Passive House standards, into building and site design and construction.
- 6.5.12. Support the development of a truck stop in 100 Mile House as an economic initiative that fits within vehicle oriented development along Highway 97.





7.0 INDUSTRIAL

7.1 Introduction

Council would like to strengthen and build upon the industrial base of the community. A key element of the District's economic development initiatives is to provide for the proper servicing of industrial areas and to ensure that there is compatibility between various types of industrial use.

7.2 Existing Conditions

The District of 100 Mile House is an industrial service centre for the South Cariboo. Two major forest product manufacturing facilities are located in the northwest of the District in the Exeter Station Road area. These and other industries are located in the same vicinity, with good rail access and good separation from residential development.

7.3 Land Use Map Designations

Industrial uses are directed to lands designated Industrial on Schedule B: Land Use – District Wide and Main Community inset.

7.4 Objectives

The District's industrial objectives are to:

- 7.4.1. Ensure an adequate supply of land designated Industrial is available to accommodate future industrial development and opportunities in 100 Mile House.
- 7.4.2. Minimize potential conflicts between industrial and non-industrial uses.
- 7.4.3. Ensure the long term availability and range of industrial opportunities by retaining existing and attracting new businesses that provide jobs for residents and improve the District's tax base.

7.5 Policies

The District will:

- 7.5.1. Direct industrial uses, including heavy industry and activities requiring extensive outdoor storage, to lands designated Industrial as indicated on Schedule B: Land Use – District Wide and Main Community inset.
- 7.5.2. Encourage infill of existing vacant or redevelopment of underutilized sites, for a range of industrial activities rather than designate additional industrial lands.
- 7.5.3. In order to address concerns over the possible industrial pollution of Little Bridge Creek, require a stormwater management plan to be prepared for new developments in the Exeter industrial area, during the rezoning or subdivision process.



- 7.5.4. Work towards extending the community water system capable of delivering fire flows that meet Fire Underwriters Survey requirements, and extending sanitary sewer services to portions of the Exeter Road industrial area.
- 7.5.5. Over the long term, consider expanding the industrial land base beyond the Exeter Road area and into the Canim siding area, as part of D.L. 964.
- 7.5.6. Ensure land uses on the north side of Airport Road designated for Industrial uses are maintained for air transportation and related uses.
- 7.5.7. Encourage heavy equipment and automobile-oriented industrial uses on Highway 97 to relocate to land designated for industrial use north of Exeter Station Road.





8.0 PUBLIC USE AND INSTITUTIONAL

8.1 Introduction

The institutional and public uses located within the District of 100 Mile House include places of worship, schools, health services, government offices and works yards, emergency services and similar types of uses. As the regional service centre for the South Cariboo, the District is committed to working with government agencies to maintain and enhance public services in the District.

8.2 Existing Conditions

Major existing public and institutional uses in the District include:

- Schools and colleges;
- Community institutional services such as childcare facilities and group homes;
- Places of worship;
- Protective services, consisting of police services provided by the Royal Canadian Mounted Police (R.C.M.P.) and the volunteer fire hall;
- Airport facilities;
- Fire training centre;
- 100 Mile House District Hospital and other health services and
- Local, regional and provincial government facilities and services.

8.3 Land Use Map Designation

Institutional and public uses are directed to lands designated Institutional and Public Use as indicated on Schedule B: Land Use – District Wide and Main Community Inset.

8.4 Objectives

The District's institutional objectives are to:

- 8.4.1. Ensure that institutional and public uses are located where they best serve the needs of the residents and visitors.
- 8.4.2. Collaborate with Cariboo Regional District, Interior Health and School District No. 27 on issues of common interest.
- 8.4.3. Support volunteer efforts in fire protection services and community-based policing and crime prevention programs.
- 8.4.4. Support additional levels of fire protection, policing and other emergency services as need and population growth require.



- 8.4.5. Maximize accessibility to health care services by supporting a regional hospital in 100 Mile House.
- 8.4.6. Provide local government facilities and services to serve the needs of the community.
- 8.4.7. Maintain and enhance the presence of a community airport in 100 Mile House.

8.5 Policies

The District will:

- 8.5.1. Direct institutional and public uses to lands designated Institutional and Public Uses as indicated on Schedule B: Land Use – District Wide and Main Community Inset.
- 8.5.2. Review periodically with School District No. 27 issues and opportunities of common interest, based on community needs and population changes.
- 8.5.3. Review development and growth needs, and periodically review the overall response times and level of protective services to new residential areas.
- 8.5.4. Review community-based policing and crime prevention programs with the R.C.M.P.;
- 8.5.5. Continue to support and promote the regional hospital as an integral part of the health services system in the community and the South Cariboo.
- 8.5.6. Encourage the provision of appropriate health care, housing facilities and supportive services including preventative health services and independent living in co-operation with the Interior Health Authority, BC Housing, and other stakeholders as appropriate.
- 8.5.7. Continue to monitor the level of growth and service needs in the community as part of the annual budget process, and manage the community's desires for increased services with the ability to pay for those services.
- 8.5.8. Lead by example by pursuing opportunities to reduce greenhouse gas emissions in District operations.
- 8.5.9. Perform regular reviews of the greenhouse gas emission reduction targets and revise and enhance targets and/or strategies as appropriate.
- 8.5.10. Encourage places of worship to locate on sites:
 - i) in proximity to arterial and collector roads to ensure convenient access;
 - ii) which are of a sufficient size to accommodate off-street parking; and
 - iii) which minimize traffic and noise to surrounding residential neighbourhoods.
- 8.5.11. Continue to support the use of the existing airport for general aviation, and 100 Mile House's role as the commercial centre of the South Cariboo.
- 8.5.12. Support the continued use of school facilities as park and recreational sites for local residents.



9.0 PARKS, RECREATION & OPEN SPACES

9.1 Introduction

The District of 100 Mile House has grown and prospered in part by enhancing and maintaining the natural recreation areas located within the District. It is fortunate that the District has a number of parks and other open spaces within its boundaries. The residents of 100 Mile House and surrounding area are active and enjoy outdoor spaces and organized sports. Visitors and tourists are attracted to the region as it offers a wide range of recreational opportunities. These recreational needs are broad and vary from bird watching, hiking, fishing, cross country skiing and snowmobiling, mountain biking, and more. The objectives and policies of this section are consistent with the District's Parks and Recreation Development Plan. It is also important to note that trails, sidewalks, and parks offer opportunities for active transportation, which not only support healthy and active living in the community, but also offer an alternative means of traveling around 100 Mile House resulting in fewer greenhouse gas emissions.

9.2 Existing Conditions

The District has developed an excellent park and recreation system and has the opportunity to enhance its facilities to meet the recreation needs of its residents. The 99 Mile Recreation Area provides opportunities for increased development of cross-country skiing, snowmobiling, and mountain bike trails to meet the growing needs for these sports. Promoting the District's parks for tourism purposes has also been explored.

Recreation facilities such as playgrounds, ice arena, curling rink, tennis courts, ball diamonds, trails and sports fields are presently provided by the District, the Cariboo Regional District, provincial and private organizations, and School District No. 27. This Plan continues to support the principle that recreation facilities be developed in 100 Mile House as identified in the capital improvements budgets of the District, and through partnerships with the Cariboo Regional District, community organizations and companies.

A Trails Linkage Plan has been developed and is being implemented to create a unified network of existing and proposed trails throughout the District of 100 Mile House. The comprehensive trail network includes trails, sidewalks and other means to minimize automobile dependency and improve connectivity throughout the community. The plan identifies the issues with the existing trail structure and implementation of the plan so that these can be dealt with in the expanded trail network.

Open space areas are generally those natural areas owned by the District or Province which are utilized as passive recreation areas.



9.3 Land Use Map Designations

Parks, recreation & open space uses are directed to lands designated Parks, Recreation & Open Space on Schedule B: Land Use – District Wide and Main Community inset. Key parks and the recreation and trail network in 100 Mile House are identified on Schedule C: Parks, Recreation and Open Space.

9.4 Objectives

The District's parks, recreation and open space objectives are to:

- 9.4.1. Establish a well-integrated and linked system of parks, trails and associated recreational facilities that serve a range of purposes, from active recreation, to passive enjoyment, to conservation, to tourism development.
- 9.4.2. Provide a level of parks, recreation and open spaces that can meet local community needs within the community's ability to pay. Planning for future requirements of the community will include the impacts of demographic changes.

9.5 Policies

The District will:

- 9.5.1. Establish long-term priorities and a capital plan for the acquisition of community parks and recreational facilities.
- 9.5.2. Review and update the Parks and Recreation Development Plan for the community, and identify actions required to meet the active and passive recreational needs of 100 Mile House.
- 9.5.3. Acquire future parkland as needed over the long term by purchasing the land or acquiring it through the subdivision process subject to the priorities identified in Policy 9.5.4.
- 9.5.4. Prioritize acquisition of parkland that meets two or more of the following criteria:
 - i) flat areas;
 - ii) areas with views;
 - iii) areas located in close proximity to Bridge Creek or Little Bridge Creek;
 - iv) areas including and surrounding Environmentally Sensitive Areas; or
 - v) areas next to schools, cultural or community facilities.



- 9.5.5. Apply the following criteria for the creation of new linear parks, trails and pedestrian linkages within 100 Mile House:
- i) Ensure that linear parks, trails, and pedestrian linkages connect existing and future parks, schools, and open space areas, and allow for easy pedestrian access through residential areas;
 - ii) Agricultural areas will be avoided wherever possible. In cases where a trail is proposed over agricultural land, the District will consult with the affected landowner; and
 - iii) Trails will be subject to adequate buffering to prevent negative impacts on agriculture, and approval by the Agricultural Land Commission where located in the ALR.
- 9.5.6. Cash in lieu is favoured as a means of acquiring parkland through the subdivision process except where park dedication meets policies 9.5.4 or 9.5.5.
- 9.5.7. Continue to improve parks, trails and recreation facilities in the District as identified in the District's Capital Plan, Trails Linkage Plan and Parks and Recreation Development Plan.
- 9.5.8. Continue to support active transportation and implement the Trails Linkage Plan to minimize automobile dependency and encourage alternative modes of travel through the community as a means to help the District meets its greenhouse gas emission reduction target outlined in Section 15.0.
- 9.5.9. Support the connection of trails within 100 Mile House with those outside the District boundaries in cooperation with the Cariboo Regional District and other stakeholders, as opportunities permit.
- 9.5.10. Continue to encourage edible landscaping, such as fruit trees, in municipal rights-of-way and parks.





10.0 AGRICULTURE

10.1 Introduction

Since the conclusion of the Gold Rush, agriculture has been an important sector of the economy of 100 Mile House. Livestock, hay, vegetables and other field crops are grown in the area. District residents continue to enjoy products which are grown and produced locally through their support of the South Cariboo Farmer's Market.

Producing and consuming locally grown food also reduces greenhouse gas emissions, principally by reducing the need to transport food over long distances. This helps support the District's efforts to reduce greenhouse gas emissions, as outlined in Section 15.0.

Food Systems planning is an issue of rising importance in many B.C. communities and 100 Mile House is no exception. Proactive support of agriculture and protection of designated agricultural land is fundamental to providing food security within the community.

10.2 Existing Conditions

A majority of all land in the District of 100 Mile House is designated for Agricultural use. This comprises 2,710 hectares, 53.2% of the total land area. Nearly all land designated for Agricultural use in the District is in the Agricultural Land Reserve (ALR). The agriculture objectives and policies contained in this section support the retention of these lands in the ALR, and suggest actions to promote the rural economy. It should be noted that privately owned parcels in the ALR are designated as Agriculture on Schedule B: Land Use – District Wide and Main Community Inset.

10.3 Land Use Map Designations

The ALR boundaries are shown on Schedule D: Agricultural Land Reserve. Lands designated as Agriculture are shown on Schedule B: Land Use – District Wide and Main Community inset.

10.4 Objectives

The District's agriculture objectives are to:

- 10.4.1. Protect and maintain the economic viability of the agricultural sector of the community and encourage its improvement and expansion.
- 10.4.2. Support a diversity of traditional and non-traditional agricultural and farming uses within the Agricultural Land Reserve and those lands designated Agriculture within the District.
- 10.4.3. Support a range of agricultural related activities outside of lands designated Agriculture, to promote and support education and awareness of local food systems planning.



10.5 Policies

The District will:

- 10.5.1. Encourage farming operations on land designated for Agriculture as shown on Schedule B: Land Use – District Wide and Main Community inset. Council is supportive of land uses within the ALR that conform to the provisions of the Agricultural Land Commission Act and the regulations made under the Act.
- 10.5.2. Encourage new subdivisions, which abut lands designated Agriculture and are used for grazing, to provide perimeter fencing to strengthen the buffer between agricultural and non-agricultural uses.
- 10.5.3. Evaluate new developments in respect to their implications and impacts on the agricultural uses in the area.
- 10.5.4. Encourage new non-agricultural developments, adjacent to lands designated for Agriculture to provide and maintain a distinct buffer in the form of setbacks, fencing or landscaping that is consistent with Ministry of Agriculture Guidelines and take advantage of naturally occurring buffers, such as roads, topographic features, watercourses and transitional land uses such as rural residential parcels.
- 10.5.5. Encourage provincial and utility agencies to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
- 10.5.6. Support the agricultural industry by considering the establishment of economic strategies that promote the industry, and identify new farm markets.
- 10.5.7. Support the agricultural and rural economy by encouraging secondary “value added” uses such as agri-tourism, and secondary processing of products produced on site through home occupations.
- 10.5.8. Examine ways of expanding the amount of space dedicated to community gardens such as encouraging community gardens in new subdivisions and as part of multi-family residential developments.
- 10.5.9. Continue to support and promote a Farmers Market within 100 Mile House.
- 10.5.10. Work with agricultural producers and support organizations, including the Agricultural Enterprise Development Centre, in the South Cariboo to advance the principles of food systems planning and agricultural enterprises.
- 10.5.11. Work with stakeholders to support education programs on local food production and gardening.
- 10.5.12. Support the production and processing of hemp and other sustainable crops as a means of diversifying the agricultural land base in the South Cariboo.
- 10.5.13. Recognize climate change will impact the agricultural sector and work with stakeholders to undertake sustainable and adaptive action including opportunities for diversification.



11.0 NATURAL ENVIRONMENT

11.1 Introduction

Council recognizes the importance of the natural environment, and the recreation and tourism benefits that it provides. Quality of life is enhanced through sound stewardship of the natural environment for aesthetics, recreation, agriculture and tourism. In addition, it is necessary to identify those lands which may prove hazardous for development in terms of steep slopes, unstable soils and wildfire.

11.2 Existing Conditions

Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are considered to be sensitive to natural and/or human caused disturbances. ESAs may be rare or fragile, at risk due to fragmentation or development, or provide specialized wildlife habitat. For the purposes of this official community plan the following areas have been identified by the District as ESA's:

1. Exeter Lake;
2. Bridge Creek, and its tributaries;
3. Little Bridge Creek, and its tributaries;
4. 101 Mile Lake;
5. Mud Lake; and
6. 100 Mile House Bird Sanctuary.

Hazardous Lands

There is generally some level of risk associated with urban development. These risks are often related to environmental conditions (e.g. climate, topography, vegetation, soils, etc.). Additional risks that should be considered include: slope stability, forest fire, hazard trees and human/wildlife conflicts. Areas are often considered hazardous if there is a risk to present or future development or infrastructure. Floodplains, riparian areas and unstable slopes are good examples. Objectives and policies are in place to restrict certain types of development in hazardous areas.

11.3 Land Use Map Designation

Areas defined as environmentally sensitive areas are outlined on Schedule G: Development Permit Area.



11.4 Objectives

The District of 100 Mile House's Natural Environment objectives are to:

- 11.4.1. Protect the quality of the natural environment in the District's natural areas by exercising good stewardship of the Bridge Creek watershed and improving/protecting air and water quality.
- 11.4.2. Continue to strive to protect Environmentally Sensitive Areas (ESA's) within the District boundaries.
- 11.4.3. Minimize risks for both people and property from identifiable natural hazards in the District.
- 11.4.4. Maintain high water quality in surface water, ground water and aquifers.

11.5 Policies

The District will:

- 11.5.1. Provide an appropriate level of protection for those ESA's identified in the Official Community Plan through the use of development permits.
- 11.5.2. Ensure all new development and infrastructure occurs with minimal impact or disturbance to ESA's, and that any impacted areas are rehabilitated using plants and trees adaptable to a changing climate.
- 11.5.3. Discourage development in areas with steep slopes with grades in excess of 30% and areas subject to hazards including wildfires, soil subsidence, flooding, mud flows, debris flows, erosion, landslide, or rock falls which are known or suspected.
- 11.5.4. Development on steep slopes or hazard areas may be considered if the developer provides a report from a Qualified Professional Engineer or Geoscientist setting out how the area can be developed safely and subject to registration of a covenant under Section 219 of the *Land Title Act* setting forth such conditions.
- 11.5.5. Require all new habitable development on existing parcels which are prone to flooding to be sited and constructed in accordance with Provincial Flood Hazard Area Land Use Management Guidelines. The District may require a report by a Qualified Professional Engineer or Geoscientist and a covenant on title, where applicable.
- 11.5.6. The District supports the design of new developments to meet FireSmart guidelines, as documented in the Homeowners FireSmart Manual, B.C. Edition and FireSmart: Protecting Your Community from Wildfire, Second Edition.
- 11.5.7. Where a property contains land with a high or extreme wildfire hazard rating in the District of 100 Mile House Community Wildfire Protection Plan, the developer will be required to provide a wildfire hazard assessment and mitigation strategy prepared by a member of the Association of BC Forest Professionals to ensure the wildfire hazard to the property owner is minimized prior to approval of a rezoning bylaw, building permit or subdivision application, as may be applicable. Where the development is on Crown



land, the assessment should be provided to the Ministry of Forests, Lands, and Natural Resource Operations.

- 11.5.8. Protect and enhance environmentally sensitive areas (i.e. grasslands, forests, watersheds, etc.) to serve as natural sinks for greenhouse gas emissions. This helps support the District's efforts to reduce greenhouse gas emissions, as outlined in Section 15.0.
- 11.5.9. Encourage where possible, signage to identify and interpret natural assets and features.
- 11.5.10. Continue to work with landowners and relevant government agencies to remediate contaminated and brownfield sites for future appropriate uses.
- 11.5.11. Require streamside setbacks for buildings along Bridge Creek and Little Bridge Creek in accordance with Provincial Flood Hazard Area Land Use Management Guidelines and for riparian protection purposes.





12.0 RESOURCE AREAS

12.1 Introduction

The natural landscape forms a significant backdrop to the character of the Plan area. Resource areas reinforce the rural character of the District. Resource areas may be described as large, usually Crown parcels of land. Typical uses of these lands include Provincial Forest lands, wildlife habitat areas, open land areas, recreation areas, watersheds, and resource extraction areas.

12.2 Existing Conditions

Resource Areas comprise the second largest land area in the District. With 1,571 hectares, resource areas represent 30.8% of all lands. Most consist of large Crown land areas within the ALR. Despite their Resource Area designation, the Agricultural Land Commission has indicated that such areas have the potential to be used for agricultural purposes should the area be deforested and improved for that use.

The inclusion of resource area lands within the District which are subject to superseding provincial legislation will require Council to enact policies to ensure that the use and development of these lands are consistent with the provisions of such legislation. The further development of the Recreation Reserve, including the District's Demonstration Forest, will also require policy guidance in order to achieve Council's objective of developing this area as a tourism and recreation focal point in the community.

12.3 Land Use Map Designations

Resource areas and sand and gravel deposits are indicated on Schedule B: Land Use - District Wide and Main Community inset

12.4 Objectives

The District of 100 Mile House's resource area objectives are to:

- 12.4.1. Recognize and support the area's resource base as a key economic driver for long term sustainable development.
- 12.4.2. Continue to maintain a Community Woodlot
- 12.4.3. Continue to oversee the stewardship of Community Forest activities.
- 12.4.4. Minimize conflicts between land use on land designated Resource Area and adjacent land uses.



12.5 Policies

The District will:

- 12.5.1. Maintain the 99 Mile Recreation Area including its Demonstration Forest, Outdoor Logging Museum, and trail network with interpretive signage, which forms part of the Reserve as a tourism and recreation focal point in the community.
- 12.5.2. Facilitate and support cooperative multi-use of the 99 Mile Recreation area for the benefit of residents and visitors as a family-friendly recreation area.
- 12.5.3. Recognize that in designating lands within the Provincial Forest as Resource Area, limitations are placed on this OCP and zoning bylaws as they apply to Crown lands. The designation of provincial forest lands as Resource Area reflects Council's policy to reinforce the use of such lands for silviculture and forest-related uses, and ensure that a rural resource use is maintained on the land in the event that the land is removed from the provincial forest.
- 12.5.4. Encourage the Ministry of Forests, Lands and Natural Resource Operations to continue referrals of mineral exploration proposals to the District for comments. District Lot 2149 contains known mineral or aggregate resources as depicted on Schedule B: Land Use – District Wide and Main Community Inset. The Ministry is encouraged to give due consideration for the impact of resource extraction activities on existing residential developments, particularly noise, dust, traffic and groundwater resources.
- 12.5.5. Discourage the subdivision of parcels designated Resource Area that would result in lots less than 65 hectares.
- 12.5.6. Minimize urban-rural conflicts with existing or potential future industrial/resource operations along boundaries where non-resource lands exist.





13.0 SERVICING & INFRASTRUCTURE

13.1 Introduction

Topic areas covered in this section include:

- Transportation
- Utility Services
- Solid Waste Management
- Utility Corridors
- Water Distribution
- Sanitary Sewers, and
- Stormwater.

13.2 Existing Conditions

Transportation

The location of the roads shown on Schedule E – Transportation Network that are within the Agricultural Land Reserve are not to be construed as having the endorsement of the Agricultural Land Commission. The construction, upgrading or dedication of these routes may not proceed without the approval of the Commission. It is not intended that any particular lands are to be reserved for road purposes.

Utility Services

Upgrading of the sanitary sewer collection system in general is required to ensure sufficient capacity in the system to connect new areas. The District will need to develop a potable water Zone 3 pressure zone to service the existing and future Exeter Station Road industrial development, and provide fire protection to this area. This will include extending the existing distribution main along Exeter Station Road, the addition of a new reservoir, and the addition of fire hydrants. The Exeter Station Road area will also require an extension to the sanitary sewer collection system. There is the identified need for an additional water storage reservoir for the high pressure zone (Zone 2) to meet anticipated future demand and provide additional interface fire protection.

Solid Waste Management

The Cariboo Regional District has established a solid waste management plan, of which 100 Mile House is a participant. The current 10 year plan consists of three phases, which began in 2013. The focus of Phase One was on Transfer Station improvements, providing recycling access and subsidized backyard composter sales. Phase One was completed in 2015. Phase Two spans 2016 to 2018 and will include the establishment of an Eco Depot in 100 Mile House as well as a



centralized windrow composting pilot project. Phase Three will be completed in 2022 and see the continuation of initiatives which commenced in Phase One and Two.

Utility Corridors

Since 1957, Spectra Energy, formerly Westcoast Energy Inc., and Duke Energy has operated natural gas processing plants and a major transmission pipeline system in BC. The transmission system consists of a 760 mm and 900 mm (30 and 36 inch) diameter high pressure pipeline located within a statutory right-of-way that crosses the District of 100 Mile House. The right-of-way is approximately 4 km in length and is typically 30 m wide. Located in this corridor, in a separate right-of-way, is a 300 mm (12 inch) oil pipeline owned by Pembina Pipeline Corporation.

Water Distribution

The District's current water system relies on groundwater from a deep production well (DW#4) near Little Bridge Creek. The municipal water system includes a Water Treatment Plant, two pressure zones, two reservoirs and a distribution network. The two water storage reservoirs provide service to two pressure zones, with the high pressure zone reservoir being serviced by a booster station immediately downstream of the low pressure zone reservoir. The total water storage capacity available within the two reservoirs is below the recommended volume of Master Municipal Construction Document standards. To increase water storage capacity, it is recommended that the District install a water storage reservoir to create a third pressure zone to service the Exeter Station Road area which currently lacks adequate fire suppression potential. Other distribution system recommendations include watermain looping in the South portion of the high pressure zone.

Alternative Energy

The District of 100 Mile House will work with senior levels of government and the private sector to encourage the development of alternative energy in the 100 Mile House area. As technology and industries evolve, there may be opportunities to pursue alternative energy development in 100 Mile House.

13.3 Land Use Map Designations

The road network and transit system is designated on Schedule E: Transportation Network. Areas designated as public utilities are identified on Schedule F: Public Utilities. Utility corridors are indicated on Schedule F: Public Utilities.



13.4 Objectives

The District of 100 Mile House's objectives are to:

Overall Servicing and Infrastructure

- 13.4.1. Provide required services in a staged manner consistent with its financial capability.
- 13.4.2. Construct, upgrade or replace public works assets – roads, sidewalks, water, sewer and drainage – to meet recognized engineering, environmental and safety standards
- 13.4.3. Maintain public works to satisfy public health and safety concerns.
- 13.4.4. Operate and maintain effective and reliable municipal infrastructure based on a long term approach aimed at minimizing operational costs now and in the future.

Utilities

- 13.4.5. Continue to maintain and upgrade the District's utilities as required.
- 13.4.6. Recognize the importance of utility corridors and to work with utility companies to ensure uses and subdivision within the vicinity of the corridor(s) are designated in such a manner as to reflect the regulatory requirements governing the utility company and the corridor.
- 13.4.7. Encourage utility companies to co-ordinate and share corridors and telecommunications companies to co-locate facilities on cell phone towers, whenever possible.

Solid Waste

- 13.4.8. Reduce the volume of community waste requiring disposal into the regional land fill site.
- 13.4.9. Encourage recycling as a method to reduce waste volumes and preserve the environment.

Water Distribution/Sanitary Sewer/Stormwater

- 13.4.10. Maintain water quality and quantity for domestic use and for fire protection.
- 13.4.11. Comply with potable water planning principles.
- 13.4.12. Extend water and sewer infrastructure to unserved areas.
- 13.4.13. Continue to be proactive with respect to improving integrated stormwater management.
- 13.4.14. Implement relevant actions as identified in the Plan for Efficient Use of Clean Water

Alternative Energy

- 13.4.15. Encourage the development of clean alternative energy in the 100 Mile House area.



Transportation & Transit

- 13.4.16. Ensure the Transportation system emphasizes the creation of a safe, supportive environment for pedestrians, bicycles and vehicles.
- 13.4.17. Continue to support active transportation and the implementation of the Trails Linkage Plan to minimize automobile dependency and encourage alternative modes of travel through the community as a means to help the District meet its greenhouse gas emission reduction target outlined in Section 15.0.
- 13.4.18. Increase the proportion of residents walking and cycling to work to 20% as measured by the 2016 Statistics Canada census.
- 13.4.19. Support public and private transit options in cooperation with BC Transit and the Cariboo Regional District to permit the safe, efficient travel of local residents within the District and to other centres in the South Cariboo, subject to financial feasibility.

Roads

- 13.4.20. Provide and secure an adequate road network.
- 13.4.21. Work with the Ministry of Transportation and Infrastructure to ensure the long term safety and essential economic role of the Highway 97 corridor to the District and South Cariboo region.

Parking

- 13.4.22. Provide a sufficient amount of parking throughout the District, with particular attention paid to the Central Business District/Downtown.
- 13.4.23. Ensure parking requirements do not interfere with Highway access or the community feel of the CBD.

Pedestrian Environment

- 13.4.24. Continue to develop a continuous integrated trail network for both recreation and transportation purposes.

13.5 Policies

The District will:

Overall Servicing & Infrastructure

- 13.5.1. Maintain and monitor the capacity of municipal infrastructure systems and carry out upgrading or extension to these systems in accordance with future demand.
- 13.5.2. Connecting to municipal services is subject to the responsibility of the land owner and/or developer.
- 13.5.3. Provide community servicing responsive to seasonal climatic conditions (e.g. snow removal).



Utilities

- 13.5.4. Direct the type of land use and development in the vicinity of utility corridors and ensure appropriate permits are obtained for activities such as construction of roads, overhead power lines and underground utilities.
- 13.5.5. Encourage utility and telecommunication companies to share corridors and co-locate facilities wherever possible.

Solid Waste

- 13.5.6. Continue to work with the Cariboo Regional District to implement the regional Solid Waste Management Plan.
- 13.5.7. Continue curbside recycling within the District of 100 Mile House.
- 13.5.8. Review with the Cariboo Regional District the potential to implement additional recycling programs in 100 Mile House and surrounding area.
- 13.5.9. Work with local groups to educate residents and visitors on the solid waste 3Rs – reduce, reuse, and recycle.
- 13.5.10. Support food recovery initiatives to reduce levels of food waste as well as the diversion of organics from the land fill.
- 13.5.11. Support initiatives of other levels of government and organizations' efforts to reduce waste and implement diversion programs.

Water Distribution/Sanitary Sewers/Stormwater

- 13.5.12. Require all new developments to provide community water and adequate sewer and stormwater drainage systems in accordance with the Works & Services Bylaw.
- 13.5.13. Provide adequate fire protection that meets Fire Underwriters Survey standards.
- 13.5.14. Expand the sanitary sewer and water systems to existing and future industrial development along Exeter Station Road.
- 13.5.15. Extend water and sewer infrastructure to the Exeter Station Road industrial area.
- 13.5.16. Update Master Drainage Plan to reflect changing conditions and best practices.
- 13.5.17. Continue to be proactive with respect to stormwater management within District boundaries.
- 13.5.18. Continue to supply clean potable water to District residents and businesses.
- 13.5.19. Ensure the District's water supply and distribution system meets or exceeds the *Drinking Water Protection Act* requirements.
- 13.5.20. Support measures to reduce water consumption through education, metering, water restrictions, and other water conservation measures.
- 13.5.21. Require developers to provide overall drainage studies to maximize on-site drainage controls, limits to impervious areas, manage and reduce runoff.



Alternative Energy

- 13.5.22. Explore the feasibility of wind, biomass, and solar hot water heating for meeting some of the District's energy needs.
- 13.5.23. Continue to work with local industry on waste heat recovery, where feasible.
- 13.5.24. Support energy retrofit programs.
- 13.5.25. Support initiatives that result in lower energy costs or clean energy production.

Transportation and Transit

- 13.5.26. Collaborate with the Cariboo Regional District to support new initiatives that will aid in the reduction of greenhouse gas emissions, such as electrical vehicle charging stations and car sharing programs.
- 13.5.27. Support educational and promotional efforts about active transportation and transit options for traveling through the community to residents.
- 13.5.28. Develop active transportation facilities through trails development and incorporating efficient alternative transportation into new subdivision.
- 13.5.29. Continue to monitor conditions and liaise with BC Transit regarding future improvements to the transit service in 100 Mile House.
- 13.5.30. Encourage innovative passenger transportation options (including ridesharing services) that do not present a financial burden to the District.
- 13.5.31. Explore the feasibility of a "truck-share" co-op program to reduce the number of larger pick-up vehicles that are used for general day-to-day use with other interested stakeholders.

Roads

- 13.5.32. Maintain the existing road network.
- 13.5.33. Work with Ministry of Transportation and Infrastructure to ensure the safety and efficient circulation of Highway 97 in the District.
- 13.5.34. Work with Ministry of Transportation and Infrastructure to manage commercial development along Highway 97.
- 13.5.35. Through the development approvals process, obtain or protect future roadways shown on the Transportation Network map.

Parking

- 13.5.36. Encourage parking areas to be more pedestrian and environmentally friendly by including the use of landscaping, rain gardens, permeable materials, and winterscaping.
- 13.5.37. Continue to support a community-wide anti-idling practice for summer months.



Pedestrian Experience

- 13.5.38. Create a safe, linked, comfortable system of pedestrian sidewalks and trails. Sidewalks and trails (may be permeable) and should be accessible for persons of all abilities.
- 13.5.39. Continue to introduce benches, railings, weather coverings into the pedestrian environment in order to make the pedestrian experience more safe and comfortable.





14.0 HEALTH & SOCIAL

14.1 Introduction

A high quality of life has always been a priority for the District of 100 Mile House. Important aspects include residential safety, encouraging overall general health, having access to art & cultural opportunities and fostering a sense of community.

14.2 Existing Conditions

The District of 100 Mile House is now taking a comprehensive approach to community health & wellness. In 2015, the District was recognized as an Age-Friendly Community by the Province of BC. Initiatives are on-going to make age-friendly aspirations a reality.

As the service centre for more than its residential population, the District of 100 Mile House is home to a wide range of health and social services. They include the RCMP, regional hospital, child development services, care homes, educational facilities, library, art gallery and historic sites.

14.3 Objectives

The District of 100 Mile House's objectives are to:

- 14.3.1. Build upon the sense of community in the District of 100 Mile House by continuing to encourage and support not for profit social, recreational, cultural and civic groups.
- 14.3.2. Work towards providing a safer community, based on mutual respect and acceptance of every person in the community.
- 14.3.3. Support Active Health within the community, by implementing policies linked with active health components, such as active transportation planning and trail connectivity.
- 14.3.4. Provide park & recreation space, cultural facilities and services for the use and enjoyment of community members of all ages (appropriate to the funding means of the District).
- 14.3.5. Support community efforts to recognize significant historical sites, events and people from the area.

14.4 Policies

The District will:

- 14.4.1. Continue to recognize the efforts of the various service organizations within 100 Mile House that enrich the community by providing a more complete and healthy community.



- 14.4.2. Encourage the continued installation of public art on or within public buildings and property.
- 14.4.3. Work with other stakeholders to strengthen the vital role of arts and culture in 100 Mile House.
- 14.4.4. Continue to encourage local festivals and cultural events.
- 14.4.5. Explore the possibility of developing an Arts and Cultural Strategy that builds on the cultural assets of the community.
- 14.4.6. Support initiatives that document and recognize the history and heritage of 100 Mile House.
- 14.4.7. Consider the development of a Heritage Strategy for the South Cariboo in cooperation with the Cariboo Regional District.
- 14.4.8. Recognize existing sites, buildings, public art, and structures of historical value with appropriate signage and explanatory plaques.
- 14.4.9. Prioritize a safe, comfortable pedestrian experience.
- 14.4.10. Encourage other forms of active transportation by creating a safe environment through appropriate environmental design and community policing initiatives.
- 14.4.11. Encourage projects, initiatives and funding sources that support youth & young families to stay in the region by supporting opportunities such as education, training, practicums and apprenticeships.
- 14.4.12. Support initiatives of community food providers to provide healthy food options.
- 14.4.13. Support proactive work done by the Interior Health Authority to address climate change impacts (e.g. issues with the West Nile Virus and extreme heat events).
- 14.4.14. Work with local community partners to educate residents on emission reductions through buildings and transportation.
- 14.4.15. Partner with and support local organizations to develop education programs aimed at reducing greenhouse gas emissions as well as facilitating community demonstration programs that exhibit energy efficiency.





15.0 CLIMATE CHANGE

15.1 Introduction

Climate change presents a challenge to Canadian communities by altering traditional climate patterns such as temperature and precipitation. It is important for local governments to consider both mitigation and adaptation initiatives. Climate change mitigation is when a community strives to reduce its greenhouse gas emissions while adaptation initiatives adjust to the environmental changes being experienced or anticipated in the near future.

In 2008, the Provincial Government amended the *Local Government Act* to require municipalities to include a greenhouse gas emission reduction target(s) and strategies to achieve these target(s) by May 31, 2010. Council recognizes the importance of reducing community greenhouse gas emissions in order to mitigate the impacts of climate change. Areas of action with municipal oversight include land use planning & development, transportation and solid waste management (in partnership with the CRD). Buildings and land use forms are significant contributors to greenhouse gas emissions in 100 Mile House. For example, the heating needs of residential buildings, insulation levels, solar orientation, density and proximity to community services are all variable elements in determining greenhouse gas emissions. The District can play a role in all of these areas, whether direct, indirect or in partnership with other stakeholders. Natural areas are also important to the community due to their ability to act as sinks for greenhouse gas emissions.

15.2 Existing Conditions

Review of the BC Governments Community Energy and Emissions Inventory specifically for the District of 100 Mile House indicates a reduction of emissions from buildings and transportation between 2007 and 2010. A small increase in solid waste emissions has been recorded.

15.3 Objectives

The District of 100 Mile House's objectives are to:

- 15.3.1. Reduce community greenhouse gas emissions from non-industrial sources by 20%, based on 2007 levels, by 2020.
- 15.3.2. Reduce greenhouse gas emissions from solid waste by 50% below 2007 levels by 2020.
- 15.3.3. Reduce residential greenhouse gas emissions by 25%, based on 2007 levels, by 2020.
- 15.3.4. Reduce commercial greenhouse gas emissions by 15%, based on 2007 levels, by 2020.
- 15.3.5. Reduce transportation-related greenhouse gas emissions by 15%, based on 2007 levels, by 2020.
- 15.3.6. Take a proactive approach towards climate change adaptation.



15.4 Policies

The District will:

Table 5 - Objectives & Policies related to Climate Change Mitigation & Adaptation

Focus	Number	Objective/Policy
Residential GHGs	5.5.1	Encourage infill of larger vacant or underutilized residential parcels to accommodate the need for more housing and to make more efficient use of land and optimize the benefit of existing servicing.
	5.5.2	Encourage increased housing densities in and adjacent to the Central Business District as identified on Schedule B: Land Use – District Wide and Main Community Inset.
	5.5.5	Work with community partners to provide information on programs for improving household energy efficiency.
	5.5.6	Encourage residential developers to construct to standards which meet or exceed best practices for energy efficiency.
	5.5.11	Encourage energy efficiency and alternative energy production through developments (e.g. solar orientation) where feasible.
Commercial GHGs	6.5.9	Within the Highway 97 corridor, encourage infill of existing vacant or redevelopment of underutilized sites, for a range of commercial activities rather than designate additional commercial lands.
	6.5.11	Encourage developers to incorporate energy conservation principles including LEED, Built Green and Passive House standards, into building and site design and construction.
	11.5.10	Continue to work with landowners and relevant government agencies to remediate contaminated and brownfield sites for future appropriate uses.
Community GHGs	4.2.3	Encourage sustainable development within the District.
	4.2.4	Establish policies to minimize impacts to environmentally sensitive areas.
	4.3.2	Continue to promote compact complete development.
	4.3.7	Aim to reduce community wide GHG emissions, in collaboration with the Cariboo Regional District.
	5.5.10	Encourage backyard gardening in 100 Mile House.
	6.5.2	Promote downtown as the focus of 100 Mile House by supporting the integration of land uses, allowing greater densities, and creating a more pedestrian friendly environment.
	8.5.5.	Continue to support and promote the regional hospital as an integral part of the health services system in the community and the South Cariboo.
	9.5.9	Support the connection of trails within 100 Mile House with those outside the District boundaries in cooperation with the Cariboo Regional District and other stakeholders, as opportunities permit.



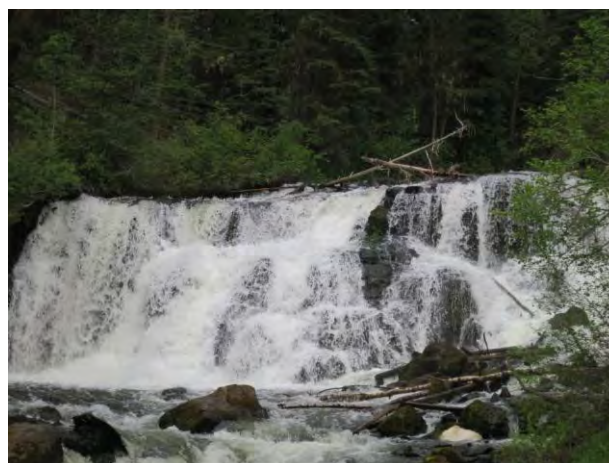
	9.5.10	Continue to encourage edible landscaping, such as fruit trees, in municipal rights-of-way and parks.
	10.5.5	Encourage provincial and utility agencies to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
	10.5.9	Continue to support and promote a Farmers Market within 100 Mile House.
	10.5.13	Recognize climate change will impact the agricultural sector and work with stakeholders to undertake sustainable and adaptive action including opportunities for diversification.
	11.5.8	Protect and enhance environmentally sensitive areas (i.e. grasslands, forests, watersheds, etc.) to serve as natural sinks for greenhouse gas emissions. This helps support the District's efforts to reduce greenhouse gas emissions, as outlined in Section 15.0.
	12.5.1	Maintain the 99 Mile Recreation Area including its Demonstration Forest, Outdoor Logging Museum, and trail network with interpretive signage, which forms part of the Reserve as a tourism and recreation focal point in the community.
	13.4.15	Encourage the development of clean alternative energy in the 100 Mile House area.
	13.4.8	Reduce the volume of community waste requiring disposal into the regional land fill site.
	13.5.20	Support measures to reduce water consumption through education, metering, water restrictions, and other water conservation measures.
	13.5.24	Support energy retrofit programs
	13.5.25	Support initiatives that result in lower energy costs or clean energy production
	14.4.14	Work with local community partners to educate residents on emission reductions through buildings and transportation.
	14.4.15	Partner with and support local organizations to develop education programs aimed at reducing greenhouse gas emissions as well as facilitating community demonstration programs that exhibit energy efficiency.
District Operation GHGs	8.5.8	Lead by example by pursuing opportunities to reduce greenhouse gas emissions in District operations.
	8.5.9	Perform regular reviews of the greenhouse gas emission reduction targets and revise and enhance targets and/or strategies as appropriate.
	13.4.13	Continue to be proactive with respect to improving integrated stormwater management.
	13.5.17	Continue to be proactive with respect to stormwater management within District boundaries.



	13.5.20	Support measures to reduce water consumption through education, metering, water restrictions, and other water conservation measures.
Transportation GHGs	5.5.8	Support home based business providing that the exterior appearance of residential buildings is not altered and vehicular traffic is not substantially increased.
	9.5.8	Continue to support active transportation and implement the Trails Linkage Plan to minimize automobile dependency and encourage alternative modes of travel through the community as a means to help the District meets its greenhouse gas emission reduction target outlined in Section 15.0.
	13.4.19	Support public and private transit options in cooperation with BC Transit and the Cariboo Regional District to permit the safe, efficient travel of local residents within the District and to other centres in the South Cariboo, subject to financial feasibility.
	13.5.26	Collaborate with the Cariboo Regional District to support new initiatives that will aid in the reduction of greenhouse gas emissions, such as electrical vehicle charging stations and car sharing programs.
	13.5.28	Develop active transportation facilities through trails development and incorporating efficient alternative transportation into new subdivision.
	13.5.30	Encourage innovative passenger transportation options (including ridesharing services) that do not present a financial burden to the District.
	13.5.31	Explore the feasibility of a “truck-share” co-op program to reduce the number of larger pick-up vehicles that are used for general day-to-day use with other interested stakeholders.
	13.5.37	Continue to support a community-wide anti-idling practice for summer months.
	13.5.38	Create a safe, linked, comfortable system of pedestrian sidewalks and trails. Sidewalks and trails (may be permeable) and should be accessible for persons of all abilities.
Industrial Operation GHGs	7.5.2	Encourage infill of existing vacant or redevelopment of underutilized sites, for a range of industrial activities rather than designate additional industrial lands.
	7.5.3	In order to address concerns over the possible industrial pollution of Little Bridge Creek, require a stormwater management plan to be prepared for new developments in the Exeter industrial area, during the rezoning or subdivision process.
	13.5.23	Continue to work with local industry on waste heat recovery, where feasible.
	13.4.8	Reduce the volume of community waste requiring disposal into the regional land fill site.



Solid Waste and Recycling	13.4.9	Encourage recycling as a method to reduce waste volumes and preserve the environment.
	13.5.6	Continue to work with the Cariboo Regional District to implement the regional Solid Waste Management Plan.
	13.5.7	Continue curbside recycling within the District of 100 Mile House.
	13.5.10	Support food recovery initiatives to reduce levels of food waste as well as the diversion of organics from the land fill.
	13.5.11	Support initiatives of other levels of government and organizations' efforts to reduce waste and implement diversion programs.
Climate Change Adaptation	11.5.2	Ensure all new development and infrastructure occurs with minimal impact or disturbance to ESA's, and that any impacted areas are rehabilitated using plants and trees adaptable to a changing climate.
	11.5.3	Discourage development in areas with steep slopes with grades in excess of 30% and areas subject to hazards including wildfires, soil subsidence, flooding, mud flows, debris flows, erosion, landslide, or rock falls which are known or suspected.
	11.5.5	Require all new habitable development on existing parcels which are prone to flooding to be sited and constructed in accordance with Provincial Flood Hazard Area Land Use Management Guidelines. The District may require a report by a Qualified Professional Engineer or Geoscientist and a covenant on title, where applicable.
	11.5.6	The District supports the design of new developments to meet FireSmart guidelines, as documented in the Homeowners FireSmart Manual, B.C. Edition and FireSmart: Protecting Your Community from Wildfire, Second Edition.
	14.4.13	Support proactive work done by the Interior Health Authority to address climate change impacts (e.g. issues with the West Nile Virus and extreme heat events).





16.0 DEVELOPMENT PERMIT AREAS

16.1 Introduction

In accordance with the provisions of Section 488 of the *Local Government Act*, the 100 Mile House Official Community Plan may designate development permit areas. Unless otherwise specified, a development permit must be approved by Council prior to any development or subdivision of land within a development permit area. A development permit defines the requirements necessary to address the objectives outlined for the particular development permit area. Development permits are required prior to obtaining a building permit or prior to final approval for a subdivision.

The development permit area guidelines as part of this Official Community Plan are designed to be both clear and flexible. First, they are designed to give sufficient direction for Council to make decisions. An attempt was made to make the guidelines lucid and straightforward so that they are not misinterpreted. Second, they are designed to be somewhat flexible. Guidelines are not codified regulations like zoning that must be followed to the letter. They are designed to give Council discretion in making decisions as well as allowing the property owner some room for creativity and innovation.

The 100 Mile House Official Community Plan designates development permit areas for the:

- a) Protection of Environmentally Sensitive Areas, their ecosystems and biological diversity by regulating designated habitat areas and watercourses;
- b) Establishment of guidelines to regulate the siting, form, character and landscaping of commercial uses along the Highway 97 corridor;
- c) Establishment of guidelines to regulate the siting, form, character and landscaping of commercial uses in the Central Business District and commercial-residential transition area along Cedar Avenue.

A development permit must be approved and issued by resolution of the Council prior to any construction or alteration taking place on property situated within a designated development permit area. All designated development permit areas are outlined in this section and on Schedule G - Development Permit Areas.



16.2 Environmentally Sensitive Development Permit Area

16.2.1. Category

Development Permit Area #1 (DPA #1) Environmentally Sensitive Area is designated under Section 488(1)(a) of the *Local Government Act*.

16.2.2. Area

DPA #1 Environmentally Sensitive Area is coloured green on Schedule G - Development Permit Areas.

16.2.3. Exemptions

A development permit is not required if all the following conditions are met or do not apply:

- Any farm operation in the Agricultural Land Reserve as defined in the *Farm Practices Protection Act (Right to Farm Act)*.
- Construction of fences and gates that comply with the applicable requirements of the Zoning Bylaw.
- Any pump required in connection with a farming operation in the Agricultural Land Reserve.
- Exterior maintenance of minor repair of a building or structure which consists of upgrading existing finishing and surface materials with similar materials such as replacing doors and windows, recladding, repainting, reroofing and re-decking.
- Repair or alteration of a building or structure to rectify an unsafe condition if such correction has been ordered by the Building Inspector.
- Any servicing work undertaken by or on behalf of the District of 100 Mile House, including emergency activities.
- Construction of signage that meet the applicable requirements of the Sign Bylaw.
- Removal of trees not greater than 10 cm measured at a height of 1.5 metres.
- Removal of any tree that presents a danger to life or property.
- Emergency action to prevent, control or reduce floods, erosion or other immediate threats to life and property including emergency flood or erosion protection works.
- Alteration or addition to an existing building not exceeding 25% of the existing floor area to a maximum of 100 square metres.
- Removal of invasive species; or
- Implementation of a habitat restoration plan prepared by Qualified Professional (Registered Professional Biologist or Landscape Architect).



16.2.4. Justification

The various watercourses, wetlands and riparian areas found within the community are important natural features representative of the South Cariboo landscape. Council's objectives for this development permit area designation are to protect environmentally sensitive areas and their biological diversity.

16.2.5. Guidelines

Development permits issued in this section must be in accordance with the following guidelines:

- i. In this section development includes subdivision, construction, addition, or alteration of building and the alteration of land, except for exemptions as specified in Section 16.2.3.
- ii. For development within DPA #1 Environmentally Sensitive Area, consultation must occur with the appropriate provincial and federal agencies regarding the applicability of any fish and wildlife habitat regulations, guidelines, specifically the Department of Fisheries and Oceans' Land Development Guidelines for the Protection of Aquatic Habitat and the Ministry of Environment's Environmental Best Management Practices for Urban and Rural Land Development in British Columbia. Development permits may be considered for issuance when the District receives notification from those appropriate provincial and federal agencies, where required.
- iii. A Development permit application subject to DPA #1 Environmentally Sensitive Area will require an assessment report prepared by a Qualified Environmental Professional, to be submitted to the District and appropriate provincial and federal agencies. The assessment report is required if development is proposed within 30 metres of the high water mark of a stream or the top of a ravine bank of a stream - the definition of "stream" being the same as that of the *BC Fish Protection Act*. An assessment report may be initiated by a rezoning, subdivision or building permit application.
- iv. The assessment report may include the potential impacts to habitat, the development of mitigation measures to avoid impacts of development to fish and fish habitat (particularly riparian habitat) and determine setbacks based on site conditions.
- v. Require that development proposed in an Environmentally Sensitive Area be planned and designed according to current best management practices.
- vi. District Council may require security in accordance with the Works and Services Bylaw for environmental restoration.
- vii. District Council may require a report from a Qualified Environmental Professional that the required measures have been implemented as designed.
- viii. Where development is considered on land containing environmentally sensitive habitat or watercourses, the District may use the following methods to direct development away from the hazardous or environmentally sensitive area:
 - dedication of the habitat or watercourse;
 - covenant registered under Section 219 of the *Land Title Act*;
 - bare land strata to allow flexibility in conserving the feature or area;



- development variance permit to vary conditions other than use or density; and/or
- other stewardship protection such as covenants, leases or trusts to protect the feature or area.



16.3 Highway 97 Corridor Development Permit Area

16.3.1. Category

Development Permit Area #2 (DPA #2) Highway 97 Corridor is designated under Section 488(1)(f) of the *Local Government Act*.

16.3.2. Area

DPA#2 Highway 97 Corridor consists of those parcels coloured red on Schedule G - Development Permit Areas.

16.3.3. Exemptions

A development permit is not required if all the following conditions are met or do not apply:

- Internal building alterations.
- Alteration of land, including vegetation.
- Exterior maintenance of minor repair of a building or structure which consists of upgrading existing finishing and surface materials with similar materials such as replacing doors and windows, recladding, repainting, reroofing and re-decking.
- Repair or alteration of a building or structure to rectify an unsafe condition if such correction has been ordered by the Building Inspector.
- Any servicing work undertaken by or on behalf of the District of 100 Mile House, including emergency activities.
- Construction of fences and gates that comply with the applicable requirements of the Zoning Bylaw.
- Construction of signage that meet the applicable requirements of the Sign Bylaw.
- Removal of trees not greater than 10 cm in diameter measured at a height of 1.5 metres.
- Removal of any tree that presents a danger to life or property.
- Construction of an accessory building to a maximum of 50 square metres.
- An addition to a principal building not exceeding 25% of the floor area of a building to a maximum of 100 square metres.
- Changes to the exterior design of a building in which the area affected does not exceed 25% on any one side.
- Building permit application not exceeding a cumulative total of \$25,000, excluding interior alterations, in any 12 month period provided that no change in zoning or the use of land is involved.
- Subdivision of vacant land where any future development will be required to obtain a Development Permit land prior to issuance of a Building Permit.
- Subdivision of land in which the number of parcels is not increased.



16.3.4. Justification

Highway 97 is an important gateway to 100 Mile House. The form and character of development along this corridor provides the first impression of 100 Mile House to visitors and influence the image of the community. Highway 97 also provides for the safe movement of vehicles in and out of the District. Council has expressed a desire to control the form and character of commercial development along Highway 97.

16.3.5. Guidelines

Development permits issued for this area will be in accordance with the following guidelines:

i. Buildings and structures

- Buildings are encouraged to incorporate material and architectural features of the Cariboo: these include the use of wood, logs, rails, posts, beams, rock and stone. Architecture should not simply replicate building designs that could be found anywhere in North America.
- Any wall of an end building which is visible from Highway 97 should be finished to the same standard as the front of the building to provide an attractive appearance.
- The use of exposed concrete blocks visible from public roads is not permitted.
- Large areas of building walls shall be articulated by a combination of windows, entry features, building materials, textures, architectural features and landscaping.
- Varied rooflines are encouraged to avoid the appearance of long, flat rooflines.
- Landscaping, awnings, lighting fixtures, and other structures should be architecturally integrated with the design of the buildings.
- Mechanical equipment must be hidden from view, i.e. placed in an attic space or behind fascia or parapet walls.
- Additions to buildings should appear seamless as part of the existing building.

ii. Screening and landscaping

- Blank walls (surfaces over 40 square metres lacking an architectural feature) must be screened with landscaping. Landscaping should include trees and/or other plant material designed to screen or cover not less than 50% of the blank wall within five years of planting.
- All waste disposal bins over 3 cubic metres in area cannot be located within the front yard and must be screened within an enclosure or located so it is not visible from Highway 97.
- Outdoor display areas should be upgraded and enhanced with landscaping.



- Required front yard setback areas must be landscaped with trees, shrubs, grass and similar elements, which in the case of corner sites includes both the setback areas toward the highway and the side street. Landscaping materials must be hardy and adapted to Cariboo climatic conditions. The use of low maintenance landscape materials is encouraged. The use of xeriscape (drought tolerant, low water requirement) landscaping and other water conservation practices is encouraged to minimize water consumption.
 - All fencing and screening should be designed and constructed with durable materials and integrated with the design and materials of the building. All screening should be of sufficient height to adequately screen parking, loading, garbage receptacles and storage from adjacent public streets and residential areas.
- iii. Parking, loading and access
- Commercial development must take into consideration the visual impact of surface parking and loading areas on adjacent properties. Vehicle access to parking and loading areas, and circulation on site should minimize interference with pedestrian movement.
 - No loading space is permitted within the front yard of a development where it is visible from Highway 97.
 - Co-ordination and connection of parking lots through mutual access agreements with adjacent properties is encouraged to ensure street efficiency.
 - Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
 - Large surface parking areas should be demised into smaller areas through the use of raised landscaped areas containing shade trees, shrubs or ornamental pavers to provide visual relief from the appearance of uniform asphalt surfaces.
- iv. Transportation safety
- Access locations must meet the minimum turning and sight distance requirements in the TAC Design Guide adopted by the Ministry of Transportation and Infrastructure.
 - A transportation design report prepared by a professional engineer qualified in transportation planning and design will be required for any development that will generate an increase of more than 20% or 100 vehicles per hour, whichever is greater, or where the site has experienced a significant collision history.
 - A traffic impact study may be required for a high volume drive-through food service use, assembly use, commercial recreation or retail sales use to ensure safe turning movements and adequate storage capacity for vehicle access and egress.



16.4 Central Business District Development Permit Area

16.4.1. Category

Development Permit Area #3 (DPA #3) Central Business District is designated under Section 488(1)(f) (form and character of Commercial Development) of the *Local Government Act*.

16.4.2. Area

DPA #3 Central Business District consists of those parcels coloured brown on Schedule G - Development Permit Areas.

16.4.3. Exemptions

A development permit is not required if all the following conditions are met or do not apply:

- Internal building alterations.
- Alteration of land, including vegetation.
- Exterior maintenance of minor repair of a building or structure which consists of upgrading existing finishing and surface materials with similar materials such as replacing doors and windows, recladding, repainting, reroofing and re-decking.
- Repair or alteration of a building or structure to rectify an unsafe condition if such correction has been ordered by the Building Inspector.
- Any servicing work undertaken by or on behalf of the District of 100 Mile House, including emergency activities.
- Construction of fences and gates that comply with the applicable requirements of the Zoning Bylaw.
- Construction of signage that meet the applicable requirements of the Sign Bylaw.
- Removal of trees not greater than 10 cm in diameter measured at a height of 1.5 metres.
- Removal of any tree that presents a danger to life or property.
- Construction of an accessory building to a maximum of 50 square metres.
- An addition to a principal building not exceeding 25% of the floor area of a building to a maximum of 100 square metres.
- Changes to the exterior design of a building in which the area affected does not exceed 25% on any one side.
- Building permit application not exceeding a cumulative total of \$25,000, excluding interior alterations, in any 12 month period provided that no change in zoning or the use of land is involved.
- Subdivision of vacant land where any future development will be required to obtain a Development Permit land prior to issuance of a Building Permit.
- Subdivision of land in which the number of parcels is not increased.



16.4.4. Justification

The central business district is the commercial centre of the Cariboo and the heart of the community. Development which is of a high standard and is representative of the Cariboo and its history will reflect well on the entire community and be a source of civic pride. The design guidelines contained in this section help to establish consistent character, siting, and layout of development in this important business district of 100 Mile House.

16.4.5. Guidelines

Development permits issued in this section will be in accordance with the following guidelines:

i. Building and structures

- Buildings are encouraged to incorporate building materials that natural to the Cariboo; these include the use of wood, logs, rails, posts, beams, rock and stone.
- Buildings are encouraged to incorporate architectural features which respect the heritage of the Cariboo, including the use of pitched roofs and sub-roofs.
- Any wall of an end building which is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance.
- The use of exposed concrete blocks visible from public roads is not permitted.
- The front yard setback should be between 0 and 3 metres from the property line to encourage street orientation.
- Buildings should be of a size and scale similar to adjacent buildings.
- Façade design should contribute to a lively pedestrian scale.
- Indirect lighting of signs is encouraged rather than back-lit plastic signs.
- Landscaping, awnings, lighting fixtures, and other structures should be architecturally integrated with the design of the buildings.
- The design of fascia signs containing individual business signage should be integrated into the design of the building. Billboards or roof signs are prohibited.
- Enhance the relationship of commercial areas to adjacent parks and surrounding residential areas by preserving view corridors, by providing convenient pedestrian access to the development, and by giving consideration to the design of side and rear facades.
- Encourage mixed use developments where residential units are located above commercial developments.
- Encourage mixed residential over commercial buildings with parking at the rear, beside, or beneath the development.
- Encourage commercial and residential developments to incorporate safer public spaces that meet Crime Prevention Through Environmental Design standards



- Encourage environmental design standards that improve accessibility to all members of the public.
- Focus people-oriented activities (window shopping, store entrances, cafes, displays, signage) along the streets and in front of buildings. Locate parking, loading, garbage and other ancillary services at the rear or side of buildings.
- The electrical service provisions of buildings should be screened from view or be located so as to minimize their visual appearance.
- Buildings at key intersections should be designed to mark the corner. Various design devices include setbacks at the corner, accentuated entrances and additional height using, for instance, clock towers.
- Blank or solid walls (without glazing) should not exceed approximately five metres in length at street level so that visual interest is maintained along sidewalks for pedestrians. Walls that are blank should be articulated with some type of wall detailing wherever possible.
- Store and building entrances should not be recessed more than two metres. Doorways should be designed to focus on the street in order to create a more immediate and direct relationship between indoor and outdoor activities.

ii. Screening and landscaping

- All waste disposal bins should be completely screened within an enclosure.
- The planting of street trees is encouraged where they do not already exist. The planting and maintaining of grass, hedges and trees, consistent with the existing streetscape is encouraged.
- The use of xeriscape (drought tolerant, low-water requirement) landscaping and other water conservation practices is encouraged to minimize water consumption.
- Loading areas visible from streets and from residential properties must be screened with fencing and/or sufficient landscaping which is mature and of a quality acceptable to the District. The integration of existing mature trees and other vegetation into the overall landscape design is encouraged.
- The design of frontage business signs should be integrated with the design of the building.

iii. Parking and access

- All off-street parking areas must be adequately landscaped including a landscaped buffer separating the off-street parking area from the property line(s) and from principal buildings.
- A majority of off-street parking should be located to the rear or side of the building(s). Access to commercial premises and to the street should be easily visible from all off-street parking areas.
- Vehicle access to parking and loading areas and circulation on site should minimize interference with pedestrian movement.



- Surface parking areas should be constructed in small increments, or large lots should be divided into small areas through the use of shade trees and shrubs, so that asphalt does not dominate.
- Universal access design principles shall be incorporated to accommodate people of any ability.



17.0 IMPLEMENTATION

17.1 Implementing the Plan

The Official Community Plan is a future land use planning document based on a community vision and goals and supported by a series of objectives and policies. This final section identifies a number of implementation steps for the District to take for the objectives of this Plan to be realized. This section outlines key steps for the District to undertake in implementing the Plan.

17.2 Zoning Bylaw

The Zoning Bylaw logically follows the Official Community Plan, as it is the chief land use regulatory bylaw that puts the Plan into effect. While the Official Community Plan is all about the future, the Zoning Bylaw sets out regulations for land use, density and siting for development applications.

17.3 Works and Services Bylaw

The Works and Services Bylaw No. 1257, as amended, sets out the planning and engineering standards to be followed in conjunction with new subdivision and development. Road construction, sidewalks, utilities and street lighting are key elements that this bylaw addresses. One element to be considered in association with the Works and Services Bylaw is the implementation of policies from the Stormwater Management Plan.

17.4 100 Mile House Economic Development Plan

Council has indicated a desire to update the Economic Development Strategy. The Economic Development Strategy will address challenges and opportunities to enhance the local economy on a sustainable basis including timber supply, agricultural diversification and tourism.

17.5 Asset Management Plan

The Sustainable Community Servicing Plan will provide the District with a long term plan for capital investment that considers both growth related investment and the renewal/rehabilitation of existing infrastructure. The foundation of the plan will be to provide service goals for the community that are financially and environmentally sustainable. The plan will consider all municipal infrastructure systems (roads, water, wastewater, and drainage) and will integrate planning, engineering, environmental and financial considerations.



17.6 Master Drainage Plan

One of the recommendations of the recently completed Integrated Stormwater Management Plan is to prepare a Master Drainage Plan. The Master Drainage Plan will address current and future drainage needs to ensure that storm water is adequately drained from urban areas in an efficient, cost effective and environmentally responsible manner. The Master Drainage Plan will be completed in the context of the Bridge Creek Watershed as well as being detailed enough to address site specific problems where localized pooling or flooding may occur. The Master Drainage Plan will identify what works should be undertaken, how much these works should cost, when they should be undertaken and whether the costs would be the responsibility of the municipality or new development.

17.7 Monitoring the Plan

Is progress being made toward achieving the vision and goals of the Plan? Without measurement indicators, success will be hard to gauge. As a result, a series of economic, environmental and social indicators are recommended with a reporting to Council annually or every second year. While economic forces beyond the control of Council will affect the resulting 'report card', the process offers the benefit of requiring a reflective focus on the District's long term goals.



Schedule B: Land Use – District Wide and Main Community Inset.

See included map.



Schedule C: Parks, Recreation & Open Space Network

See included map.



Schedule D: Agriculture Land Reserve

See included map.



Schedule E: Transportation Network

See included map.



Schedule F: Public Utilities

See included map.



Schedule G: Development Permit Areas

See included map.