

AGRICULTURE AND FORESTRY POLICIES REVIEW AND DEVELOPMENT

November 2003



Cariboo Geographic Systems

PO Box 1270

100 Mile House

British Columbia

V0K 2E0

Tel: 250-395-4577

Email: cgs@bcinternet.net

ACKNOWLEDGEMENTS

Our sincere thanks to

The Planning Department of the Cariboo Regional District,

Rick Brundrige, Karen Moores and Lore Schick.

All the stakeholders who gave of their valuable time and provided

us with much useful information.

Jamie Wood for her research.

Peter Fofonoff and Martin Sills

of the Ministry of Agriculture, Food and Fisheries in Williams Lake

for steering us in the right direction.

and

Peter Castonguay for allowing us to use his photograph.

INDEX

ACKNOWLEDGEMENTS	2
INDEX	3
INTRODUCTION	5
MAP OF STUDY AREA	6
SCOPE OF THE STUDY	7
PROCEDURE	8
CURRENT POLICIES WITHIN THE CARIBOO REGIONAL DISTRICT.....	9
INTERLAKE OFFICIAL SETTLEMENT PLAN.....	9
QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN.....	10
150 MILE HOUSE AREA OFFICIAL COMMUNITY PLAN	12
SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN	15
LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN	18
CENTRAL CARIBOO AREA RURAL LAND USE BYLAW	21
NORTH CARIBOO AREA RURAL LAND USE BYLAW	22
CHILCOTIN AREA RURAL LAND USE BYLAW	23
QUESNEL FRINGE ZONING BYLAW AND THE SOUTH CARIBOO ZONING BYLAW.....	24
REVIEW OF RESEARCH	25
FORESTRY	25
WORKING FOREST INITIATIVE.....	26
AGRICULTURE	27
AGROFORESTRY	28
VALUE-ADDED INDUSTRIES	29
METHODS OF DEALING WITH LAND USE CONFLICTS	31
Buffers.....	31
EDGE PLANNING	32
DEVELOPMENT PERMIT AREAS	33
AWARENESS COVENANTS.....	33
AGRICULTURE ADVISORY PLANNING COMMITTEES.....	34
EDUCATION	34
SUMMARY OF ISSUES RAISED	35
Importance Of Agriculture Is Not Stressed Enough In Land Development	35
Rangeland Being Used For Non Range Purposes Without Adequate Consultation With The Range Holder	35
Recreational Use i.e. ATV's, Mountain Bike Trails, Lakeshore Development	36
Unfenced Subdivisions	36
Fence Maintenance	37
Loss Of Access To Traditional Water Sources	38
Spread Of Noxious Weeds	38
Lack Of Public Education.....	39

Agricultural Land Reserve Areas Are Hindering Community Growth For Residential And Commercial Use	39
Increased Pressure For Development And Subdivision Of ALR Lands	40
Interface Problems Between Residential And High Volume Irrigation Wells	40
Dogs Chasing Livestock And Wildlife	41
Forest Health And Pest Issues Spreading From Private Lands To Public	41
Noise Problems Associated With Hours Of Operation	41
Lack Of Dust Control	42
Trespass	42
Land Stewardship	43
RECOMMENDATIONS	44
SUMMARY	44
MISSION STATEMENT	45
GENERAL RECOMMENDATIONS	46
OFFICIAL COMMUNITY PLANS AND LAND USE BYLAWS	47
BUFFERING RECOMMENDATIONS	48
EDGE PLANNING RECOMMENDATIONS	48
COVENANTS	49
VALUE-ADDED POLICIES	50
BUILDING AND USE SETBACKS	52
On Land Used for Agricultural Purposes	52
On Land Used for Residential Purposes	56
APPLICATIONS UNDER THE AGRICULTURAL LAND COMMISSION ACT	57
ASSESSMENT OF AGRICULTURAL LAND RESERVE LANDS	58
APPENDIX 1	60
RESOURCES	60
Australia	60
British Columbia	60
Canada	60
United States	61
APPENDIX 2	62
EXAMPLE OF TYPICAL LETTER SENT TO STAKEHOLDER	62
STAKEHOLDERS SUMMARY	63
STAKEHOLDERS CONTACTED	63
Regional District Directors, Advisory Planning Committees and Municipalities	63
Woodlot Associations	63
Agricultural Associations	64
Government Ministries	66

INTRODUCTION

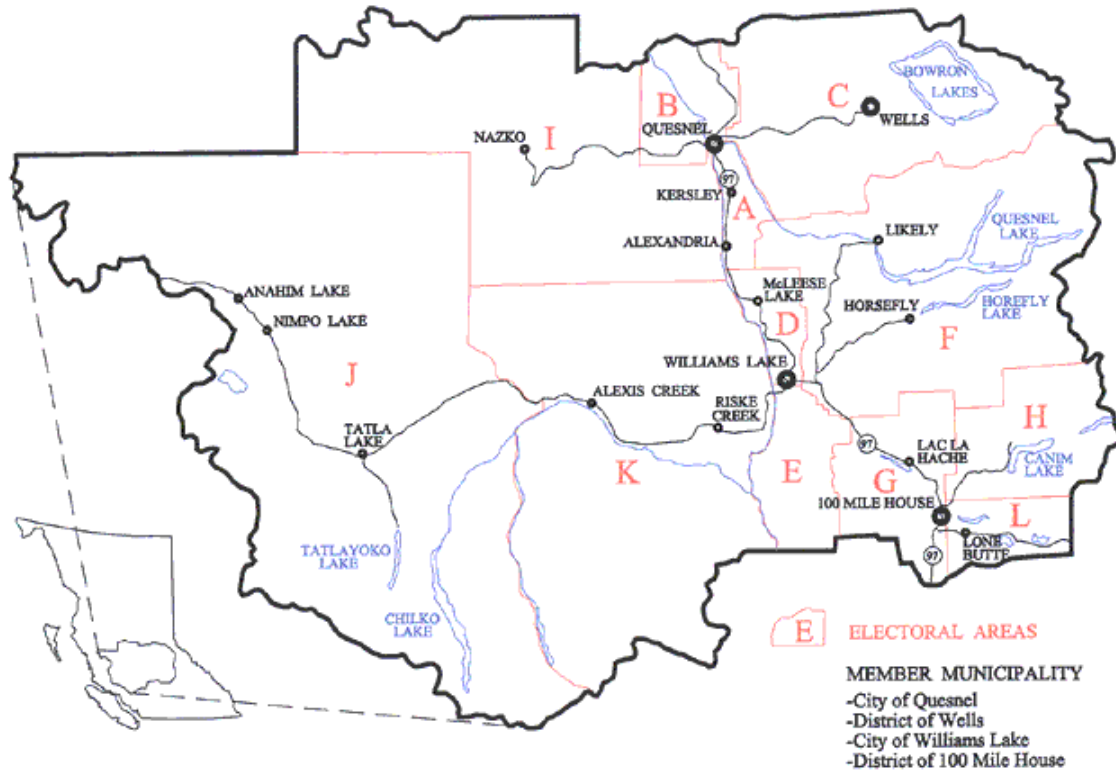
Geographically, the Cariboo Regional District is one of the largest Districts within the Province of British Columbia. The Forest Industry is one of the primary employers of the region, making use of the 75% forested land base. Agriculture, and specifically cattle ranching, is another major industry of the region and it is also its oldest, having aided in the region's settlement. Approximately 15% of the region's residents are employed by these two industries, constituting the third largest employment opportunity for residents. This is three times the Provincial average.

The Regional District establishes policies and guidelines for land use through Official Community Plans, Rural Land Use Bylaws and Zoning Bylaws. These policies should protect resources, the environment, and resident's lifestyles, while providing economic stability and growth potential. It is becoming increasingly difficult to manage all of these objectives, and the land base of the Cariboo Regional District is subject to increasing and varied pressures, including:

- a growth in population.
- a change in public priority regarding environmental issues.
- significant changes to the forest industry.
- a demand for non- agricultural use of agricultural land.
- economic diversification and changes to the Province's management of Crown Land and resources.
- Changes in Provincial Government policy affecting land use.

It is important that the Regional District have land use policies that protect resources, the environment, lifestyle while providing economic stability and growth potential. This review has been undertaken to assess the suitability of existing policies and make recommendations to protect the Cariboo's "agricultural, forestry and lifestyle" assets.

MAP OF STUDY AREA



This map of the Cariboo Regional District was obtained from the Regional District's website.

SCOPE OF THE STUDY

As defined by the Cariboo Regional District's Terms of Reference, the study's findings will include:

- a. A Mission Statement
- b. Assessment of current policies
- c. Criteria and Guidelines for Official Plans and Rural Land Use Bylaws to encourage compact settlement
- d. Criteria for the assessment of the type of Application under the Agricultural Land Commission Act
- e. Investigation of block exclusions and inclusions of Agricultural Land Reserve Land
- f. Recommendations for site envelopes for agricultural uses within or abutting residential subdivisions
- g. Recommendations for site envelopes and buffering for residential subdivisions abutting agricultural uses
- h. Recommendations for setbacks within the site envelopes and ancillary building sizes
- i. Examples of agricultural and forestry initiatives falling within the definition of home industry
- j. Exploration of the pros and cons of the Working Forest Initiative
- k. The possible benefits of establishing an agricultural advisory panel to review and comment on all Agricultural Land Commission applications
- l. Stakeholder input

PROCEDURE

1. To undertake this study we deemed it important to contact local stakeholders; Regional District directors; all area Advisory Planning Committees and Provincial Agencies involved in these two industries. Letters requesting input were sent. Initially 92 letters were sent and we received 18 replies.
(See appendix 2)
2. All existing Cariboo Regional District policies were examined
3. Resources from other jurisdictions were reviewed.
(See appendix 1)
4. Issues and suggestions received from mail out campaign were researched.
5. Stakeholder meetings in Quesnel, Williams Lake and 100 Mile House were arranged to discuss the issues and possible remedies. Invitation letters were sent to all original contacts and thirty people attended in the three communities.
6. Draft report was produced and sent to the Regional District Planning staff for review.
7. Present draft report to the Board of the Cariboo Regional District for comment.
8. Completion of final report

CURRENT POLICIES WITHIN THE CARIBOO REGIONAL DISTRICT

The Cariboo Regional District presently has one official settlement plan, four official community plans, three rural land use bylaws and two zoning bylaws. These documents establish objectives, policies and land use regulations pertaining to forestry and agriculture. With the exception of the two oldest documents they all establish similar criteria for the sustainability of these industries. This approach seems to work well over the entire region and there appears to be no need to customize plans and bylaws for unique issues of any particular area.

INTERLAKE OFFICIAL SETTLEMENT PLAN

Adopted: 1980

Resource Management Objectives

1. To protect land and water areas which are essential to the natural resource-based industries
2. To avoid land use conflicts between subdivision residents and resource users.

Agricultural Land Reserve

1. All land within the ALR will be encouraged to be used for agricultural oriented activities and is subject to the provisions and regulations of the ALC Act

Non-ALR Lands

1. Continuing or initiating the use of non-ALR rangeland for ranching operations will be encouraged by limiting the parcel size of subdivisions of non-ALR land to a minimum of 32 hectares (80 acres).
2. Notwithstanding the above requests submitted to the board for the creation of lots of an area less than the minimum 32 hectares for non ALR Resource Area lands will be considered for approval if they comply with the following guidelines:
 1. The purpose of the request is to subdivide a homesite from the subject property
 2. The size of the parcel to be created should be a minimum size compatible with the character of the property
 3. Creation of the parcel should not materially affect the resource viability of the subject property
 4. A homesite has not been previously severed from the subject property
 5. The proposal is in compliance with the zoning bylaw

Evaluation

This policy document is over 20 years old and is presently under review with a replacement document expected in the new year. The existing policies may have been adequate at the time but are no longer suitable. They do not adequately address the problems, issues and concerns of the agricultural industry and establishes few guidelines which will promote the sustainability of this industry or mitigate potential land use conflicts. The existing document has no policies or guidelines for the forestry industry even though the protection of this land resource is identified as a major objective of the plan.

Large blocks of land have been given the resource area designation to protect these two industries which play such a prominent role throughout the settlement plan area. At the time of adoption the area was very rural and not subject to the potential land use conflicts that now exist because of the increase in residential development. Historically, this area has been fortunate in that development has been predominantly around the lakes and on the main transportation corridors and has not made inroads into the agricultural and forestry areas. There has been limited pressure due to growth into agricultural and forestry areas. As the population in this area continues to grow the potential for land use conflict will grow with it. New policies must be adopted which promote infilling and manage the urban/rural boundary to the benefit of both urban and rural users. This is especially critical in the Interlakes area as most of the shoreland is now developed yet people still want to locate into the area.

QUESNEL FRINGE AREA OFFICIAL COMMUNITY PLAN

Adopted 1985

Objectives

To protect, enhance and conserve the land base essential to the maintenance and expansion of resource-based industries.

Agriculture

1. In order to preserve and protect land with high capability for present and future food production, land within the ALR is subject to the provisions and regulations of the ALC Act. In support of the Provincial objective of farmland preservation, the Regional Board encourages the utilization of ALR lands for agricultural or grazing purposes by designating them as Resource Area on the community plan map.
2. The Regional Board will direct non-agricultural development that may preclude future agricultural use away from land which has high capability to support agriculture

3. Conflicts between agricultural operations and residential uses will be reduced by maintaining larger lot sizes on the periphery of residential developments adjacent to agricultural operations and encouraging subdivision configurations that minimize the number of lots adjacent to an agricultural operation
4. Applications for subdivision within the ALR or exclusion of land from the ALR will be forwarded by the Regional District to the Land Commission with the Board's recommendation for rejection unless the land is determined to be unsuitable for agricultural use due to physical constraints or where there are extenuating circumstances
5. Although areas of unusable land frequently exist within large agricultural operations because of such localized problems as poor soil conditions and topography, this situation should not form the sole basis for decision making when assessing an application for subdivision or exclusion. The Board will also consider additional factors such as the size of the parcel to be created in relation to existing parcels in the area, the location of the land to be excluded or subdivided and the type and character of adjacent land uses when making its recommendation to the Land Commission
6. Notwithstanding the above, applications for the creation of lots of a size less than those permitted in Resource Area lands will be considered for approval where:
 - i. The proposed parcel is physically severed from its remainder by a highway right-of-way
 - ii. The application has been approved as a Homesite Severance by the Provincial Agricultural Land Commission.

Forestry

Forest production is not a major resource management priority in the community plan area. However some forested lands within the Resource Area designation may be suitable for Woodlot Licenses or Timber Sales under the Small Business Enterprises Program of the Ministry of Forests and the regional board will support these uses, where feasible, once the referral process between the Ministry of Forests and the other concerned agencies has been completed.

Evaluation

This policy document is 18 years old and has been identified as the next community plan to be reviewed. As stated in the document forestry production is not a major resource management priority in this community plan area and therefore no policies are established. The agricultural policies are no longer comprehensive enough to reflect the current demographics of the area.

The current development patterns for this area, if allowed to continue, will result in pressures that will have negative effects to the agricultural industry and create potential problems in residential areas. During the course of this study, area residents identified the traffic of resource-based industries as a problem affecting air quality and lifestyle in the residential neighbourhoods. A plan with

new policies that manage the urban/rural boundaries and identify the existing areas for infilling potential will greatly benefit this area. The new plan should identify areas for this growth while protecting existing resource areas and providing a suitable urban/rural buffer.

150 MILE HOUSE AREA OFFICIAL COMMUNITY PLAN

Adopted May 19, 1995

Agriculture

Objectives

1. To support the ALC in protecting agricultural land and agricultural opportunities in the plan area
2. To prevent rural residential and other non-farm development from adversely affecting agricultural activities.
3. To protect agricultural land by maintaining larger parcels suitable for agricultural production

Policies

1. Lands designated as agricultural shall have a minimum parcel size of 32 hectares.
2. Notwithstanding the minimum parcel size required under the present bylaw, where the ALC has approved the creation of a "homesite severance" under its Homesite Severance Policy no plan amendment will be required for the subdivision of the parcel.
3. Notwithstanding the minimum parcel size required under the present bylaw, where the ALC has approved subdivision of land within the ALR no plan amendment will be required for the subdivision of the parcel.
4. Albeit the ALC may have indicated approval of or no objection to this plan the commission is obliged to consider individual applications for subdivision within the ALR exclusion or exemption on their own merit under the mandate of the ALC Act and is not obliged to approve applications that comply with or alternatively to refuse applications that do not comply with the minimum lot size or density of this land use designation.
5. Land uses permitted in areas designated as agricultural shall be in accordance with the ALC Act regulations pursuant to the Act and general orders of the Commission.
6. The Regional District will support applications for the exclusion from the ALR of the parcels listed within Schedule A, Section 1.7. because their potential for agricultural purposes has been hindered or precluded by residential development or the parcels are located within Development Permit Area #1, Highway #97 Corridor.
7. The Board may support an application for exclusion or subdivision of land within the ALR where it is demonstrated that the land is physically

- incapable of supporting agriculture or if it is recognized that the land's agricultural potential has been restrained by the proximity of residential development provided that in either case there are no negative impacts on agriculture.
8. Notwithstanding the conditions cited above applications for subdivision of land within the ALR for the purpose of creating a homesite severance in keeping with the commission's guidelines will be received by the Board and referred to the Land Commission.
 9. Land within the ALR recommended for exclusion shall continue to be subject to the ALC Act regulations thereto and orders of the commission until it is excluded from the ALR.
 10. The minimum parcel size created as a homesite severance shall not be less than 1 hectare.
 11. Future subdivisions on lands designated agricultural adjacent to the Agricultural Land Reserve shall be a minimum of 4 hectares so as to protect the integrity of all agricultural land within the plan area.
Notwithstanding the above the Regional Board may consider applications for subdivision within the agricultural designation where all of the following conditions are met:
 - i. The ALC has approved subdivision within the ALR
 - ii. The proposal will provide a buffer between the ALR and existing residential commercial or industrial development
 - iii. The proposed subdivision will not result in lots less than 1.2 hectares in size
 12. Livestock holding areas located on land assessed as farm by the British Columbia Assessment Authority, manure storage structures and other farm activities shall comply with the "Environmental Guidelines for Beef Cattle Producers in British Columbia", the "Agricultural Waste Control Regulation" and the "Code of Agricultural Practice" for neighbours where adjacent land uses are residential.
 13. Wherever feasible future major roads, utility or communication corridors should be directed away from and around land within the ALR.

Forestry (Resource Areas) Objectives

1. To recognize the requirements of the Forest Act and other relevant acts and the responsibilities of the of the Ministry of Forests and other Provincial ministries for managing land within the Williams Lake Provincial Forest.
2. To minimize conflicts between sand and gravel reserve areas and their processing operations, forest-related operations and adjacent land uses
3. To support forest harvesting practices which protect the visual integrity within the plan area.

4. To recognize that the Ministry of Energy, Mines and Petroleum Resources has jurisdiction over the province's energy, mineral and petroleum resources.

Policies

1. Lands designated as resource area are:
 - i. Parcels of Crown land designated pursuant to the Forest Act as part of the Williams Lake Provincial Forest (including woodlot licenses as granted under the Forest Act, the Alex Fraser UBC Research Forest, existing sand and gravel reserves that have been mapped by the Ministry of Forests and the Ministry of Transportation and Highways as depicted in Appendix 1 {see OCP}) except:
 - a. Those parcels alienated by the Ministry of Forests but not yet exclude from the Provincial Forest
 - b. Those parcels designated as Residential in Schedule B (see OCP)
 - c. Those located within the ALR
 - ii. Mule Deer Winter Range as identified by BC Environment
 - iii. Parcels which are located outside of but adjacent to either the ALR or the Provincial Forest, where the potential exists for resource activities such as agriculture, grazing and forest-related activities
2. All uses of Crown land within the Williams Lake Provincial Forest will be in accordance with the provisions of the Forest Act, other relevant acts and regulations thereto
3. The minimum parcel size within the resource area designation will be limited to 4 hectares so as to encourage the continuation of rangeland operations and to minimize conflict between residential and other resource land uses.
4. Where land within the resource area designation abuts a residential designation area and where resource extraction activities are taking place the visual integrity of the area should be protected.

Evaluation

This policy document is less than ten years old and has good agricultural and forestry policies which, in general, are suitable for ensuring the sustainability of the agricultural and forestry communities. There are several items which should be considered for amendment to further protect the integrity of these policies.

Within the agricultural section the existing policy allows for any subdivision within the ALR to be allowed within the agricultural designation. To insure uniformity through out the plan area and no misconception to land use patterns this policy should only apply if the subdivision is for agricultural purposes or homesite severance. Any other subdivision within the Agricultural Land Reserve should amend the plan to the proposed land use designation. Present policy

requires the minimum parcel size for a homesite severance to be 1 hectare or larger. Due to the uniqueness of this application, the Regional District policy should not establish a minimum lot size; it should be site specific.

The forestry objectives apply to Crown Lands with a resource designation. This designation allows for a minimum parcel size of 4 hectares. This policy should be increased to 32 hectares to conform with more recent official community plans which state that this is the minimum parcel size "so as to protect the watersheds within the plan area, encourage the continuation of rangeland operations and to minimize conflict between residential and other resource land uses." The Regional Districts Zoning Bylaws and Rural Land Use Bylaws which were adopted after the 150 House Area Official Community Plan have 32 hectares as the minimum parcel size for resource/agricultural zones.

SOUTH CARIBOO AREA OFFICIAL COMMUNITY PLAN

Adopted March 15,1996

Agriculture Objectives

1. To support the ALC in protecting agricultural land and agricultural opportunities in the plan area
2. To prevent rural residential and other non-farm development from adversely affecting agricultural activities
3. To protect agricultural land by maintaining large parcels which can economically sustain agricultural production

Policies

1. Land designated agricultural shall have a minimum parcel size of 32 hectares
2. The minimum parcel size may be reduced by amending the zoning bylaw to allow an infill subdivision consistent with Rural Residential parcel sizes
3. Notwithstanding the minimum parcel size required under the present bylaw where the ALC has approved the creation of a homesite severance under its Homesite Severance Policy no amendment to the plan will be required for the subdivision of the parcel.
4. Albeit the ALC may have indicated approval of or no objection to this plan the Commission is obliged to consider individual applications for subdivision within the ALR exclusion or exemption on their own merit under the mandate of the ALC Act and is not obliged to approve applications that comply with or alternatively to refuse applications that do not comply with the minimum lot size or density of this land use designation. Further, as per section 25.1 of the ALC Act the Regional District has the authority to veto an application for subdivision to the Commission.
5. Land uses permitted in areas designated as agricultural shall be in accordance with the ALC Act, regulations pursuant to the Act and general orders of the Commission

6. The minimum parcel size created as a homesite severance shall be 1 hectare
7. The Regional District will support application for exclusion from the ALR of the parcels as listed and shown in Appendix III (See OCP). The agricultural potential of these parcels has been hindered or precluded by residential or other forms of development
8. The Regional Board may support an application for exclusion or subdivision of land within the ALR provided that there are no negative impacts on agriculture, where it is demonstrated that the land is physically and economically incapable of supporting agriculture and it is recognized that the land's agricultural potential is restrained by a combination of factors such as the proximity of residential development and the size of the parcel.
9. Notwithstanding the conditions cited above applications for subdivision of land within the ALR for the purposes of creating a homesite severance in keeping with the Commission's guidelines will be received by the Regional Board and referred to the Land Commission
10. Land within the ALR recommended for exclusion shall continue to be subject to the ALC Act regulations thereto and orders of the Commission until it is excluded from the ALR. After exclusion the land will be subject to the Regional District Land Use Regulations and this plan
11. In addition to the protection afforded by the Farm Practices Protection (Right to Farm) Act, the Regional District shall endeavour to ensure that development adjacent to the ALR does not negatively impact on agricultural land, future residential dwellings and all ancillary buildings located on a parcel within a residential designation shall be located at a minimum distance of 30 metres from any ALR boundary
12. In addition where considered necessary by the ALC to protect the integrity of agricultural land, appropriate devices, including building setbacks, drainage protection, retention of vegetation, provision of vegetation screens and fences, the creation of larger or longer parcels and/or whatever other measures deemed necessary to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land shall be required. In particular where possible it may be a requirement that fencing be provided and maintained
13. Wherever feasible future major roads, utility or communication corridors should be directed away from and around land within the ALR
14. Livestock holding areas located on land assessed as farm by the British Columbia Assessment Authority, manure storage structures and other farm activities shall comply with the "Environmental Guidelines for Beef Cattle Producers in British Columbia", the "Agricultural Waste Control Regulation" and the "Code of Agricultural Practice" for neighbours where adjacent land uses are residential
15. Guest ranches which conform with the current zoning bylaw regulations respecting guest ranches shall be allowed within the Agricultural designated areas without requiring amendment to the plan

Forestry (resource areas)

Objectives

1. To recognize the requirements of the Forest Act and other relevant acts and the responsibilities of the of the Ministry of Forests and other Provincial ministries for managing land within the Lac La Hache Provincial Forest
2. To minimize conflicts between sand and gravel reserve areas and their processing operations, forest-related operations and adjacent land uses
3. To support forest harvesting practices which protect the visual integrity of the landscape of the plan area
4. To recognize that the Ministry of Energy, Mines and Petroleum Resources has jurisdiction over the Province's energy, mineral and petroleum resources

Policies

1. Parcels of Crown Land designated pursuant to the Forest Act as part of the Lac La Hache Provincial Forest (including woodlot licenses as granted under the Forest Act, land designated as Forest Reserve Land as the Forest Land Reserve Act or Managed Forest Land other than Forest Reserve Land and existing sand and gravel reserves that have been mapped by the Ministry of Transportation and Highways as depicted in Appendix LL (see OCP)) part of District Lots 2938,2939,2948 and 2949 as per subsection (iii) of section 1.4 (see OCP) and land located outside of the Lac La Hache Provincial Forest but enclosed by the Provincial Forest, except:
 - i. those parcels alienated by the Ministry of Forests but not yet excluded from the provincial forest and
 - ii. Those parcels designated as residential on schedule B (see OCP)
 - iii. Those parcels located within the Agricultural Land Reserve
2. All uses of Crown land within the Lac La Hache Provincial Forest will be in accordance with the provisions of the Forest Act, other relevant acts and regulations thereto
3. The minimum parcel size within the resource area designation will be limited to 32 hectares so as to protect the watersheds within the plan area, encourage the continuation of rangelands operations and to minimize conflict between residential and other resource land uses
4. Where land within the resource area designation abuts a residential designated area, resource extraction activities should be conducted in such a manner as to maintain the visual integrity of the area
5. Guest ranches which conform with the current zoning bylaw regulations respecting guest ranches shall be allowed within the Agricultural designated areas without requiring amendment to the plan
6. All land subject to the Forest Land Reserve Act is governed by the uses permitted, the non-conforming status rules and the restrictions on

subdivision contained in the Act. The Regional District is prohibited from adopting bylaws or issuing permits that would have the effect of restricting, directly or indirectly, a forest management activity relating to timber production or harvesting on land that is Forest Reserve Land or on Managed Forest Land

Evaluation

This policy document is less than eight years old and has good agricultural and forestry policies which are suitable for ensuring the sustainability of the agricultural and forestry communities. The forestry policies are contained within lands designated resource area and no suggested changes are deemed necessary.

Present agricultural policy requires the minimum parcel size for a homesite severance to be 1 hectare or larger. Due to the uniqueness of this application the Regional District policy should not establish a minimum lot size; it should be site specific.

The agricultural designation of the existing policy allows for infilling subdivisions consistent with rural residential parcel sizes without amending the agricultural designation. This may create uncertainty in the overall land use direction because it allows for increased residential use of lands designated for agriculture. Consideration should be given to the removal of this policy and a policy adopted which requires these infilling developments to have a designation which reflects their actual use.

LAC LA HACHE AREA OFFICIAL COMMUNITY PLAN

Adopted April 18, 1997

Agriculture Objectives

1. To support the ALC in protecting agricultural land and agricultural opportunities in the plan area
2. To prevent rural residential and other non-farm development from adversely affecting agricultural activities by directing residential settlements and other development away from land which has high capability to support agriculture
3. To protect agricultural land by maintaining parcel sizes which can economically sustain agricultural production within the plan area

Policies

1. Land designated as agricultural is:
 - i. Land located within the ALR
 - ii. Land outside of the ALR but used for farming purposes
 - iii. Land outside of the ALR but enclosed by the ALR except:

- a. those parcels located in a residential designation
 - b. those parcels located in an industrial designation
2. Land designated agricultural shall have a minimum parcel size of 32 hectares
3. Notwithstanding the minimum parcel size required under the present bylaw, where the ALC has approved the creation of a "homesite severance" under its Homesite Severance Policy, no amendment to the plan will be required for the subdivision of the parcel.
4. Albeit the ALC may have indicated approval of or no objection to this plan the Commission is obliged to consider individual applications for subdivision within the ALR, exclusion or exemption on their own merit under the mandate of the ALC Act and is not obliged to approve applications that comply with or alternatively to refuse application that do not comply with the minimum lot size or density of this land use designation. Further as per section 25.1 of the ALC Act the Regional District has the authority to veto an application for subdivision to the Commission
5. Land uses permitted in areas designated as agricultural shall be in accordance with the ALC Act regulations pursuant to the Act and general orders of the Commission
6. When the Regional District is satisfied that to ensure future residential growth within the plan area land within the ALR must be subdivided the Regional District may support applications for the exclusion from the ALR or subdivision within the Act of the areas shown in Appendix III. The agricultural potential of these areas may be restrained or precluded by adjacent residential and other forms of development and the exclusion from the ALR or subdivision of these areas is necessary to ensure orderly and sustainable residential growth within the plan area.
7. The Regional District will consider in priority, land which can be developed as an extension to existing residential development and which can be serviced by the Lac La Hache sewer and water systems
8. Notwithstanding #10 the Regional Board may support an application for exclusion from the ALR or an application for subdivision within the ALR provided that there are no negative impacts on agriculture where it is demonstrated that the land is physically and economically incapable of supporting agriculture or it is recognized that the land's agricultural potential is restrained by a combination of factors such as the proximity of residential development, the size, location and character of the parcel.
9. Land within the ALR recommended for exclusion shall continue to be subject to the ALC Act regulations thereto and orders of the Commission until it is excluded from the ALR. After exclusion, any proposed development shall be subject to the Regional District zoning regulations and shall be in keeping with the general intent of this plan and existing and proposed adjacent land uses.
10. The protection of agriculture from the negative impacts of adjacent land uses is aided by consequential amendments to the Land Title Act resulting

- from the enactment of the Farm Practices Protection (Right to Farm) Act, which enable controls to be imposed on uses adjacent to agriculture, including, if appropriate, the observance of building setbacks, drainage protection measures, the retention of existing vegetation and the provision of screening and fencing to prevent conflicts between such uses and agriculture. Conversely land uses adjacent to agricultural activities are afforded protection from such activities by the standards and guidelines laid down for agricultural practice including the “Environmental Guidelines for Beef Cattle Producers in the British Columbia” the “Agricultural Waste Control Regulation” and the “Code of Practice for Waste Management.”
11. Wherever possible a minimum parcel size of 1.2 hectares should be maintained in residential designated areas which abuts an Agricultural designation to minimize conflicts between agricultural and residential uses.
 12. Further, where deemed necessary in order to avoid conflict along the agricultural/residential interface, and to ensure the protection of farming in agricultural areas, The Regional District may recommend or encourage that subdivision approval be subject to provision of screening, fencing or specific siting of buildings and structures in order to provide for the buffering or separation of residential development from farming on adjacent lands.
 13. Guest ranches which conform with the current zoning bylaw regulations respecting guest ranches shall be allowed within the agricultural designated areas without requiring amendment to the plan.
 14. Wherever feasible, future major roads, utility or communication corridors should be directed away from the around land within the ALR

Forestry (Resource Areas)

Objectives

1. To recognize the requirements of the Forest Act and other relevant acts and the responsibilities of the of the Ministry of Forests and other Provincial ministries for managing land within the Lac La Hache Provincial Forest and/or vacant land within their jurisdiction
2. To minimize conflicts between sand and gravel reserve areas and their processing operations, forest-related operations and adjacent land uses
3. To support forest harvesting practices which protect the visual integrity of the landscape of the plan area
4. To recognize that the Ministry responsible for administering the Mines Act has jurisdiction over the Province’s energy, mineral and petroleum resources

Policies:

1. Parcels of Crown Land designated pursuant to the Forest Act as part of the Lac La Hache Provincial Forest including resource management areas as well as grazing areas and sand and gravel reserves that are mapped

- by the Ministry of Transportation and Highways as depicted in Schedule D (see OCP), except:
- i. those parcels alienated by the Ministry of Forests but not yet excluded from the provincial forest and
 - ii. Those parcels designated as agricultural and residential on schedule B (see OCP)
2. All uses of Crown land within the Lac La Hache Provincial Forest will be in accordance with the provisions of the Forest Act, other relevant acts and regulations thereto
 3. All land subject to the Forest Land Reserve Act is governed by the uses permitted, the non-conforming status rules and the restrictions on subdivision contained in the Act. The Regional District is prohibited from adopting bylaws or issuing permits that would have the effect of restricting, directly or indirectly, a forest management activity relating to timber production or harvesting on land that is Forest Reserve Land or on Managed Forest Land.
 4. The minimum parcel size within the resource area designation shall be 32 hectares so as to protect the watersheds within the plan area, encourage the continuation of rangelands operations and to minimize conflict between residential and other resource land uses.
 5. Where land within the resource area designation abuts a residential designated area and/or where the extraction of resources might alter the visual attributes of the lake and its surrounds, the Regional District shall encourage resource extraction activities to be conducted in such a manner as to maintain the visual integrity of the area.

Evaluation

This is the newest official community plan within the Cariboo Regional District and has good agricultural and forestry policies which are suitable for ensuring the sustainability of the agricultural and forestry communities.

CENTRAL CARIBOO AREA RURAL LAND USE BYLAW

Adopted April 14, 2000

Agriculture

1. Support the ALC Act with its general objectives of protecting agricultural land for future food production
2. Discourage the fragmentation of agricultural lands by subdivision and support the maintenance of generally large minimum lot sizes as well as support temporary dwelling units for compassionate reasons or for farm help in accordance with the provisions of part 2

3. To limit the amount of non-farming residential uses, except as otherwise permitted and other uses which create conflict with agricultural uses in existing or potential future agricultural areas
4. To support a review of lands in the ALR where it has been established that the land has no agricultural potential and where needed to accommodate growth in and around the existing settlement areas so as not to conflict with agricultural uses

Forestry

1. The decisions on resource management related matters within its jurisdiction would support the objectives and policies of agencies responsible for resource lands management.
2. To support the approach to forest management which integrates compatible non forest uses and which accounts for other roles for resource lands, such as wildlife and fisheries management, watershed protection, scenic areas protection and other special considerations including recreational.
3. To discourage subdivisions which would significantly add traffic on or accesses from forest roads, except for:
 - i. Large acreage parcels for agricultural or forestry use
 - ii. For lot boundary adjustments and property consolidations

NORTH CARIBOO AREA RURAL LAND USE BYLAW

Adopted April 14, 2000

Agriculture

1. Support the ALC Act with its general objectives of protecting agricultural land for future food production.
2. Discourage the fragmentation of agricultural lands by subdivision and support the maintenance of generally large minimum lot sizes as well as support temporary dwelling units for compassionate reasons or for farm help in accordance with the provisions of part 2.
3. To limit the amount of non-farming residential uses, except as otherwise permitted and other uses which create conflict with agricultural uses in existing or potential future agricultural areas.
4. To not promote non-farm development of agricultural land for any other purpose unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location.
5. To support a review of lands in the ALR where it has been established that the land has no agricultural potential and where needed to accommodate growth in and around the existing settlement areas so as not to conflict with agricultural uses.

Forestry

1. The decisions on resource management related matters within its jurisdiction would support the objectives and policies of agencies responsible for resource lands management.
2. To support the approach to forest management which integrates compatible non forest uses and which accounts for other roles for resource lands, such as wildlife and fisheries management, watershed protection, scenic areas protection and other special considerations including recreational.
3. To discourage subdivisions which would significantly add traffic on or accesses from forest roads, except for:
 - iii. Large acreage parcels for agricultural or forestry use
 - iv. For lot boundary adjustments and property consolidations

CHILCOTIN AREA RURAL LAND USE BYLAW

Adopted April 14, 2000

Agriculture

1. To support the ALC Act with its general objective of protecting agricultural land for future food production.
2. To discourage the fragmentation of agricultural lands by subdivision and support the maintenance of generally large minimum lot sizes, as well as support the notion of temporary dwelling units for compassionate reasons, and for second dwellings for farm help or for family members, in accordance with the provisions of subsections 7,14,8,9,8.10 and 8.12.
3. To limit the amount of non-farm residential uses, except as otherwise permitted in accordance with the policies and regulations of the Provincial ALC, in other uses which create conflict with agricultural uses, in existing or potential future agricultural areas,
4. To not promote non-farm development of agricultural land for any other purpose unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location
5. To support a review of lands in the ALR where it has been established that the land has no agricultural potential and where needed to accommodate growth in and around the existing settlement areas so as not to conflict with agricultural uses

Forestry

1. That decisions on resource management-related matters within its jurisdiction will support the objectives and policies of agencies responsible for resource lands management
2. To support the approach to forest management which integrates compatible non-forest uses and which accounts for other roles for resource lands, such as wildlife and fisheries management, watershed

- protection, scenic areas protection and other special considerations including recreational
3. To discourage subdivisions which would significantly add traffic on or accesses from forest roads, except for:
 - i. Large acreage parcels for agricultural or forestry uses
 - ii. Lot boundary adjustments and property consolidations

Evaluation

The three Rural Land Use Bylaws were recently adopted and although the agricultural and forestry policies are concise do a good job in sustaining these industries for the low-density areas of the Cariboo. The only recommended changes would be to include the following policy in the Central Cariboo Area Rural Land Use Bylaw; “ To not promote non-farm development of agricultural land for any other purpose unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location.” This policy is contained in the other two Rural Land Use Bylaws and is pertinent to the Central Cariboo as well.

QUESNEL FRINGE ZONING BYLAW AND THE SOUTH CARIBOO ZONING BYLAW

Both Adopted: April 14, 2000

Both bylaws allow for forestry and agricultural activities in the Rural 1, Rural 2 and Resource/Agricultural Zones. Agricultural operations are also permitted in the Rural 3 zones as an ancillary use to the residential component. All four zones establish allowable type of operations in relation to the minimum parcel size. These zones also establish building envelope set backs but with the exception of a portable sawmill do not establish operational setbacks or buffering requirements.

Evaluation

These Zoning Bylaws, because of their recent adoption, support the current policies of the Regional District.

REVIEW OF RESEARCH

FORESTRY

The forest industry in the Cariboo Regional District has been and will continue to be one of its largest economic drivers. This resource is a Provincial mandate subject to global and environmental pressures. The Province through the Forest Act and Forest Practices Code controls the harvesting, environmental standards and reforestation requirements on Crown Land. The stakeholders contacted raised no issues regarding the harvesting of timber on Crown land.

The harvesting of timber on private lands is relatively small in scale and normally associated with woodlot tenures, agricultural land clearing and large acreage properties. Woodlots that contain private land are regulated and have the same standards and Provincial control as the harvesting of Crown land. The other two are not presently within the control of any level of Government. The clearing of residential properties appears to be limited to the amount required for the residential infrastructure and typically does not create conflict.

The existing policies of the Cariboo Regional District are adequate for the industry. It will be extremely difficult, controversial and expensive for the Regional District to control by Land Use Bylaws the harvesting of timber on private lands. The Regional District should only consider enacting Bylaws for the limiting of harvesting of timber on private lands for buffering purposes, environmental protection and storm water management reasons. The Cariboo Regional Districts Management Strategy for Lakeshore Land Development (under review) should control the environmental protection and storm water management aspects of timber removal on private land.

WORKING FOREST INITIATIVE

In January 2003 the Provincial Government announced the Working Forest Initiative. This Initiative hopes to provide long-term land use certainty by ensuring tenure security of the forested Crown lands. The initial discussion paper and all subsequent documentation has been quite clear that the Working Forest is defined as all Crown forested lands in the Province that is outside of protected areas and parks. The working forest will replace the Provincial forest but the land base will remain Public.

The Land and Resource Management Plans and The Sub-Regional Plans presently being developed within the Cariboo as part of the Cariboo Chilcotin Land Use Plan process will be used to determine the working forest area in our region based on the concept of the highest and best land use. The Working Forest will be consistent with regional Land Use Plans and objectives and the results based Forest Practices Code. It anticipated that all plans within the Province will be finalized by June 2004. The preliminary discussion paper for the Working Forest, while clearly bias towards the production of timber, is proposed to include agricultural and range areas of Crown Land. The Provincial Government through various agencies will continue to administer land use decisions of the Working Forest. Prior to adoption of the initiative, a consultation process will be held with all local governments.

The Working Forest Initiative should not affect the Cariboo Regional Districts land use planning perspective. At this time, the full range of impact of this initiative is unknown but there is no reason to believe the Cariboo Regional District will be expected to take on a greater enforcement role regarding forest practices or that the Working Forest will establish land use decisions that are contrary to Regional District Bylaws. The Working Forest Initiative is about guaranteeing timber supply and the Ministry of Forest will still deal with enforcement issues.

It also should be noted that as part of the consultation process all users of Crown Land have been invited to comment and most are doing so. For example the British Columbia Cattlemen's Association has submitted a very good response to the initiative which specifically addresses the issue of Crown Range which is so important throughout the Cariboo. The Cattlemen's Association is concerned that the Initiative could result in a reduction of land available for agricultural licenses or leases and are monitoring this closely.

The Cariboo Regional District's planning department should continue monitoring the Working Forest Initiative as it moves towards possible adoption.

AGRICULTURE

Agriculture is the oldest industry within the Cariboo Regional District providing a generally stable financial base to the regional economy. There are approximately 36,000 individual properties within or partly within the Agricultural Land Reserve in the Region. According to 1996 records, there were 1,179 farms with annual sales of over \$55,500,000. The total farmland area was approximately 1,050,000 acres.

The cattle industry comprises of over 60% of the agricultural enterprises and is the backbone of the sector. This region accounts for about 30% of the beef cattle production in the Province comprising of more than 600 individual ranches with an average herd size of 250 to 300 head. Ranches in the region are highly dependant on Crown range which is managed by the Ministry of Forests. The range tenure holder has no right or title to the land and often shares it with other users.

The other agricultural industries include dairy, sheep, game farming, horse, poultry, horticultural crops and forage production. There are many small hobby farms where the residents raise animals and crops for their own consumption.

The agricultural industry benefits all residents of the region in many ways. Cattle and cowboys on the range are the international image our region is known for. This sector contributes significantly to the tourism economy and the lifestyle attributes enjoyed by most residents. The Cariboo Regional Districts Policies and Land Use Bylaws in conjunction with the Agricultural Land Reserve can greatly assist in the sustainability of this industry while mitigating environmental and other impacts on adjacent land uses.

The Ministry of Agriculture, Food and Fisheries is presently planning to work with local governments and other agencies on a "Special Management Area" initiative. This initiative is focused on the urban/agricultural interface and specifically planning principles to minimize conflicts between varying land uses.

The existing policies and land use bylaws of the Cariboo Regional District can be improved to benefit the agricultural industry and minimize conflict between differing land uses. Based on the issues raised by the stakeholders it is apparent that some changes must be made.

AGROFORESTRY

Agroforestry combines agriculture and forestry technologies to create an integrated land use system which combines the production of trees or shrubs with the growing of crops or raising of livestock. Agroforestry practices include:

- Alley cropping
- Forest farming
- Environmental and urban buffer strips
- Silvopasture
- Windbreaks
- Fiber farming
- Special applications

Since the majority of our agricultural operations are large area cattle ranches the idea of combining the harvesting of wood fiber in a planned manner that benefits the livestock and forage production makes sense. It will give the rancher an opportunity to diversify their income and improve the sustainability of their operation. It can also be an effective mechanism in planning farmland use to minimize conflict. Agroforestry is a concept the Cariboo Regional District should promote.

VALUE-ADDED INDUSTRIES

The value-added Industries within the Cariboo are becoming an increasingly large component of the economy. It is also an industry that often is ideally suited for large lot acreages because most are home based, family run and often provide a second income for the residential households. Regional District Bylaws define home industry as an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of this bylaw and may be located in an ancillary building. Certain uses are specifically excluded but none of these pertain to either the forestry or agricultural industries. Many value-added industries could also fall within the definition of home occupation which is defined as an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of the bylaws and may only be located within the principal residential dwelling unit.

The most common perception of value-added industries is wood related but throughout the Cariboo there are many examples of value-added agricultural industries as well. According to the Ministry of Agriculture, Food and Fisheries, in addition to the primary agricultural products (ie. Beef, eggs, vegetables, milk etc.) the following value added products are produced and marketed directly from homes in the Cariboo:

- Sausages, Jerky and Corned beef
- Hides for tanning
- Birch syrup
- Echinacea and other plant extracts
- Wool battens for duvet covers
- Cheese
- Gourmet flavoured honeys
- Canning/jams
- Willow furniture
- Ostrich byproducts, feathers, oils and leathers
- Buffalo hides and horns
- Festivals (i.e. Garlic Festival)

In addition to this list some farmers are experimenting with specialty crops to test the economic feasibility and to develop markets. This includes such things as emus, miniature animals, game birds, ginseng production and fish farming. Agri-tourism is also growing, supplying the farm experience for such things as family vacations, trail rides, cattle drives and farm tours. In the Cariboo Agri-tourism is normally not associated with home industry and is usually associated with a tourist commercial operation. It is assumed that many of the bed and breakfast operations throughout the region owe their success to a form of agri-tourism as the overnight guest experiences the agricultural atmosphere of the region.

Value-added wood industries operate throughout the Cariboo. This industry has received a lot of attention and Government support because of its larger employment and economic impacts. There are two distinct forms of value-added wood industries. The most visible form is manufacturing plants such as log home manufactures, truss manufactures, custom sawmills and door and window manufacturing. These industries are not suited for residential areas even if they are large acreage and should be located in industrial sites.

The other form of value-added wood industries, which is ideally suited for residential properties, is typically owner operated and includes such things as custom cabinetwork, custom furniture, woodcrafts and artisan products. These operations are generally located in a small shop, as an ancillary building on the property and because of their size and scale of operation do not impact on neighbouring properties. According to the Wood Enterprise Centre located in Quesnel there are approximately 250 value-added wood industries operating in the Cariboo Regional District.

The existing policies pertaining to home industry and home occupation do not promote the marketing of home-based value-added products. The agricultural and wood industries that fall into these two categories are severely restricted without small-scale onsite retail sales. Policies need to be adopted which allow farm retail sales, small agri-tourism operations and the retail sales of products manufactured on the property as a home industry or home occupation.

METHODS OF DEALING WITH LAND USE CONFLICTS

When preparing planning objectives the Regional District should avoid, as far as practicable, designating or zoning land for residential purposes close to agricultural land. The agricultural operation is most at risk along the urban boundary. In many cases residents move into the development beside the agriculture in order to move away from the hustle and bustle of city life without realizing that farming is a seven-day a week business and can be noisy and create odour. Problems arise.

When dealing with a geographic area like the Cariboo Regional District it is unreasonable to expect that no residential development will occur beside agriculture. Our agricultural land base is too extensive. The Regional District must use mechanisms to minimize conflicts. The best tool at its disposal is strong; clear Official Community Plans that give the long-term direction for residential growth that considers and plans for the agricultural interface.

There are several planning tools that can be incorporated into Official Community Plans and Zoning Bylaws that will assist in minimizing land use conflict. The following are examples used in other jurisdictions.

Buffers

Buffer areas can be an effective method of separating conflicting land uses but they will not eliminate all impacts of activities. They have been widely used in other jurisdictions as a method of reducing conflict. Buffers can include fencing, vegetation, berms and distance separation. The most effective buffers are natural topography and include such things as hills, rivers etc. Highways, parks and greenways, also, work well.

The Department of Natural Resources in Queensland, Australia undertook extensive research on buffering and has found that complaints about farming practices are often based as much on perception as reality. Studies done by the BC Ministry of Agriculture, Food and Fisheries have also drawn the same conclusion. Based on this research visual barriers can significantly reduce the level of complaints thus minimizing problems for all parties.

When planning buffers, the existing agricultural land use and the agricultural use that is likely to be practiced with the highest potential for impact on adjacent lands must be considered. The type of buffer used should also take into account the human density on lands adjacent to agricultural use and to what degree they can impact that use. The goal is to design the maximum buffering capacity in the least space and at the least cost.

When possible the buffer should remain in private ownership and the maintenance should be the responsibility of the landowner. This is best accomplished by requirements being set by the Regional District at the time of

development. These requirements will be site specific and should be determined after consultation with affected parties. It is important that the requirements set ensure that the buffer is undisturbed except for authorized maintenance.

The research done by the Department of Natural Resources and Mines in Queensland Australia list five objectives of buffer areas:

1. To protect the use of reasonable and practicable farming measures within industry specific guidelines.
2. To minimize scope for conflict by developing a well defined boundary between agricultural and residential areas as opposed to interspersing agricultural and residential areas.
3. To minimize the impact of residential development on agricultural production activities and land resources.
4. To minimize the potential for complaints about agricultural activities from residential areas.
5. To provide residents with acceptable environmental conditions in residential areas that are located adjacent to agricultural production areas.

EDGE PLANNING

Edge Planning is the concept of establishing planning principles along defined agricultural and urban boundaries. It identifies critical and non-critical areas and establishes the criteria to minimize land use conflict. These boundaries will often coincide with the Agricultural Land Reserve boundaries. Edge planning in the long term will give permanency to the established boundary between neighbouring land uses.

Edge planning is not the creation of a separate planning document but the development of policies that can be implemented through Official Community Plans, Sub-area Plans, Agricultural Area Plans and Bylaws. Edge planning should straddle the land use interface boundary and is based on the principles of shared responsibility. It will identify the areas of conflict and establish regulations to deal with them on both the agricultural and urban side of the boundary. This can include such things as landscape buffering, fencing, operational setbacks, building set backs and visual screening.

According to the document 'Planning for Agriculture'-Resource Material published by the Provincial Agricultural Land Commission edge planning is a two-stage process.

Stage One

- The ALR boundary should serve as a practical guide in demarcating the planning area.

- While the whole of the ALR boundary should be considered. There will be areas with no existing or potential conflict.
- Based on the overview inventory a generalized edge planning area can be defined.

Stage Two

- Complete a detailed inventory of key land use and physical features in the general edge planning area.
- Consultation is an essential part of the process in determining area of concern and implementing mitigating measures.
- The potential for conflict will vary dramatically and a determination can be made of the existing and potential areas of concern and the degree of severity.
- Appropriate land management policies can be implemented.

DEVELOPMENT PERMIT AREAS

Development permit areas (DPA) can be put into place for the protection of agriculture. This method of reducing conflict typically applies to only the urban side of the boundary and is placed on new developments in close proximity to agricultural operations. It would require developers to apply to the Regional District with their development plan and ensure that the development meets the Regional District's policies established to minimize land use conflict.

The use of development permits will require the Regional District to incorporate policies governing subdivision design to effectively minimize potential conflict. It will also need to incorporate buffering components and building envelopes. This process will be difficult to customize for all the different problems that will be encountered throughout the region, as it is not a very flexible method.

AWARENESS COVENANTS

Awareness covenants have been effective in other areas of British Columbia in minimizing conflicts and complaints between differing land uses. Residents moving into new developments enter into covenants as part of the building permit process stating that they understand they are moving into an area of agricultural operations and accept that they can not complain about inconveniences which result due to normal agricultural operating practices. While covenants do not always stop complaints they are an expeditious way of

dealing with them. Since this charge is registered on title it carries to all future owners. In areas of the Cariboo Regional District that do not require building permits this would have to be done at the development stage.

AGRICULTURE ADVISORY PLANNING COMMITTEES

An agricultural advisory planning committee is formed to review and comment on all land use matters pertaining to agriculture. There are presently 19 such committees operating within British Columbia. These committees work in a similar manner to the Cariboo Regional Districts Advisory Planning Committees but are normally made up by representatives of the agricultural communities, members of planning staff and in some cases elected representatives.

EDUCATION

Improved understanding of the agricultural issues normally goes a long way in minimizing conflict. If the local residents are aware and appreciate the value of the forestry and agricultural community, its contribution to lifestyle, economic importance and environmental contributions they are normally more tolerant of the minor inconveniences associated with them. They are also more likely to work cooperatively with these communities to find solutions when problems arise.

Education can be accomplished by public relations campaigns, published literature, classroom programs, a presence at fall fairs, farm tours, mill tours, promotion of agri-tourism opportunities and agricultural and forestry awareness committees. All of these are normally done in conjunction with local agricultural associations and the forest industry as they can represent their business best.

SUMMARY OF ISSUES RAISED

The stakeholders identified the following list of issues. They are listed in the order received and have not been prioritized. It was very interesting to note that most issues were experienced in all regions of the Cariboo. The issues raised are mostly agricultural in nature and forestry issues generated very little discussion.

Importance Of Agriculture Is Not Stressed Enough In Land Development

Issue:

Historically land development around agriculture has not considered impacts from increased traffic and population on existing agricultural operations. Residential development has avoided lands within the Agricultural Land Reserve which has caused fragmentation of these developments resulting in increased servicing costs and a multitude of pressures for the agricultural users.

Solution:

The fragmentation of residential development around areas within the Agricultural Land Reserve has created pressures for the agricultural users. The most effective methods for controlling this issue are Official Community Plans and Rural Land Use Bylaws that establish policies which recognize the impacts of development on agricultural operations even if the development is not adjacent to agricultural lands.

Rangeland Being Used For Non Range Purposes Without Adequate Consultation With The Range Holder

Issue:

Two specific examples were given of this issue. The first was a recent sale by Land and Water BC, Inc. of 2.08 hectares of land for a commercial expansion of a golf course. The land at the time of sale was in the Agricultural Land Reserve, not zoned for this use and had a grazing license issued over the same land base. It appears that at the time of sale there was no consideration for the range holder. The second example was the formalization of recreational trails on Crown land which were under grazing tenures. In this case, the range holder heard of the trails from an outside source and was not a party to the planning process which affected his use of the range.

Solution:

This issue can best be dealt with by Provincial agencies that deal with the disposition or tenure on Crown land. They should advise the range holder of any application affecting their range. The Regional District could forward any referral received from Land and Water, B.C. Inc. to the local Cattleman's Associations so that they can ensure that any relevant range holder has been informed.

Recreational Use i.e. ATV's, Mountain Bike Trails, Lakeshore Development

Issue:

Ranchers cited examples of problems they were experiencing due to the recreational use of Crown and private lands. These included harassment of cattle; gates left open, spread of noxious weeds, loss of access to traditional watering holes and degradation of rangeland.

Solution:

It will be difficult for the Regional District to deal with the various problems that arise from this issue. It is not one where planning policies will solve the problems. The Regional District can assist in alleviating the problem by education. There are many agencies and associations who are aware of this issue and could be approached to assist in the formulation of the education packages.

Unfenced Subdivisions

Issue:

This was by far the biggest issue and generated the most discussion at the stakeholder meetings. The agricultural community unanimously felt that unfenced subdivisions created a major problem for their operations especially in areas of open range. There is constant conflict between residential and agricultural land uses because of cattle migrating onto private non-agricultural lands. The general public appears to be unaware or misunderstands the provisions of the Range Act and the ranchers feel that they are forced to deal with a problem that shouldn't exist.

Solution:

The Regional District can solve this problem by requiring all new subdivisions adjacent to agricultural operations or in areas of open range to be perimeter fenced. Standards for fencing will need to be adopted which include cattle guard provisions. Different types of fences should be permitted as long as it meets an accepted agricultural standard i.e. snake or rustle fencing for aesthetic purposes.

Fence Maintenance

Issue:

In conjunction with the previous issue this one also generated much debate. Fence maintenance is an issue around developments and along public roads. The majority of the agricultural community does not feel that it should be burdened with the added cost and responsibility of fence maintenance for subdivisions and roads which have intruded into their agricultural area. More importantly, they are concerned about the liability issues they may be inheriting. Concern was also expressed that there is no longer any Provincial budget for fencing of public roads except in accident repair situations.

Solution:

There are two components to this issue which the Regional District should consider:

1. The maintenance of fences around residential developments must be the responsibility of the lot owners. The Range Act does not make this fencing mandatory and therefore has no provisions for maintenance. A covenant registered at the time of development on all subdivision adjacent to agricultural land or in areas of open range could make fence maintenance the landowner's responsibility.
2. The Ministry of Transportation should be lobbied to allocate some funds on an annual basis for the maintenance of fencing along main traffic corridors.

A suggestion was made that all new developments be taxed and/or a small tax to all properties be applied for fence maintenance. The idea was that this money would go into a fencing budget controlled by the Regional District. The funds could either be used to contract fencing by the Regional District or be allocated to land owners to maintain fences in problem areas upon application. This suggestion was not made to relieve landowners of their responsibility to fence.

Loss Of Access To Traditional Water Sources

Issue:

Access to traditional water sources has come under pressure from recreational shoreland and upland development. In some cases, the shoreland development has removed land where cattle had access to water and in other cases it has created conflict between the recreational use of the water body and the agricultural right to the water (i.e. irrigation water licenses). An example was given where a residential development on the hill above agricultural lands resulted in the natural water course being altered for landscaping purposes by the residents of the development which significantly depleted the livestock watering capacity of the down stream agricultural use.

Solution:

The Management Strategy for Lake Shoreland Development should address this issue both on lakes and contributing watercourses. By having the strategy protect the riparian areas it prevents landowners from altering natural watercourses up stream of agricultural uses.

Official Community Plans or Rural Land Use Bylaws cannot deal with the access issue because the Regional District cannot be expected to be aware of all access points. The issue may be dealt with by referring applications to local agricultural associations for comment and requiring development design considerations where potential problems arise.

Spread Of Noxious Weeds

Issue:

This issue is well known to the Cariboo Regional District and the existing weed control program is appreciated. It was felt that this program should be Provincially mandated and expanded. Ranchers gave the following examples of how the weeds are spreading and affecting their range's carrying capacity:

- i. Recreational use of rangeland by ATVs and Mountain Bikes
- ii. Less mowing of Public roads by the Ministry of Transportation
- iii. Construction of new developments in close proximity to rangeland
- iv. No requirement to seed private land which has been logged
- v. Dogs carrying the seed from place to place

Solution:

The Cariboo Regional District to the best of their ability is already dealing with this issue. The Regional District may consider requesting the

Ministry of Transportation require seeding as a condition of new development construction.

Lack Of Public Education

Issue:

In recent years there has been an increase of people moving into the Cariboo to enjoy its attributes and the lifestyle opportunities provided. Many of these people are unaware of how the agricultural and forestry industries operate within the region and how it may affect their day-to-day life.

Solution:

There are many associations and Provincial agencies that are interested in educating the Public about their agricultural and forestry issues. It was felt that a coordinated effort might be more effective.

The Cariboo Regional District may wish to consider forming a small group of volunteers from the various industries. This team would then decide which methods of public educational programs for forestry and agriculture would be best and then implement them. Options could include: in school programs, brochures, presence at community fairs, ranch tours and articles in publications. Funding partners can come from various sources including: Provincial agencies, agricultural associations, the forestry industry, conservation societies and recreational associations.

Agricultural Land Reserve Areas Are Hindering Community Growth For Residential And Commercial Use

Issue:

There are some areas adjacent to communities and along highway corridors which traditionally have not been used for agriculture but are in the Agricultural Land Reserve. It was suggested that these areas could be put to better use for commercial, tourism commercial and residential growth. Some residents believe that there is land in the Reserve for the purpose of protecting a land base without considering actually land use.

Solution:

The Agricultural Land Reserve boundaries have been in place for over twenty-five years. In that time most changes to the Reserve have been dealt with by individual landowner application. The Cariboo Regional District Official Community Plans gives direction for the growth of communities. As new Community Plans are prepared they should consider the rural/urban interface. This may involve adjustments to the existing Agricultural Land Reserve boundary if the community interests are better served with a different land use.

Increased Pressure For Development And Subdivision Of ALR Lands

Issue:

This issue appears contradictory to the previous one but it is slightly different and pertains to lands which have been used for agriculture. There has been urban encroachment into the agricultural land base and increased pressures on the range.

Solution:

The Cariboo Regional District must continue to look at applications for development within the Agricultural Land Reserve very closely. Proposals in predominantly agricultural areas should be discouraged because of the inherent problems that may arise. Often these pressures come in areas without the benefit of the Official Community Planning Process. While the land may be marginal for agricultural use, a use for any other purpose could increase the issues and problems identified in this assessment. Fragmentation of development increases servicing costs and enlarges the urban/rural interface into the Land Reserve.

Interface Problems Between Residential And High Volume Irrigation Wells

Issue:

There is presently no monitoring or control on the amount of water withdrawn from the aquifer for residential or irrigation uses. There has been an instance where several high production irrigation wells were drilled in close proximity to residential developments and these new wells negatively affected the existing domestic water supplies. While no examples were given, this issue has the potential to work in reverse as very few rural residential developments are serviced by community water systems.

Solution:

The Cariboo Regional District should examine the practicality of creating a 'Proof of Water' Bylaw for areas not served by Community Water Systems. While this will be easy to implement for new residential development it may be harder to control for agricultural irrigation wells. It is our understanding that the present Provincial recording system for new wells has no requirement to monitor the effect on the aquifer resource.

Dogs Chasing Livestock And Wildlife

Issue:

This is a long-standing issue that increases with residential development in proximity to agricultural and Crown lands and the opening up of range land to trail networks and tourism use.

Solution:

While this is an important issue it is not one that can be dealt with by land use policies. The only solution appears to be continued education of the Public.

Forest Health And Pest Issues Spreading From Private Lands To Public

Issue:

Forest health and the current bug infestations presently being experienced throughout the Cariboo Regional District is a major concern. Most control programs apply to Crown land only and there is no assistance available for private lands. Some ranchers who obtained Crown land for agricultural purposes cannot afford to remove bug wood because of the low market value of the wood combined with the stumpage fees payable to the Province does not cover the logging costs. A woodlot licensee was required to remove infected timber from his woodlot by the Ministry of Forest but was unable to locate any mill which would take the wood at a price that covered his cost.

Solution:

The Cariboo Regional District should continue to monitor the Provincial and Federal initiatives to deal with forest health and pest issues. It is very important that these other two levels of Government are made aware of the problems private landowners are facing and the need for some assistance so that they can deal with the situation as well. It was suggested that there be a relaxation of stumpage rates for the harvesting of infested wood only from agricultural leases and expansion of the aerial spraying programs to include infected private lands.

Noise Problems Associated With Hours Of Operation

Issue:

The problems associated with noise arose in both the agricultural and forestry context. For agriculture the ranchers experienced complaints due to the noise of the animals at night and the hours of operation especially during haying season. For forestry the complaints included hours of actual logging on Crown and private lands as well as the noise of

logging trucks and other heavy equipment in the early hours of the morning.

Solution:

For agriculture the effective use of buffer areas and covenants will reduce this problem. The problem for forestry is slightly different because unlike agriculture it is not on the same land all the time. An effective public education program should assist in reducing complaints for both industries. The Cariboo Regional District does not need to implement a noise bylaw to deal with this issue at this time.

Lack Of Dust Control

Issue:

Currently there is no program to place dust control on gravel roads adjacent to cultivated fields. This affects the growing capability of these fields and may produce dust within animal feed. It was also noted that industrial traffic on these back roads was carrying dust into our communities and affecting the residents' air quality.

Solution:

The Ministry of Transportation has no regulations regarding dust control on gravel roads as it relates to agriculture with the exception of fruit orchards. It is unlikely that within the current financial restraints that this policy will change.

Unless the rancher wants to place dust control on the road at his own expense the most effective method of minimizing the problem is to have a vegetated buffer along roads. It is suggested that a 30 metre wide buffer will substantially control most problems.

Trespass

Issue:

As residential developments increase the population near ranch holdings there has been a noticeable increase of trespass onto these private ranch lands. Because these lands appear vacant, there is a misconception that they are available for public use and people can do what ever they want on them.

Solution:

The problem of trespass onto private lands will reduce if fencing and buffering requirements are implemented. Public education will also assist. The ranchers do have some responsibility and can increase signage in areas of constant trespass.

Land Stewardship

Issue:

Many ranchers have some form of tenure on Crown land. This can include such things as grazing, hay cutting, woodlots and water licenses. With these tenures they assume responsibility for the protection of the land and can be held responsible should damage occur. The general public is not responsible for any damage they do to Crown land. An example given was the destruction of sensitive grasslands by vehicular traffic.

Solution:

This issue is beyond the direct control of the Cariboo Regional District and is one best solved with Provincial initiatives. Public education targeting the recreational users of Crown land should lessen the problems. There are recreation associations and conservation groups to assist in this process.

RECOMMENDATIONS

SUMMARY

In reviewing the current agricultural and forestry policies of the Cariboo Regional District it is apparent that we benefit greatly from the recent adoption of new rural land use bylaws and zoning bylaws. Of the Official Community Plans, the oldest, Interlakes Official Settlement Plan is presently under review and the Quesnel Fringe Area Official Community Plan will be reviewed next. The other three were written within the last 10 years and their policies generally reflect the current situation.

The stakeholders' input into this study was extremely beneficial. Not only were issues discussed but possible solutions. At times, these items moved outside the scope of work as outlined by the Cariboo Regional District but have been included in this report for your consideration.

The existing forestry policies of the Cariboo Regional District are satisfactory within the existing planning documents and need not be amended to sustain the resource. At this time, it is not anticipated that the Working Forest Initiative will require change to the Land Use Planning of rural areas by the Regional District. The issues raised by stakeholders regarding this industry were not items that can be addressed by Land Use Policy.

The existing agricultural policies of the Cariboo Regional District deal almost exclusively with the protection of the Agricultural Land Reserve. They recognize the importance of the urban/rural boundary but do not establish policies to effectively manage these areas. Most of the issues raised by stakeholders dealt with problems associated with this interface and this is the area which the Regional District should consider establishing criteria to manage the interface effectively.

Worldwide, the planning to enhance land use compatibility along the interface boundaries while recognized as important is generally lacking. Australia is the forerunner in developing policies for this and has been doing it long enough to be able to assess the results of their work. Because it has been successful, other areas are adopting similar planning programs. British Columbia is considered the leader in Canada for agricultural planning and several areas are now actively looking at policy formulation for dealing with urban/rural interface issues. While the Cariboo is more scarcely populated than these other areas its need for this policy formulation is no different. In fact, due to our type of agriculture a higher priority maybe required.

For the Cariboo Regional District it will be relatively easy to amend their planning policies to include some of the methods which are effective for dealing with land use conflicts without the need to produce a separate agricultural planning document. Buffers, edge planning and covenants would be positive additions to the existing policies.

Agricultural Advisory Planning Committees were discussed at all stakeholder meetings and were deemed a good idea that may not be practical for our Region. It was felt that one committee would not be suitable for such a large geographic area and getting qualified members for several committees may be difficult. As the Cariboo Regional District already has Advisory Planning Committees, many of which have an agricultural presence the cost and logistics of more committees is unnecessary. It was suggested that the existing local agricultural associations be included within the Regional District referral system for all land use applications. This would allow important input on a local level from affected stakeholders for the Boards consideration.

Development Permit Areas are an accepted means of dealing with the protection of agriculture from the effects of residential development. It is our opinion that this process may be unnecessary in our area. If our land use policies incorporate edge planning for the critical zones, effective buffering components and covenants acknowledging the agricultural neighbourhood that the development is located in the cost and time to process Development Permits should be unnecessary.

Different educational tools were given in the stakeholders issues. All of these could be effective in reducing land use conflicts for both agriculture and forestry. The objective of the educational programs should be to teach as many people as possible about these two industries which have such a large affect on everyone's life in the Cariboo. The Regional District may wish to consider in conjunction with an educational team creating a mobile display unit that could be used at fall fairs, rodeos and trade shows all of which attract thousands of local residents.

MISSION STATEMENT

The Cariboo Regional District recognizes the importance of the Agriculture and Forest Industries to their residents and will minimize conflicts for these industries through strong land use policies.

GENERAL RECOMMENDATIONS

The Cariboo Regional District should consider:

1. Spearheading the formation of an educational group in conjunction with their public relations staff to increase public awareness of agriculture and forestry.
2. Referring all applications pertaining to land use to local agricultural associations for comment.
3. Encouraging home-based value-added business and adopt policies which allow these businesses to prosper while protecting the neighbourhood character.
4. Continuing to monitor the Provincial Working Forest Initiative.
5. Partaking in the Ministry of Agricultural Food and Fisheries Special Management Area Initiative.
6. Investigating the benefits, costs and other implications of assuming the delegation of Section 25 powers to the Regional District under Section 26 of the Agricultural Land Commission Act.
7. Encouraging the promotion of Agroforestry as a means of buffering, environmental protection and enhancement to grazing lands.
8. Examining the need for a 'proof of water' Bylaw to address the quality and quantity of ground water accessed by individual wells.
9. Continues to work towards altering the recent policy change by Land and Water BC. Inc. where a precondition of sale of Crown land does not require compliance with Regional District Bylaws.

OFFICIAL COMMUNITY PLANS AND LAND USE BYLAWS

Consideration should be given to amend all Bylaws to include the following:

1. Including the edge planning process:
 - Within all Official Community Plans
 - Around neighbourhood and settlement areas of the rural Cariboo
 - Along the Agricultural Land Reserve Boundaries
2. Mandatory perimeter fencing of all new developments that:
 - Abut an existing agricultural operation
 - Are adjacent to Crown land used as open range
3. Maintenance of perimeter fences around new developments are by bylaw the responsibility of the landowners in the new development
4. The establishing of buffer zones for all new developments that:
 - Abut an existing agricultural or forestry operation on private lands
 - Are adjacent to Crown land used as open range
5. To promote awareness Covenants under Section 219 of the Land Title Act.
6. Scattered developments must be avoided in agricultural and resource areas of the Cariboo unless conforming to the agricultural policies of Official Community Plans and Rural Land Use Bylaws.
7. Lots under 32 hectares should be avoided in agricultural and resource areas of the Cariboo unless conforming to the agricultural policies of Official Community Plans and Rural Land Use Bylaws.

BUFFERING RECOMMENDATIONS

The Cariboo Regional District should consider adopting buffering criteria as follows:

The buffering criteria will need to be established on all new developments adjacent to an existing agricultural operation or in areas of open range. While the width of the buffer zone can vary it is commonly accepted that it should be a minimum of 30 metres wide on the non-agricultural side of the interface. Within this 30 metre distance the following should be established:

- The interface boundary is permanently fenced with no openings.
- A 15 metre wide visual screen is established adjacent to the interface boundary by requiring natural vegetation retention or the planting of a vegetation screen. The vegetation screen should reach a height of over 6 metres as quickly as possible.
- The next 15 metres are restricted from all building construction.

The size of the residential properties must be designed to ensure the buffer zones can be incorporated without affecting the residents' rights to use their land. For this reason the minimum lot size should be 0.8 hectares unless the developer can prove a parcel smaller than this can still incorporate enough useable area in addition to the buffer zone on the property. The buffer zone will apply to all boundaries adjacent to agricultural use or open range.

EDGE PLANNING RECOMMENDATIONS

The Cariboo Regional District should consider entering into an edge planning process.

When considering an edge planning area it will involve more than just an agricultural/residential interface. For this reason it is generally accepted that the edge plan incorporate an area of 300 metres on either side of the 'edge'. Within this area the buffering set backs are similar to the previous section but should apply to both sides of the edge. Outside the 60 metre wide buffer zone criteria are established for the control of traffic patterns, subdivision design, building location design, commercial and institutional uses, storm water management and public use areas within the edge plan area. These criteria are established based on the type of agricultural use and the type of adjacent development. This plan is therefore site specific so criteria cannot be given within the scope of this study.

COVENANTS

The Cariboo Regional District should consider under Section 219 of the Land Title Act covenanting the following:

- That the landowner understands that they are moving into an area of agricultural and/or forestry operations and accepts that they cannot complain about inconveniences, which result due to normal agricultural or forestry operating practices.
- That the landowner will maintain and keep in good repair all perimeter fencing of his land adjacent to agricultural operations or open range areas.
- That the landowner will preserve and maintain the buffer zone as required by Bylaw.

The Regional District will be required to determine if any or all of these are applicable for the proposed development. If the development requires a zoning amendment the covenant would be entered into as a condition of rezoning. By including these as provisions within all residential zones within the Bylaws it will allow the Regional District to also request the covenant, at the developer's expense, as a condition of subdivision approval when the proposed development does not require a rezoning. Covenants at this stage can be entered into with the Regional District or an agreement can be made with the Provincial Approving Officer to enter into the covenant on behalf of the Regional District. If covenants are entered into at the subdivision stage a condition should be set which requires the developer to provide registered copies to the Regional District at his expense.

Other areas of the Province have required the first item as a condition of the building permit process. Since building permits are not required throughout the Cariboo Regional District we have elected to incorporate the awareness statement into the development approval.

VALUE-ADDED POLICIES

The Cariboo Regional District should consider changes to the general provisions of their Zoning and Rural Land Use Bylaws to promote the growth of value added industries. These changes include minor revisions to the home occupation and home industry provisions and the addition of farm retail sales and agri-tourism provisions.

1. Home Occupation and Home Industry

The existing policies do not allow for the direct retail sale of value added products under these provisions. This has resulted in many value-added businesses operating in contravention of the Bylaws. The following changes are suggested to remedy this and allow these small businesses the opportunity to market their products on site.

The sections in both home occupation and home industry that should be amended are:

- a. Sections (d) should read: 'The use shall not become or create a nuisance to the surrounding residents or general public by reason of unsightliness, odour emission, liquid effluent, dust, vibration, noise, electrical interference, fumes, smoke or glare.'
- b. Sections (f) should be removed.

Section (g) in home occupation should be amended to read: 'Not more than 40% of the gross floor area of the residential dwelling shall be used for the home occupation use, up to a total maximum area of 75 square metres (807 square feet) and no more than 20% of the allowable home occupation area can be used for retail sales.'

Section (g) in home industry should be amended to read: 'Not more than 40% of the gross floor area of the residential dwelling shall be used for the home industry use or a total maximum area of 75 square metres (807 square feet) in either the residential dwelling or an ancillary building. Notwithstanding this requirement on lots of 0.8 hectares or greater a total maximum area of 150 square metres (1614 square feet) may be devoted to home industry use. No more than 20% of the allowable home industry area can be used for retail sales.'

The following sections should be included to both home occupation and home industry;

- a. The parking of vehicles in connection with the retail sales use shall take place on the parcel used for the retail sales.
- b. All goods sold through a home occupation or home industry use must be produced or manufactured on site with an exception allowing for the incidental sale of goods not

manufactured on site but directly related to the home occupation or home industry use.

2. Farm Retail Sale

Pertaining to lands zoned Rural 1, Rural 2 and Resource/Agricultural whether or not the land is in the Agricultural Land Reserve the following shall apply:

- a. 100% of the retail sales are to be devoted to the sales of processed farm products and/or a farm products produced on the farm or from a property located within the Cariboo Regional District.
- b. The retail sales area shall be restricted to a maximum floor area of 100 square metres (1076.43 square feet).
- c. No more than 40% of the total retail sales area may be devoted to the sales of off-farm products.
- d. No retail sales use shall become or create a nuisance to the surrounding residents or general public by reason of unsightliness, odour emission, liquid effluent, dust, vibration, noise, electrical interference, fumes, smoke or glare.
- e. The parking of vehicles in connection with the retail sales use shall take place on the parcel used for the retail sales.
- f. There should be no external storage or out door display of farm products unless appropriately screened to the surrounding residents.
- g. There shall be no external indication that any building is utilized for a purpose other than farm use except for one non-illuminated sign not larger than 1.5 square metres (16.15 square feet)

3. Agri-Tourism

Pertaining to lands zoned as Resource/Agricultural:

- a. Agri-tourism activities, other than accommodation, must be carried out only as accessory to an active a farm use.
- b. Agri-tourism accommodation is permitted only as accessory to an active farm use.
- c. Agri-tourism accommodation shall be restricted to a maximum of 3 sleeping units.
- d. Agri-tourism activities other than accommodation are only permitted if the use is temporary and seasonal.
- e. There shall be no external indication that any building is utilized for a purpose other than farm use except for one non-illuminated sign not larger than 1.5 square metres (16.15 square feet)

BUILDING AND USE SETBACKS

As part of this review we were asked to look at siting criteria for agricultural uses where the use lies within or abuts a residential subdivision. The review was undertaken with due respect for the existing setbacks within the Cariboo Regional District, potential uses, changes to the Agricultural Land Commission Act and the 1998 working copy of the Guide for Bylaw Development in Farming Areas as published by the then Ministry of Agriculture and Food. Setback requirements of other jurisdictions including the Municipality of Surrey, The Regional District of Comox-Strathcona, The Thompson-Nicola Regional District and Queensland, Australia were considered.

When considering setbacks the most effective method of mitigating possible land use conflicts is a protected visual buffer zone. This buffer zone has proved effective in Queensland Australia and is supported by the British Columbia Ministry of Agriculture, Food and Fisheries. To this regard we are proposing that the Cariboo Regional District amend their setback requirements to accommodate the minimum buffer zone recommend by our findings.

On Land Used for Agricultural Purposes

1. The Cariboo Regional District should consider the following setback requirements for boundaries when the land is zoned Resource/Agriculture and is adjacent to residential uses:

Residential Uses:

- I. A single family residential dwelling
- II. A two family residential dwelling
- III. A temporary dwelling unit in conjunction with a single family residential dwelling

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

Agricultural Uses

I. Kennel; boarding facility or animal hospital

Required Yards	Setback
Front Yard	30 metres (98.4 feet)
Exterior Side Yard	30 metres (98.4 feet)
Interior Side Yard	90 metres (295.3 feet)
Rear Yard	90 metres (295.3 feet)

II. Buildings for agricultural operations including horticulture; silviculture; livestock; bee keeping; aquaculture; agroforestry and the storage; packing; product preparation and processing of farm products

Required Yards	Setback
Front Yard	30 metres (98.4 feet)
Exterior Side Yard	30 metres (98.4 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

III. Agricultural operations including intensive livestock operation; stockyard; feed lot; mushroom production; fertilizer and manure storage

Required Yards	Setback
Front Yard	60 metres (196.9 feet)
Exterior Side Yard	60 metres (196.9 feet)
Interior Side Yard	90 metres (295.3 feet)
Rear Yard	90 metres (295.3 feet)

Notwithstanding the above, where the agricultural operation abuts land used for the same purpose the setback to the common boundary may be reduced to 30 metres (98.4 feet)

IV. Portable sawmill

Required Yards	Setback
Front Yard	300 metres (984 feet)
Exterior Side Yard	300 metres (984 feet)
Interior Side Yard	300 metres (984 feet)
Rear Yard	300 metres (984 feet)

- V. Extraction of raw materials from the land, including crushing and screening activities but excluding any further processing activities.

Required Yards	Setback
Front Yard	60 metres (196.9 feet)
Exterior Side Yard	60 metres (196.9 feet)
Interior Side Yard	60 metres (196.9 feet)
Rear Yard	60 metres (196.9 feet)

- VI. Ancillary and Farm Retail Sales Buildings.

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

2. The Cariboo Regional District should consider the following setback requirements for boundaries when the land is zoned Rural 1, Rural 2, Rural 3 and is adjacent to residential uses:

Residential Uses:

- I. A single family residential dwelling
- II. A two family residential dwelling
- III. A temporary dwelling unit in conjunction with a single family residential dwelling

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

Agricultural Uses

I. Kennel: boarding facility or animal hospital

Required Yards	Setback
Front Yard	30 metres (98.4 feet)
Exterior Side Yard	30 metres (98.4 feet)
Interior Side Yard	90 metres (295.3 feet)
Rear Yard	90 metres (295.3 feet)

II. Buildings for agricultural operations including horticulture; silviculture; livestock; bee keeping; aquaculture; agroforestry and the storage; packing; product preparation and processing of farm products

Required Yards	Setback
Front Yard	30 metres (98.4 feet)
Exterior Side Yard	30 metres (98.4 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

III. Agricultural operations including intensive livestock operation; stockyard; feed lot; mushroom production; fertilizer and manure storage

Required Yards	Setback
Front Yard	60 metres (196.9 feet)
Exterior Side Yard	60 metres (196.9 feet)
Interior Side Yard	90 metres (295.3 feet)
Rear Yard	90 metres (295.3 feet)

IV. Portable sawmill

Required Yards	Setback
Front Yard	300 metres (984 feet)
Exterior Side Yard	300 metres (984 feet)
Interior Side Yard	300 metres (984 feet)
Rear Yard	300 metres (984 feet)

- V. Extraction of raw materials from the land, including crushing and screening activities but excluding any further processing activities.

Required Yards	Setback
Front Yard	60 metres (196.9 feet)
Exterior Side Yard	60 metres (196.9 feet)
Interior Side Yard	60 metres (196.9 feet)
Rear Yard	60 metres (196.9 feet)

- VI. Ancillary and Farm Retail Sales Buildings.

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

Notwithstanding all of the above if the landowner is prepared to restrict all agricultural operations by covenant on the Rural 1, Rural 2 and Rural 3 zoned property the allowable setback for all yards may be reduced to 7.6 metres.

On Land Used for Residential Purposes

The Cariboo Regional District should consider the following setback requirements on all new developments for the creation of residential parcels on boundaries abutting land that is zoned Resource/Agricultural, Rural 1 and Rural 2:

All Residential Uses:

- I. Dwelling Units

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

II. Ancillary Buildings.

Required Yards	Setback
Front Yard	7.6 metres (24.9 feet)
Exterior Side Yard	7.6 metres (24.9 feet)
Interior Side Yard	30 metres (98.4 feet)
Rear Yard	30 metres (98.4 feet)

APPLICATIONS UNDER THE AGRICULTURAL LAND COMMISSION ACT

The following suggested criteria for assessing whether applications should be excluded from the Agricultural Land Reserve or processed as a subdivision within the Agricultural Land Reserve is given based on the current arrangement between the Regional District and the Land Reserve Commission.

The following criteria should be used to process exclusion applications:

1. An infilling proposal
2. Located in an existing neighbourhood or settlement area
3. Must have no or limited agricultural potential
4. Cannot be located within an area of agricultural land use
5. The proposal is for a non agricultural purpose
6. The proposal is for residential purposes of a parcels of 0.8 hectares or less and the existing zoning does not allow further development

The following criteria should be used to process applications for subdivision within the Agricultural Land Commission:

1. Adjacent to existing agricultural uses
2. Fall within the edge planning area
3. A special case proposal in agricultural areas i.e. homesite severance
4. Low density development of large acreage parcels in rural areas
5. In the transitional zones between rural and urban areas
6. If the development is proposed for agricultural purposes
7. If the development is proposed for a permitted use within the Agricultural Land Reserve, Use, Subdivision and Procedure Regulations.

It should be noted that the majority of Agricultural Land Commission applications are within the rural/urban interface area. A good edge planning process and buffering criteria within that area will result in permanence to the

Land Reserve Boundary and should decrease the number of suitable applications.

ASSESSMENT OF AGRICULTURAL LAND RESERVE LANDS

As part of the study we were asked to investigate areas for consideration of block exclusion or block inclusion of Agricultural Land Reserve lands. The planning department of the Regional District did not identify any particular areas of interest. A review of all Agricultural Land Commission applications to the Cariboo Regional District since 1995 found no one area subject to many applications.

There are three community plans that identify areas where some lands are recommended for exclusion from the Agricultural Land Reserve by establishing a policy where the Regional District will support exclusion applications. The 150 Mile House Official Community Plan, the South Cariboo Area Official Community Plan and the Lac La Hache Official Community Plan all identify properties used for residential purposes which are in the Agricultural Land Reserve. The Agricultural Land Commission has excluded some of these lands since the adoption of the Bylaws. It is recommended that those areas remaining in the Agricultural Land Reserve, be supported for exclusion if the landowner initiates any application. The Regional District should not initiate a block exclusion on these lands with one exception.

The only exception to this recommendation is the south side of Horse Lake as identified in appendix III of The South Cariboo Area Official Community Plan. This is a large area comprised mostly of rural residential properties surrounded almost entirely by other residential properties outside of the Agricultural Land Reserve. Contained within this area is one large acreage property, District Lot 3867. This land, while presently used for agriculture, is surrounded by small and medium sized residential properties. Its location in this large residential neighbourhood means it should be included in a block exclusion application for its future infilling potential.

The only area identified by stakeholder input was referred to as the Barlow Creek area between the Barkerville Highway and the railway and was recommended for exclusion. This area falls within the Quesnel Fringe Area Official Community Plan which is the next Official Community Plan scheduled for review. It is recommended that as part of that review particular attention is paid to this area, as there may be a need for infilling development and a possibility of altering existing transportation corridors.

The Cariboo Chilcotin Land Use Plan makes eight recommendations pertaining to agriculture but the only one pertaining to the Land Reserve is that it should be maintained and supported. The Land Use Plan recommends that sub-regional land use and resource management plans should identify areas and develop management strategies that are suitable for the maintenance and expansion of cattle grazing opportunities through range use plans of the range tenure areas. The Cariboo Chilcotin Land Use Plan does not recommend areas

to be included within the Agricultural Land Reserve. To date, all sub regional plans are not finalized. For these reasons, no benefit can be seen by the Cariboo Regional District initiating the inclusion of lands into the Agricultural Land Reserve as a result of the Cariboo Chilcotin Land Use Plan.

The Agricultural Land Reserve is intended to preserve land for present and future agricultural use. Its objective does not include protection of environmentally sensitive areas such as the grasslands in the Cariboo Chilcotin. An Agricultural Land Reserve designation will not protect these sensitive areas, only proper management techniques implemented by the ministerial agencies responsible can accomplish these worthwhile goals.

In summary the only area recommended for a block exclusion is the area on the south side of Horse Lake identified above. While this area has been looked at before by the Agricultural Land Commission its historic and present land use patterns suggest that it be reconsidered. In addition to this, particular emphasis should be place on the Barlow Creek area when the Quesnel Fringe Area Official Community Plan is reviewed. There are no specific areas identified for inclusion into the Agricultural Land Reserve within the scope of this review. Should the Cariboo Regional District adopt the recommendation for edge planning, detailed analysis of the Reserve boundaries should be undertaken at that time and minor adjustments to lands within the Reserve may be necessary.

APPENDIX 1

RESOURCES

Australia

- Department of Natural Resources (1997) Planning Guidelines: Separating Agricultural and Residential Land Uses
- Queensland Government of Natural Resources and Mining
- Australian Rural Planning, Sinclair I. (2000).

British Columbia

- BC Ministry of Agriculture and Food (1999) Growing Together: The rural-urban connection
- City of Dawson Creek
- City of Kamloops
- City of Langley (1999) City of Langley Official Community Plan
- City of Merritt (2003) City of Merritt Official Community Plan
- City of Penticton, City of Penticton Agricultural Plan
- City of Prince George, Official Community Plan
- City of Richmond (1998) Official Community Plan
- City of Surrey, Agricultural Advisory Committee
- City of Surrey (2003) Official Community Plan
- Comox-Strathcona Regional District 2003) Comox Valley Agricultural Plan
- Creston Valley Official Community Plan
- Fraser Valley Regional District Agricultural Advisory Committee (2003)
- North Okanagan Regional District
- Thompson Nicola Regional District
- Planning for Agriculture, Smith, B.E. (1998) Provincial Agricultural Land Commission

Canada

- Agriculture Risk Management and the Rural/urban Interface, Caldwell, W (School of Rural Planning, University of Guelph) (1998)
- Clarington, Ontario. Clarington Agricultural Advisory Committee
- City of Lethbridge, AB
- City of London, Ontario rural urban interface policies
- City of Medicine Hat. AB, Agreement to adopt the rural urban fringe plan

United States

- Alameda County, California, Farming Rights: Role of the agricultural advisory committee
- City of Brentwood, California, Agricultural Advisory Committee
- Rural neighbours: Living and Working Together, James, B.H.(1999) Ohio State University
- County of Monterey, California, Agricultural Advisory Committee
- Hopewell Township, New Jersey, Agricultural Advisory Committee
- Rural urban interface issues: Farmland protection, Farm Foundation, Illinois, , Libby, L.W. & Dicks M.R. (2002)
- Berks County Pennsylvania, GIS analysis of land use on the rural-urban fringe, Ready, R & Abdalla, C. (2003)
- Southwest Florida Water Management District, Agricultural Advisory Committee
- Solano County, California (2000) Summit on agricultural project report.

APPENDIX 2

EXAMPLE OF TYPICAL LETTER SENT TO STAKEHOLDER

16th May 2003

File Ref: 1095

Dear Sir or Madam:

Our firm has been retained by the Cariboo Regional District to evaluate their current Agricultural & Forestry Policies with an objective of recommending land use policies which will assist in sustaining these resources while minimizing conflict with other land uses.

We hope that the Area ** Advisory Planning Commission could discuss this issue and supply us with some suggestions for your area. While all ideas and comments will be appreciated we hope you can discuss the following points.

- 1.) Are there any problems which should be looked at in your area?
- 2.) Are there examples of good mixed land use, and why do they work?
- 3.) Are there areas which should be included or excluded from the Agricultural Land Reserve?
- 4.) Should buffer zones be implemented on residential developments adjacent to forestry and agricultural uses? If so, what type of buffering is appropriate?
- 5.) Are there any individuals, groups or associations we should be contacting in your area?

We have a three-month term to complete this project and are hoping to present this information at stakeholder meetings in approximately six weeks. If it is possible to present this to the APC and have the ideas back to us by June 15th it would be very helpful. Our mailing address and e-mail address are noted at the bottom of this letterhead. Please use whichever is most convenient.

Thank you for your assistance.

Yours truly,

STAKEHOLDERS SUMMARY

	Letters Sent	Replies
Agricultural Associations		
South Cariboo	9	4
Central Cariboo	14	1
North Cariboo	5	1
Directors, APC's and Municipalities		
South Cariboo	7	1
Central Cariboo	12	3
North Cariboo	9	1
Foresters	17	2
Government Ministries	15	3
Woodlot Associations	4	2

STAKEHOLDERS CONTACTED

Regional District Directors, Advisory Planning Committees and Municipalities

Woodlot Associations

South Cariboo Woodlot Association
PO Box 2378
100 Mile House, B.C. V0K 2E0

Quesnel Woodlot Association
c/o 1288 Ernst Road
Quesnel, B.C. V2J 6H6

Cariboo Woodlot Association
PO Box 81
Likely, B.C. V0K 2G0

Chilcotin Woodlot Association
PO Box 38
Alexis Creek, B.C. V0L 1A0

Agricultural Associations

150 Mile Livestock Association
Box 699
150 Mile House, B.C. V0K 2G0

Anahim Lake Cattlemen's
Association
Box 3392
Anahim Lake, B.C. V0L 1C0

Big & Beaver Lakes Stock
Association
Box 129
Big Lake, B.C. V0L 1G0

Big Creek Livestock Association
Box 16
Hanceville, B.C. V0L 1K0

Bridge Lake Livestock Association
C-10, Buchanan Site, RR #1
Lone Butte, B.C. V0K 1X0

Canim Lake Livestock Association
Box 11
Buffalo Creek, B.C. V0K 1G0

Cariboo Cattlemen's Association
Box 4389
Williams Lake, B.C. V2G 2V4

Lac La Hache Livestock Association
Box 225
Lac La Hache, B.C. V0K 1T0

Cariboo-Chilcotin Cooperative
Feeders
299-C N. Second Avenue
Williams Lake, B.C. V2G 1Z7

Cariboo Direct Farm Marketing
Association
C-184 Horse Lake Site, RR #1
Lone Butte, B.C. V0K 1X0

Cariboo Organic Producers
Association
c/o Dragon Mountain Farms
4451 Garvin Road
Quesnel, B.C. V2J 6R1

Cariboo Sheep Breeders Association
PO Box 2, RR #1, Shanley
Quesnel, B.C. V2J 3H5

Central Cariboo Beekeepers
Association
428 Richard Street
Williams Lake, B.C. V2G 3L7

Chilcotin Livestock Association
PO Box 42
Alexis Creek, B.C. V0L 1A0

Chimney Creek Livestock
Association
RR #1, Box 23, Widgeon Road
Williams Lake, B.C. V2G 2P1

South Cariboo Regional Cattlemen's
Association
RR #1, North Bonaparte Road
70 Mile House, B.C. V0K 2K0

Green Lake-North Bonaparte
Stockmen
RR #1, Watch Lake
70 Mile House, B.C. V0K 2K0

Harvest Direct Marketing Association
4301 Garvin Road
Quesnel, B.C. V2J 6R1

Horsefly Livestock Association
Box 249
Horsefly, B.C. V0L 1L0

Lone Butte Farmers Institute
RR #1, C-191, W. Sheridan Site
Lone Butte, B.C. V0K 1X0

Rose Lake Livestock Association
Box 37
150 Mile House, B.C. V0K 2G0

Quesnel Cattlemen's Association
RR #3 Rawlings Road
Quesnel, B.C. V2J 3H7

Soda Creek Cattlemen's Association
RR #2, Box 8, Bailey Road
Williams Lake, B.C. V2G 2P2

Quesnel Cooperative Feeders
Association
RR #8, Box 9, Moose Heights Site
Quesnel, B.C. V2J 5E6

South Cariboo Farmers Market
C-184, Horse Lake Site, RR #1
Lone Butte, B.C. V0K 1X0

Riske Creek Livestock Association
Box 4389
Williams Lake, B.C. V2G 2V4

Tatla Lake Livestock Association
Box 669
Tatla Lake, B.C. V0L 1V0

Interlakes Cattle Belles
C-191 West Sheridan Road, RR #1
Lone Butte, B.C. V0K 1X0

Foresters

Montane Forest Consultants Ltd
PO Box 657
100 Mile House, B.C. V0K 2E0

DWB Forestry Services
P.O. Box 98
Lac La Hache, B.C. V0K 1T0

West Fraser Mills
P.O. Box 190
70 Mile House, B.C. V0K 2K0

Chiltech Forestry Ltd.
PO Box 38, McAuley Road
Alexis Creek, B.C. V0L 1A0

Ainsworth Lumber Co. Ltd.
P.O. Box 67
100 Mile House, B.C. V0K 2E0

Lone Tree Consulting Ltd.
655 N. MacKenzie Ave.
Williams Lake, B.C. V2G 1N9

Weldwood of Canada
P.O. Box 97
100 Mile House, B.C. V0K 2E0

LaPointe Consulting Ltd.
30 Fairview Drive
Williams Lake, B.C. V2G 3T1

Weldwood of Canada
P.O. Box 4509
Williams Lake, B.C. V2G 2V5

Keen Forest Management Ltd.
2551 Bouchie Lake Road
Quesnel, B.C. V2J 7C7

Weldwood of Canada
P.O. Box 2000
Williams Lake, B.C. V2J 3J5

Westroad Resource Consultants Ltd.
270 Lear Road
Quesnel, B.C. V2J 5V5

Birchbark Forest Resources Ltd.
PO Box 1089
100 Mile House, B.C. V0K 2E0

Inland Timber Management Ltd.
#103-197 N. Second Ave.
Williams Lake, B.C. V2G 1Z5

Kentree Enterprises Ltd.
PO Box 2294
100 Mile House, B.C. V0K 2E0

Government Ministries

Ministry of Agriculture, Food &
Fisheries
#300-640 Borland Street
Williams Lake, B.C. V2G 4T1

Ministry of Forests
322 Johnston Ave.
Quesnel, B.C. V2J 3M5

Ministry of Forests
PO Box 65
Alexis Creek, B.C. V0L 1A0

Ministry of Forests
PO Box 129
100 Mile House, B.C. V0K 2E0

Land & Water BC Inc.
Cariboo Regional
201-172 N. Second Ave.
Williams Lake, B.C. V2G 1Z6

Provincial Agricultural Land
Commission
Room 133-4940 Canada Way
Burnaby, B.C. V5G 4K6

Ministry of Water, Land & Air
Protection
970A Camosun Crescent
Kamloops, B.C. V2C 6G6

Alta Vista Management
PO Box 15
Tatla Lake, B.C. V0L 1V0

Lone Star Consulting Services Ltd.
PO Box 304
Horsefly, B.C. V0L 1L0

Ministry of Water, Land & Air
Protection
c/o PO Box 129
100 Mile House, B.C. V0K 2E0

Ministry of Water, Land & Air
Protection
#400-640 Borland Street
Williams Lake, B.C. V2G 4T1

Ministry of Water, Land & Air
Protection
#400-640 Borland Street
Williams Lake, B.C. V2G 4T1

Ministry of Water, Land & Air
Protection
c/o 322 Johnston Ave.
Quesnel, B.C. V2J 3M5

Ministry of Forests
#200-640 Borland Street
Williams Lake, B.C. V2G 4T1

Land & Water British Columbia Inc.
Development & Marketing Division
3rd Floor-145 - 3rd Ave.
Kamloops, B.C. V2C 3M1

Land & Water British Columbia Inc.
Southern Service Region –
Kamloops Service Centre
3rd Floor-145 - 3rd Ave.
Kamloops, B.C. V2C 3M1

Land and Water British Columbia
Inc.
Development & Marketing Division
3rd Floor – 1011 Fourth Avenue
Prince George, B.C. V2L 3H9