



Electoral Area 'H' North

May 2022 Community
Planning Conversations
Summary – New Denver

Wednesday, May 4th, 2022

6:00PM to 8:00PM at Bosun Hall
710 Bellevue St., New Denver BC

Attendees: approximately 50 community members (including a small number of residents of New Denver and Silverton); Electoral Area 'H' Director, Walter Popoff; RDCK Staff: Nelson Wight, Planning Manager; Paris Marshall Smith, Sustainability Planner; Corey Scott, Planner; Kootenay Conservation Partnership (KCP): Juliet Craig, Program Director

- Director Popoff and Nelson Wight, RDCK Planning Manager provided opening remarks
- Corey Scott, RDCK Planner gave presentation on "Planning 101" – the Land Use Planning Toolkit (question breaks provided following Official Community Plans/Development Permit Areas and Zoning Bylaws. Questions included in key themes listed below)

After the presentation, more information was provided on the following initiatives, which are separate from land use planning and the upcoming Official Community Plan (OCP) Review:

RDCK Sustainability Initiatives

Paris Marshall Smith PMarshallSmith@rdck.bc.ca, RDCK Sustainability Planner, introduced the following RDCK sustainability initiatives currently underway:

- *Slocan Lake and River Partnership (SLRP)* is an initiative to convene Slocan Lake and River partners (First Nations, Provincial, Federal and Local Government) and stakeholders (stewardship groups and utilities) to influence development on the lake and river and protect important Indigenous cultural and ecological places.
- *RDCK Climate Action Plan (CAP)* for 2023-2026 – the RDCK will be working with climate action groups across the RDCK to refine the Plan and then will be reaching out to rural areas to support neighbourhood level climate action.
- *2021 State of Climate Action (SoCA)*, the annual climate action reporting mechanism that can be found by following the link : <https://www.rdck.ca/assets/Services/Sustainability~and~Environmental~Initiatives/SoCA-2021-DIGITAL.pdf>
- *Watershed Governance Initiative (WGI)* is an initiative to create conditions for collaborative decision making regarding drinking water and watershed protection through a focus on relationship building, planning, mapping and monitoring as outlined below:
 1. Engage with the Indigenous Nations whose traditional lands lie within the Regional District;
 2. Engage with the Province of BC to better understand how to engage with decisions impacting water;
 3. Make information more accessible, beginning with collecting and displaying existing data through the [WGI Web Map](#); and,
 4. Sharing community stories through the [WGI Story Map](#)

Electoral Area 'H' Local Conservation Fund (Kootenay Conservation Program)

Juliet Craig, Program Director for the Kootenay Conservation Program (KCP), provided information on the proposed Electoral Area 'H' Local Conservation Fund. The Fund will be decided on by referendum at the time of the local government elections in October 2022.

The Fund, if approved in Area 'H', would be used to provide grants to support local conservation efforts focused on sustaining clean water and aquatic systems, as well as abundant wildlife and habitat, with the ultimate goal of

supporting actions that provide healthy communities for future generations. If the Fund is approved, property owners will be charged an annual parcel tax of \$15 per year. In areas in the Kootenays that already contribute to a Local Conservation Fund, it is often leveraged to apply for larger grants to achieve more impactful conservation benefits. For more information on Local Conservation Funds in the Kootenays, visit the following links:

- KCP's FAQ factsheet: https://kootenayconservation.ca/wp-content/uploads/2022/05/KCP-FAQ-LCF-General_2May2022.pdf
- Kootenay Lake Local Conservation Fund: <https://kootenayconservation.ca/kootenay-lake-local-conservation-fund/>

The remainder of the meeting was spent with residents asking questions and discussing land use planning and the upcoming OCP Review with RDCK staff and Director Popoff. The key themes raised in that Q&A and discussion period included:

- What the OCP Review process looks like
 - further community meetings, surveys, etc.
- Climate change, infrastructure, and building resilience in our communities
- If there is an opportunity to change the Plan Area/boundary of the OCP during the review
 - yes, there is
- Whether future meetings for the OCP Review will be community specific
 - yes, they can be but are subject to RDCK resource availability
- Affordable housing
- Where development applications are needed (ex. Development Permits), who pays for them?
 - the person applying
- How do non-conformities work when it comes to zoning if zoning were desired in Area 'H'?
 - everything lawfully in existence at the time when zoning is introduced becomes "existing non-conforming". It can be maintained, repaired, or renovated and exist in its current form but not extended or structurally altered)
- How would you pursue zoning an area that isn't zoned if the uses are already existing?
 - would seek to match what currently exists on the land to avoid creating non-conformities
- How specific can zoning be? Can it be community specific?
 - as specific as the community wants it to be, and it can be specific to certain communities
- How does zoning affect taxes?
 - it doesn't – see FAQ on RDCK Community Planning page: rdck.ca/communityplanning
- Can local governments (like the RDCK) regulate activities on water?
 - yes, but only through zoning
- Concerns about growth in other mountain communities and how development happened over time
 - the OCP is a way to help guide that growth over time but it cannot control land use (i.e. what goes where in a community); that can only be done with zoning
- Importance of maintaining individual freedoms
- 'Community liaison' suggested as a way to help people understand what the rules are when it comes to bylaws
- Recognizing tourism in the OCP
- Conservation areas: Bonanza Biodiversity Corridor
- Slocan Lake Foreshore Inventory undertaken by Living Lakes Canada
- Foreshore & shoreline stewardship education
- Witnessing growing development pressures, being 'discovered' and how that can change communities

- How is BC's *Declaration on the Rights of Indigenous Peoples Act (DRIPA)* incorporated into land use planning?
 - The RDCK strives to work closely with the indigenous groups who have been stewards of this land for time immemorial
- The protection of agriculture and farming