



Regional District of Central Kootenay
RURAL AFFAIRS COMMITTEE
Open Meeting Agenda

Date: Wednesday, November 13, 2024
Time: 9:00 am
Location: Hybrid Model - In-person and Remote

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

Pages

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:

9:00 a.m. PST
10:00 a.m. MST

Join by Video:

<https://rdck-bc-ca.zoom.us/j/95879979960?pwd=YT40lFmmaMTDh8CViYaGMeW3aqrwa.1&from=addon>

Join by Phone:

833 955 1088 Canada Toll-free

Meeting ID: 958 7997 9960

Meeting Password: 399035

In-Person Location: RDCK Head Office - Board Room, 202 Lakeside Drive, Nelson BC

2. CALL TO ORDER

Chair Jackman called the meeting to order at ____ a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

RECOMMENDATION:
The agenda for the November 13, 2024 Rural Affairs Committee meeting be adopted as circulated.

5. RECEIPT OF MINUTES 5 - 14
The October 16, 2024 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

7. PLANNING & BUILDING

7.1 CANCEL - BUILDING BYLAW CONTRAVENTION - TERSIGNI 15 - 17
File No.: 3130-20-G-707.05570.020-BP28078
6410 Highway 3
(Lori & Frank Tersigni)
[Electoral Area G]

The Committee Report dated October 1, 2024 from Manda McIntyre, Building Manager, re: Cancel - Building Bylaw Contravention - Tersigni, has been received.

RECOMMENDATION:
That it be recommended to the Board:

That the Corporate Officer be authorized to remove the Notice on Title relating to 6410 Highway 3, Electoral Area G, currently owned by Lori and Frank Tersigni, property legally described as LOT 2, DISTRICT LOT 1237, KOOTENAY DISTRICT PLAN 4145, the RDCK Building Department has confirmed that a building permit has been obtained and the deficiencies associated with the construction have been rectified.

7.2 DEVELOPMENT VARIANCE PERMIT - GERRARD
File No.: V24081 c/o Ben Gordon 1970 Sandy Road
1970 Sandy Road
(Daniel, Ralph and Katty Gerrard)
Electoral Area I

Rural Affairs Committee
Referred from October 16, 2024 to November 13, 2024

NOTE: The property owner has withdrawn their application.

7.3 OFFICIAL COMMUNITY PLAN REVIEW – INITIAL CONSIDERATION - SENTINEL MOUNTAIN (ELECTORAL AREA I) 18 - 132

File No.: 10-5100-20-I-OCP
Electoral Area I

The Committee Report dated October 30, 2024 from Stephanie Johnson, Planner, re: Sentinel Mountain (Electoral Area I) Official Community Plan Review – Initial Consideration, has been received.

RECOMMENDATION:

That it be recommended to the Board:

THAT the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024* be read a first and second time and referred to a public hearing.

RECOMMENDATION:

That it be recommended to the Board:

That the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024* has met the following requirements:

1. The engagement planning process for the public consultation in accordance with Section 475 of the *Local Government Act*;
2. Is consistent with respect to the RDCK's Financial Plan and applicable RDCK Waste and Resource Management Plan in accordance with Section 477 of the *Local Government Act*;

AND FURTHER, THAT *Bylaw No. 2821, 2024* be referred to affected First Nations, Provincial agencies and ministries including the Agricultural Land Commission.

RECOMMENDATION:

That it be recommended to the Board:

THAT *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024* being a Bylaw to amend *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be read a first and second time and referred to a public hearing.

RECOMMENDATION:

That it be recommended to the Board:

THAT *Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024* being a Bylaw to amend *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* be read a first and second time and referred to a public hearing.

RECOMMENDATION:

That it be recommended to the Board:

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area I Director Andy Davidoff is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

8. ENVIRONMENTAL SERVICES

**8.1 INFRASTRUCTURE PLANNING GRANT APPLICATION – WYNDEL IRRIGATION DISTRICT ASSET MANAGEMENT PLANNING
File No.: 1845-20-IPG INFRASTRUCTURE-PLANNING-GRANT
Electoral Area A**

133 - 143

The Committee Report dated November 4, 2024 from Todd Johnston, Environmental Services Coordinator, re: Infrastructure Planning Grant Application – Wynndel Irrigation District Asset Management Planning, has been received.

RECOMMENDATION:

That it be recommended to the Board:

That Staff be directed to submit an Infrastructure Planning Grant Program application on behalf of the Wynndel Irrigation District for the Wynndel Irrigation District Asset Management Planning for consideration during the December 2024 intake; AND FURTHER, if the application is not immediately successful, then to submit again upon subsequent intakes.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair will call for questions from the public and members of the media at _____ a.m./p.m.

11. ADJOURNMENT

RECOMMENDATION:

The meeting be adjourned at _____



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, October 16, 2024

9:00 a.m.

Hybrid Model - In-person and Remote

RDCK Board Room, 202 Lakeside Dr., Nelson, BC

COMMITTEE MEMBERS

PRESENT

Chair G. Jackman	Electoral Area A – In-person
Director R. Tierney	Electoral Area B – In-person
Director K. Vandenberghe	Electoral Area C – In-person
Director A. Watson	Electoral Area D – In-person
Director C. Graham	Electoral Area E
Director T. Newell	Electoral Area F – In-person
Director H. Cunningham	Electoral Area G – In-person
Director W. Popoff	Electoral Area H – In-person
Director A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J
Director T. Weatherhead	Electoral Area K – In-person

GUEST DIRECTOR

Director L. Main	City of Silverton
Director D. Lockwood	Village of Salmo – In-person
Director A. DeBoon	Town of Creston
Director S. Hewat	Village of Kaslo – In-person

STAFF PRESENT

S. Horn	Chief Administrative Officer
S. Sudan	General Manager of Development and Community Sustainability
N. Wight	Planning Manager
Z. Giacomazzo	Planner
S. Johnson	Planner
S. Chezenko	Planner
R. Gaba	Planner
M. McIntyre	Building Manager

C. Hopkyns
C. Feeney

Corporate Administrative Coordinator
Corporate Administrative Assistant – Meeting
Coordinator

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Join by Video:

<https://rdck-bc-ca.zoom.us/j/93833781849?pwd=7DACdcVt1kfHsbYejRZPkNYICEzvxb.1&from=addon>

Join by Phone:

- +1 778 907 2071 Canada
- 833 958 1164 Canada Toll-free

Meeting Number (access code): 938 3378 1849

Meeting Password: 806930

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9:00 a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

Moved and seconded,
And resolved:

The agenda for the October 16, 2024 Rural Affairs Committee meeting be adopted with the order of business being changed to have Item 10 – Public Time be after Item 7.7 – Official Community Plan and Zoning Bylaw Amendment – TSL Developments LTD before circulation.

Carried

5. RECEIPT OF MINUTES

The September 11, 2024 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.2 – Ben Gordon & Ralph Gerrard
Item 7.3 – Chris Haggar, Wolfe Mining Inc.

Item 7.4 – Shawn Stephenson, Renascence Arts and Sustainability Society & Anna Wynne, Cover Architectural Collaborative Inc.

Item 7.5 – Diane Pallagi

Item 7.6 – Lukas Armstrong, Passive House Designer & The Robertson Brothers, Taghum Shell Owners

Item 7.8 – Afie Ebrahimi, Geospatial Consulting Co & Patrick Oystryk, Modus Planning, Design & Engagement.

7. PLANNING & BUILDING

7.1 DEVELOPMENT VARIANCE PERMIT - MAY

File No.: V2411A

10377 Highway 3A

(Bevan and Rhonda May)

Electoral Area A

The Committee Report dated September 23, 2024 from Sadie Chezenko, Planner 1, re: Development Variance Permit - May, has been received.

Director Graham declared a conflict of interest due to Graham Marine Construction and left the meeting at 9:01 a.m.

Sadie Chezenko, Planner, provided an overview to the Committee regarding Development Variance Permit (DVP) application. The DVP application seeks to vary Section 16.7 of the Electoral Area A Comprehensive Land Use Bylaw No 2315, 2013 in order to reduce the setback at the rear lot line from 2.5m to 0.2m to permit construction of a 57m², single storey boathouse.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2411A to Bevan and Rhonda May for the property located at 10377 Highway 3A and legally described as LOT A DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN EPP129647 (PID: 032-204-451) to vary Section 18.17 of Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013 in order to permit a 0.2 metre setback from the western interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

Carried

7.2 DEVELOPMENT VARIANCE PERMIT - GERRARD

File No.: V2408I c/o Ben Gordon

1970 Sandy Road

**(Daniel, Ralph and Katty Gerrard)
Electoral Area I**

The Committee Report dated September 16, 2024 from Sadie Chezenko, Planner 1, re: Development Variance Permit - Gerrard, has been received.

Director Graham returned to the meeting at 9:07 a.m.

Sadie Chezenko, Planner, provided an overview to the Committee regarding Development Variance Permit (DVP) application. The DVP application seeks to vary sections 1201.8, 1201.9 and 1201.10 of the RDCK's Zoning Bylaw No. 1675 to facilitate the development of a two storey accessory building proposed to contain a shop, storage area, garage and accessory dwelling unit.

Ralph Gerrard, property owner and Ben Gordon provided an overview to the Committee regarding their application. They provided background on the Gerrard Trucking Company logging trucks that are owned by his son and they are only on the property for parking and servicing.

Staff answered the Committee's questions.

Moved and seconded,
And resolved:

Director Main, Director Lockwood and Director Hewat have freedom of the floor.

Carried

The Committee had a discussion regarding the application and options for reducing the size of the structure as suggested by staff.

Moved and seconded,
And resolved:

That the following motion BE REFERRED to the November 13, 2024 Rural Affairs Committee meeting:

That the Board NOT APPROVE the issuance of Development Variance Permit V2408I to Daniel, Ralph and Katty Gerrard c/o Ben Gordon for the property located at 1970 Sandy Road, Electoral Area I and legally described as LOT 32, DISTRICT LOT 7244, KOOTENAY DISTRICT PLAN 4784 (PID: 017-973-350) to vary Section 1201.8, 1201.9, and 1201.10 of the Regional District of Central Kootenay's Zoning Bylaw No. 1675, 2004 to permit, as follows:

1. To permit an accessory building that is 9.75m in height whereas the bylaw states that the maximum height of any accessory building or structure shall not exceed 8 metres
2. To permit an accessory building with a gross floor area of 446 square meters whereas the bylaw states that the maximum gross floor area of any accessory building or structure shall not exceed 200 square metres
3. To permit a cumulative gross floor area of all accessory buildings or structures of 466.1 square metres whereas the bylaw states that the cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres

Carried

7.3 NON FARM USE IN THE AGRICULTURAL LAND RESERVE - BLACKMORE

File No.: A2402B

2445 Lloyd Road

(Julia and Jonathon Blackmore)

Electoral Area B

The Committee Report dated August 28, 2024 from Sadie Chezenko, Planner 1, re: Non Farm Use in the Agricultural Land Reserve - Blackmore has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the application for non-farm use in the agricultural land reserve. This application seeks to place, crush and process 252,150 m³ of rock on a .94ha portion of the property within the ALR with a proposed completion date within a six year timeframe. There has been significant feedback from the community opposing this application.

The delegation, Chris Hagger – Wolfe Mining Inc was present to answer questions from the Committee. He noted that no explosives were going to be used and instead an environmentally friendly cracking agent would be used as an alternative for blasting in close proximity.

Staff answered the Committee's questions

The Committee had a discussion regarding the application and the concerns regarding a commercial operation on ALR land.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board NOT APPROVE application A2402B for the proposed Non-Farm Use in the Agricultural Land Reserve proposed by Jon Blackmore for property located at 2445 Lloyd Road, Electoral Area B and legally described as LOT 10, PLAN NEP1494, DISTRICT LOT 812, KOOTENAY LAND DISTRICT (PID: 015-750-698) and that the Board directs Staff to

NOT ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

7.4 LAND USE BYLAW AMENDMENT - RENASCENCE ARTS AND SUSTAINABILITY SOCIETY
File No.: Z2404G
106 Tamarac Street
(Renaissance Arts and Sustainability Society)
Electoral Area G

The Committee Report dated September 24, 2024 from Zachari Giacomazzo, Planner, re: Bylaw Amendment - Renaissance Arts and Sustainability Society, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee of the Land Use Bylaw Amendment application. The application seeks to rezone a property with the intention of establishing a mixed-use building with artist studios, a gallery, event space and a dwelling unit.

The delegation, Shawn Stephenson - Renaissance Arts and Sustainability Society (RASS), provided a brief overview of their non-profit society and some of the community programs they've produced. He spoke on the application and noted that the two issues regarding onsite wastewater and Ministry of Transportation and Infrastructure's concern regarding access to parking are both being addressed.

Staff answered the Committee's questions.

Moved and seconded,
And resolved:

Director DeBoon have freedom of the floor.

Moved and seconded,
And resolved that it be recommended to the Board:

That *Electoral Area 'G' Land Use Amendment Bylaw No. 2986, 2024* being a bylaw to amend *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is hereby given FIRST and SECOND reading by content;

And that, in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area 'G' Director Hans Cunningham is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Carried

7.5 LAND USE BYLAW AMENDMENT - PALLAGI

File No.: Z2407G

8114 Highway 6

(Dianne Pallagi)

Electoral Area G

The Committee Report dated September 26, 2024 from Zachari Giacomazzo, Planner, re: Bylaw Amendment, Planner, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the Land Use Bylaw Amendment application. The application seeks land use bylaw amendment in order to recognize an existing non-conforming single detached dwelling and provide the property owner with the flexibility to construct an accessory dwelling unit (ADU) in the future.

The delegation, Diane Pallagi, was available to answer the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That *Electoral Area 'G' Land Use Amendment Bylaw No. 2984, 2024* being a bylaw to amend *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is hereby given FIRST and SECOND reading by content and referred to a PUBLIC HEARING;

And that, in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area 'G' Director Hans Cunningham is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Carried

7.6 ZONING BYLAW AMENDMENT - TAGHUM SHELL

File No.: Z2406F

5644 Highway 3A and 6

(531131 B.C. LTD., INC.NO. 531131)

Electoral Area F

The Committee Report dated October 1, 2024 from Zachari Giacomazzo, Planner, re: Zoning Bylaw Amendment - Taghum Shell, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the Zoning Bylaw Amendment application. The application seeks to rezone the subject

property from Neighbourhood Commercial (C1) to General Commercial (C2) in order to facilitate the construction of a proposed addition to the existing commercial building.

The delegations Lukas Armstrong, Passive House Designer and Cam Robertson, Taghum Shell were present to answer the Committee's questions. They provided background on the plans for the property and the importance of addressing the neighbours concerns. Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That *Regional District of Central Kootenay Zoning Amendment Bylaw No. 2976, 2024* being a bylaw to amend the *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* is hereby given FIRST and SECOND reading by content.

Carried

**RECESS/
RECONVENE**

The meeting recessed at 10:54 a.m. for break and reconvened at 11:05 a.m.

7.7 OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENT – TSL DEVELOPMENTS LTD.

File No.: Z23071

2016 Highway 3A

(TSL Developments Ltd., Inc. No. BC1085036 c/o Jordan Baer)

Electoral Area I

The Committee Report dated September 12, 2024 from Sadie Chezenko, Planner 1, re: Bylaw Amendment - TSL Developments Ltd, has been received.

Moved and seconded,

And resolved:

That the following item 7.7 – Official Community Plan and Zoning Bylaw Amendment – TSL Developments LTD BE REFERRED to the October 17, 2024 Board Meeting.

Carried

**ORDER OF AGENDA
CHANGED**

The Order of Business was changed with Item No. 10 – Public Time considered at this time.

10. PUBLIC TIME

The Chair called for questions from the public and member of the media at 11:08 a.m.

Members of the public commented on the Item 7.3 – Non Farm Use in the Agricultural Land Reserve – Blackmore. The Committee has directed the public to speak to the ALC representative in Creston about public engagement.

ORDER OF AGENDA RESUMED Item No. 7.8 – Complete Communities Project Introduction – Licker Geospatial and Modus Planning, Engagement & Design was considered at this time.

7.8 COMPLETE COMMUNITIES PROJECT INTRODUCTION – LICKER GEOSPATIAL AND MODUS PLANNING, ENGAGEMENT & DESIGN

The presentation from the Licker Geospatial and Modus Planning Engagement & Design, re: Complete Communities Project Introductions has been received.

Stephanie Johnson, RDCK planner, provided a brief overview of how the RDCK was directed by the Board in 2023 to work on an application to submit to UBCM complete communities program. Once awarded, the RDCK entered into a consulting services agreement to start the work with Licker Geospatial Consulting along with seven RDCK municipalities.

Afie Ebrahimi, Licker Geospatial - GIS Analyst and Patrick Oystryk, Modus Planning, Design & Engagement – Senior Planner provided an overview to the Committee regarding the Regional Growth Planning Analysis Project. The UBCM Complete Communities grant funding is being used to assess growth management within the RDCK as well as the partnering municipalities.

The Committee had a discussion regarding the project and had echoed concerns how this seems like a very urban approach and they don't see how this is relevant for rural areas. They expressed they would like to see more engagement with the rural directors to get an idea of the baseline issues that each area deals with. The Committee expressed to staff that they would appreciate interim reporting as this project progresses.

Staff answered the Committee's questions.

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

No items.

11. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 12:12 p.m.

Carried

Digitally Approved By

Chair Jackman, Chair



MEMORANDUM

File 3130-20-G-707.05570.020-BP28078

Oct 1, 2024

TO: RDCK Board

FROM: Manda McIntyre,

SUBJECT: Cancellation of Notice on Title – Tersigni, Lori and Frank

Please be advised that the condition that gave rise to adopting the following resolution on February 25, 2010, has been rectified by Building Permit 28078. We can now file for a Cancellation Notice to cancel bylaw offence LB376341

134/10 The Secretary of the Regional District of Central Kootenay be directed to file a Notice at the Land Title Office in Kamloops, British Columbia, stating that a resolution has been made under Section 57 of the Community Charter by the Regional District Board relating to land legally described as LOT 2 DISTRICT LOT 1237 KOOTENAY DISTRICT PLAN 4145, and that further information respecting the resolution may be inspected at the office of the Regional District of Central Kootenay on normal working days during regular office hours.

The owner, Tersigni, Lori and Frank, has requested removal of the Notice on Title in writing and has paid the administration fee of \$750.00

As a result of the above, I am recommending cancellation of the said Notice on Title.

Originally signed

Manda McIntyre
Building Manager

Attachment A: RDCK Committee Report - NOT Tersigni



REGIONAL DISTRICT OF CENTRAL KOOTENAY COMMITTEE REPORT

TO: MEMBERS OF THE RURAL AFFAIRS COMMITTEE

FROM: Max Hoedeman, Chief Building Official

**RE: Building Bylaw Contravention on property legally described as:
LOT 2 DISTRICT LOT 1237 KOOTENAY DISTRICT PLAN 4145**

Registered Owners: Vickie Mae Gowing and Daniel Kelvin Brown

Civic Address: Gibbon Road - Salmo

Electoral Area: "G"

DATE: January 12, 2010

File 3135-20-G-05570.020

Recommended Resolution:

The following recommendation is presented for consideration:

The Secretary of the Regional District of Central Kootenay **be directed to file a Notice** at the Land Title Office in Kamloops, British Columbia, stating that a resolution has been made under Section 57 of the *Community Charter* by the Regional District Board relating to land legally described as **LOT 2 DISTRICT LOT 1237 KOOTENAY DISTRICT PLAN 4145**, and that further information respecting the resolution may be inspected at the office of the Regional District of Central Kootenay on normal working days during regular office hours.

Background:

June 2009 – Received a complaint that a manufactured home was placed trespassing the adjacent property driveway.

June 11, 2009 – STOP WORK ORDER was posted as there was no building permit for the erection and placement of the manufactured home. First Notice sent to owners.

July 23, 2009 - SECOND NOTICE was sent.

September 2009 – Attended the property; "Stop Work" Notice was still posted

Policy Implications:

This contravenes Subsection 6.1 of Building Bylaw No. 1682; **commencing construction without a valid building permit**. There are no perceived policy implications associated with registering a Notice on Title.

Financial Implications:

Placing a Notice on Title may adversely affect the property owner, who may at some time need to have the notice removed (the current fee is \$750). In the event a permit can be issued, the permit fee will be doubled, to a maximum of \$500 as per Subsection 22.3 of Building Bylaw 1682.

In keeping with past practice, and further to Building Bylaw Subsections 22.1 and 22.2, the owners of the land may be subject to penalties and would likely be held responsible for all costs incurred by the RDCK in resolving this matter.

Yours truly,
Originally signed by

Max Hoedeman, RBO
Chief Building Official

Routed to	Date	Comments	Signature
MDS, R. Mattix	Jan. 14/10	CONCUR	Originally signed
CAO, J. Gustafson	Jan 18/10	CONCUR	Originally signed



Committee Report

Date of Report:	October 30, 2024
Date & Type of Meeting:	November 13, 2024 Rural Affairs Committee Meeting
Author:	Stephanie Johnson, Planner
Subject:	Sentinel Mountain (Electoral Area I) Official Community Plan Review – Initial Consideration
File:	10-5100-20-I-OCP
Electoral Areas:	I

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to provide the Regional Board with an overview of the key changes recommended in the Sentinel Mountain Official Community Plan (OCP) for Electoral Area I following the final phase of public consultation and receipt of stakeholder referral comments for initial consideration.

The Sentinel Mountain OCP and associated mapping, was created based on land use planning best practices, extensive community engagement opportunities, workshop sessions with the Area I Advisory Planning and Heritage Commission (APHC), referral responses received from government agencies and internal RDCK departments before seeking additional input via the statutory public hearing requirement.

Staff recommend that the Regional Board consider first and seconding readings of the new Sentinel Mountain OCP, and the following applicable amending bylaws: removal of those relevant references to Electoral Area I in the *Kootenay-Columbia Rivers OCP Bylaw No. 1157, 1996* and addition of new Development Permit Areas (DPAs) for Area I only in the *RDCK's Zoning Bylaw No. 1675, 2009*.

SECTION 2: BACKGROUND/ANALYSIS

2.1 BACKGROUND

The *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157* was adopted in 1996, and commencement of the Electoral Area I OCP review project started in 2016. Work including community engagement took place in 2016 and 2017. The OCP update was paused to collect further information on the Shoreacres aquifer and Brilliant Head Ponds riparian area, and then due to the COVID-19 pandemic. In addition to the above studies, the RDCK also completed some region wide projects, such as, flood mapping, a Housing Needs Assessment and Community Heritage Register, which this OCP speaks to in its proposed policy direction. Other more recent projects, have also been incorporated to the Plan including, the RDCK's Housing Action Plan, Riparian Protection and wildfire Development Permit(s) consideration and the recently completed Castlegar to Nelson Active Transportation Corridor feasibility study relevant to Area I.

In collaboration with the Local Area Director and APHC for Area I Planning staff revised the work and engagement plans to relaunch this project in the fall of 2022. At the December 8, 2022 Open meeting the Board resolved to “direct staff to undertake the proposed engagement activities for the Area I Official Community Plan Update as described in the Area I Official Community Plan Update – Engagement Plan report dated November 24, 2022”.

On June 14, 2023, the Board received the “*What We Heard Report*” detailing all of the community feedback and information collected to date prior to the drafting of the OCP for information (Attachment D).

The project work plan for the OCP re-launch was broken up into five phases. This project is currently in **Phase 4 Finalize and Implement**.

Phase 1 Project Re-introduction: COMPLETE

- created continued awareness of project (and understanding of what an OCP is);
- re-established communication channels;
- re-initiated ongoing conversations; and,
- determined the best ways to continue engagement.

Phase 2: Snap Shot of Current Conditions and Determining a Path Forward: COMPLETE

- presented available baseline data, including land use analysis and best management practices;
- continued to gather information from technical advisors;
- aligned existing plans/projects/priorities; and,
- obtained feedback on draft policy directions for each theme.

Phase 3: Review and Refinement: COMPLETE

- sought feedback on draft policies and future land use scenarios;
- On November 6, 2023 a community open house was held to present the draft policies proposed in the new Area I OCP for community feedback; and,
- evaluated alternatives revising as required based on preliminary referral feedback.

Phase 4: Finalize and Implement – Fall/Winter 2024 - Active

During Phase 4 staff will meet its formal engagement requirements by advertising and hosting a public hearing.

Phase 5: Project Closure staff will inform the Regional Board’s decision through communication channels, providing a project debrief and thank you to the community and stakeholders.

2.2 DISCUSSION

Required OCP Content

The authority and requirements for an OCP can be found in Part 14, Division 4 of the *Local Government Act (LGA)*. An OCP is intended to be a statement of “*objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government,*” and “*to the extent that it deals with these matters, an OCP should work towards the purpose and goals referred to in Section 428 (‘purpose of a regional growth strategy’) of the LGA*”. An OCP sets out a clear vision for how the Plan area will grow and develop over the next 25 years and guides decisions on planning, land use and community services.

Pursuant to the above legislation, there are topics an OCP **must** include statements on, and topics that an OCP *may* include statements on. An OCP **must** include statements and map designations for the following:

- Approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;

- Approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Approximate location and phasing of any major road, sewer and water systems; and,
- Approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites.

Since 1992, OCPs have also been required to include housing policies of the local governments respecting affordable housing, rental housing and special needs housing. OCPs must also include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

Optional OCP Content

In addition to the mandatory context prescribed in Section 473 of the *LGA*, Section 474 expressly permits, but does not require, the inclusion of several other matters in an OCP:

- Policies relating to social needs, well-being and social development;
- Policies respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan;
- Policies relating to the preservation, protection, restoration and enhancement of the natural environmental, its ecosystems and biological diversity;
- Development Approval Information Area(s) designation;
- Development Permit Areas; and,
- Temporary Use Permits.

How was this OCP made?

The making of an OCP is a collaborative process with extensive engagement with the public, local business owners, community associations, non-profits, First Nations, servicing providers, school districts, and other government agencies.

This OCP update is the culmination of an extensive multi-year community engagement process, which included children, youth, elders, community organizations, First Nation members, governments, agencies and partners, have participated in its development. Engagement activities were designed to involve and consult the community on important topics and decisions to guide a shared future for the communities covered in the OCP.

Below is an explanation of the proposed Sentinel Mountain OCP, which is split into 6 parts for ease of use.

Part 1 Introduction

This section provides information on the purpose of the plan, scope, relationship to other plans and policies, and public engagement.

Part 2 The Context for Planning

This section provides important information and context that sets the stage for planning in Area I. This includes the history of the area, important statistics and an analysis of current land use. It also includes important themes provided by the community that need to be addressed in this plan.

Part 3 Vision and Guiding Principles

This section presents a community vision and broad goals that reflect the feedback and priorities of Area I residents and are the guiding principles of this OCP. These goals will be used by the RDCK to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in Area I.

Part 4 Objectives and Policies

The objectives and policies laid out in this section pertain to all of Area I and are intended to provide a decision-making framework in relation to development and land use in Area I over the next 25 years. They are organized into 10 different themes from Residential Lands & Housing, Health and Social Wellbeing to Climate Mitigation and Energy to name a few.

Part 5 Development Strategy

This section includes policies on land use that will guide future development. This includes policies for growth management, future land use designations and specific communities.

Part 6 Implementation

This section includes the tools that are used to help implement the policies of the OCP, including Development Approval Information Areas, DPs and TUPs for commercial and industrial uses only.

What's New in this OCP?

Key changes proposed in the new Sentinel Mountain OCP include:

- Updated mapping Schedules A.1 to A.7, including new Community Connections mapping (A.4), Hazard Lands (A.5.1 and A.5.2) and Aquifer Protection Development Permit Area (A.7) maps attached to the Plan.
- Full redesign, modernization and reorganization of the OCP, such as, new formatting, section headings, as well as, incorporation of a new OCP vision, and community themes.
- Inclusion of the Castlegar to Nelson Active Transportation Corridor Vision in Schedule A.4.
- Inclusion of a Temporary Use Permit section explaining that temporary commercial and industrial uses only can be considered within the boundaries of the Plan area through a Temporary Use Permit application (as per OCP Policy 4.7). Based on input received this OCP does not enable “all use” TUPs to include residential uses.
- Targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets consistent with the List of RDCK Climate Action Ideas (2024).
- The following new Development Permits Areas (DPAs) proposed for incorporation in to RDCK Zoning Bylaw No. 1675, applicable for Area I ONLY: **Aquifer Protection***; **Riparian Protection**; and, **Wildfire**.
- The addition of a Development Approval Information Area (DAIA) under Section 485 of the LGA to ensure that appropriate and sufficient professionally-prepared information guides decision making on land use applications.
- Removal of all applicable references to Electoral Area I from the *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* via the *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024*.

* In 2019, a groundwater vulnerability study conducted by WSP Canada Inc. indicated the Shoreacres aquifer is at some level of risk to contamination based on the physical properties of the aquifer and local geography. There are areas of higher risk that may require additional land-use planning to protect the aquifer and the local rivers. There is concern in the community based on the fact that the majority of residents draw their drinking water from the aquifer and there are no community water or wastewater systems. The proposed Aquifer Protection DPA is designed to address this concern.

Implementation and RDCK Zoning Amendment Bylaw No. 2968, 2024

While DPA guidelines have more traditionally been located within OCPs, such as in the case with the current OCP, it has become better planning practice to include DPA guidelines within a zoning bylaw. There are several benefits to including DPA guidelines in a zoning bylaw, including:

- ✓ *Transparency, clarity, and ease of administration.* A zoning bylaw is a regulatory bylaw and DPA guidelines are regulatory in nature. Interested parties (members of the public, property owners, staff, developers, realtors etc.) will be able to reference the applicable zoning bylaw regulations, DPA guidelines, exemptions, and definitions in the same document instead of having to go back and forth between an OCP and Zoning Bylaw.
- ✓ *Update efficiency and harmonization.* The RDCK's Zoning Bylaw(s) receive more frequent reviews and updates, which will allow for a more regular review and update to the DPA guidelines. This will allow staff to respond to evolving best practices, changing conditions and any emergent planning issues. This will also improve link between zoning bylaw regulations, DPA guidelines and enforcement action.

2.3 COMMUNITY ENGAGEMENT

Community input is essential to the OCP planning process. The overall goal of this engagement process was to facilitate meaningful community involvement in addition to meeting our statutory consultation requirements. A summary of the engagement prior to the latest Open House can be found in Attachment 'D'.

Community Survey - 2016

A 'Community Land Use Survey' for Electoral Area I was undertaken in 2016 and **264 members of the public submitted survey responses** with submissions received from respondents living in eight (8) of the identified communities.

Community Workshops and Presentations – 2016-2017

Following the survey, Regional District planning staff held six (6) community workshops with residents of Electoral Area I during the month of November 2016 to celebrate the community and solicit dialogue on the common themes of local land use and economy, social and cultural, natural environment, and parks and recreation. Regional District staff held three (3) community meetings with residents of Electoral Area I during the summer of 2017. **A total of 211 people participated** in the above events.

Advisory Planning and Heritage Commission (APHC) – Fall 2022- Ongoing

The APHC consists of four long time community members. Three new guest advisory members were selected by the Area Director to provide better community representation and additional local feedback for the duration of the OCP review project. The APHC has been providing support on this planning project since the re-launch in fall 2022.

Virtual Community Open House – January 2023

A virtual community open house event was held in the evening on January 26, 2023 to re-launch the OCP review project. **Approximately 26 members of the public attended** this event (due to the virtual nature of this event staff was unable to determine the exact attendance as more than one person attending virtually from the same phone number could have occurred et al.).

Community “Kitchen Table Conversations” – March 2023

The RDCK’s Planning Services team hosted five in-person “Kitchen Table Conversations” in the communities of Pass Creek, Glade, Shoreacres/Voykin Subdivision, Brilliant and Tarrys/Thrums during the first two weeks of March 2023. In total, **over 150 people in 25 groups participated in the kitchen table conversation exercises** whether in-person led by the RDCK’s planning staff or as a self-directed group or individual.

Community Open House – November 2023

On November 6, 2023 a community open house was held from 5:30 pm to 8:30 pm at the Brilliant Cultural Centre to present the draft policies proposed in the new Area I OCP for community feedback. **Approximately 80-100 community members were in attendance.**

Referral Process – July-August 2024

The draft plan was on referral to the public, external agencies and internal RDCK departments from Jul 25, 2024 to August 26, 2024 for comment. After the referral period closed, these comments were reviewed and used to update the draft OCP before the RDCK Board considers first reading of the bylaw. Once the Board has granted first and second readings a public hearing will be scheduled.

Public Hearing – December 2024 (tentative)

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No **Financial Plan Amendment:** Yes No
Debt Bylaw Required: Yes No **Public/Gov’t Approvals Required:** Yes No

Financial considerations include costs associated with advertising through traditional media in newspapers and/or mail and venue rentals for events in person in phases 3 and 4, including the public hearing. Funding source is Service 104 Planning and Land Use.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Section 475 of the *Local Government Act (LGA)* outlines consultation requirements during development of an OCP. The proposing local government must provide one or more opportunities in addition to the Public Hearing it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. In addition, this Plan complies with requirements set out in the following Sections of the *LGA*: s. 473 - *OCP content and process*; s. 476 - *Consultation on planning for school facilities*; and, s. 477 *Adoption procedures for an OCP*.

3.3 Environmental Considerations

This OCP includes policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity, and incorporates a new Riparian Protection Development Permit Area.

3.4 Social Considerations:

This OCP includes policies relating to health and social wellbeing to cultivate healthy, equitable, inclusive, and supportive environments for residents in the Plan area.

3.5 Economic Considerations:

An OCP must include statements and map designations for the approximate location, amount and type of present and proposed commercial, industrial, agricultural and public utility land uses. This OCP anticipates that commercial needs will be accommodated within existing commercial nodes with major commercial development being directed to the City of Castlegar.

3.6 Communication Considerations:

Throughout the OCP review process there have been multiple and iterative opportunities for community, stakeholder, First Nations and agency consultation in accordance with this project’s revised engagement plan. Should *OCP Bylaw No. 2821, 2024* receive first and second readings, a statutory public hearing will be held to obtain public feedback in accordance with the *LGA*.

The draft plan was on referral to the public, external agencies and internal RDCK departments from July 25, 2024 to August 26, 2024 for comment. After the referral period closed, these comments were reviewed and used to update the draft OCP before the Regional Board considers the bylaw. Please find below a summary table of the referral comments received.

Table 1: Summary of Agency Referral Comments Received

Agency	Summary of Comments	RDCK Action
Agricultural Land Commission (ALC)	Acknowledged the RDCK’s Agricultural Policy Review project (2022) and appreciated the Regional District’s strong support for agriculture. The ALC provided comments to ensure that the OCP is consistent with (as required) the <i>ALC Act</i> .	Edits made to text and mapping to ensure consistency with the <i>ALC Act</i> .
Interior Health	<i>“[IH] think[s] this OCP achieves a balance that fits the unique characteristics and geographic setting of rural communities in the Sentinel Mountain area. As such, we support adopting the proposed bylaw”.</i>	No action required.
Ministry of Agriculture	<i>Ministry staff encourage RDCK to consider adopting a Farm Protection Development Permit (FPDP) for Electoral Area I sometime in the future and would be happy to provide any assistance with such a project.</i> <i>Ministry staff suggest adding ‘distilleries’ to the AG designation, and removing the words “high density” from Policy 9 related to edge planning”.</i>	Suggested changes were made in the draft bylaws. As part of the Agricultural Policy an FPDP for Electoral Areas F, I, J and K, however, due to the engagement feedback received during this project chose not to proceed with creating an FPDP.
BC Transit	<i>“We fully support your decision to encourage infill development (Section 4.1.1) and create more nuance within your land use classifications.</i> <i>Many of the goals and policies stated within section 4.5 of the document are goals that can</i>	Some minor suggested edits made to better align with transit goals.

	<i>be advanced through increased transit ridership”.</i>	
City of Castlegar	<ul style="list-style-type: none"> • <i>“No objection to a regional approach that recognizes role of higher service centres such as Castlegar. As a regional stakeholder the City appreciates reciprocal opportunities to act as a referral agency for large peripheral developments that may have unintended impacts (e.g. housing needs).</i> • <i>Supportive of partnership opportunities on regional scale issues.</i> • <i>Wildfire DPA – Note shift in BCBC away from prescriptive regulations. May wish to review guidelines specific to buildings to ensure that they won’t conflict with the BCBC. However, examples of what FireSmart construction might look like can be valuable for homeowners”.</i> 	No action required. The City’s Wildfire DPA comments are captured in the RDCK Building application checklist, which was developed between Planning and Building as part of the Wildfire DPA drafting.
Penticton Indian Band (PIB)	The PIB circulated a standard referral response.	No action required.
Okanagan Indian Band (OKIB)	The OKIB has conducted a desktop review. Since the <i>“project is located outside of the OKIB’s Area of Responsibility... [the OKIB] defers to the OIB and PIB for a more in depth review”.</i>	No action required.
Osoyoos Indian Band (OIB)	<i>“Due to current levels of internal capacity, [the OIB is] unable to review your referral in the proposed timeline”.</i>	No action required.
Ministry of Transportation and Infrastructure (MOTI)	<p><i>“Thank you for the opportunity to review and provided comment on the Area I OCP.</i></p> <p><i>The overall impact of the changes to the OCP will have minimal impact on the Ministry’s interests.</i></p> <p><i>Any Active Transportation plans or projects that will take place in MOTI right-of-way will require a permit from the Ministry and we look forward to working with the RDCK and their partners on this plan”.</i></p>	No action required.
Ministry of Water Land and Resource Stewardship (WLRS)	<i>“Kootenay Boundary Water Stewardship requests that the Riparian Protection Development Permit areas be a 30m zone around all streams to align with the Riparian Area Protection Regulation Streamside Protection and Enhancement Area (SPEA) evaluation. A 15m limit will not be sufficient for many streams in this area”.</i>	Recognizing the engagement feedback for the proposed new Riparian Protection Development Permit, staff did not incorporate a 30 metre zone around all streams, and suggest monitoring to this new development permit area before moving to a 30 metre riparian zone.

Electoral Area I Advisory Planning and Heritage Commission (APHC)	<i>"The Area I APHC supports the OCP Review project..."</i>	No action required.
Ministry of Municipal Affairs	<i>"The Ministry values the opportunity to understand how local governments are addressing risks and managing growth, [and note] that...The updated Wildfire Development Permit Area guidelines are significant for their focus on reducing wildfire hazards"</i>	No action required.
Shuswap Indian Band	<i>"Based on our initial review... we do not see any apparent significant impacts to our indigenous rights, including title at this time. However, we may at future date want to revisit consultation on this matter should new information become available"</i>	No action required.
Nelson Museum	<i>"The Community Heritage Register is not and should not be the only way to undertake conservation and protection of heritage resources.... The region should be actively sourcing opportunities to support heritage resources, including participating in heritage programs offered regionally and provincially, i.e. Heritage BC"</i>	No changes made as the comments pertain more to the RDCK's heritage service delivery and priorities to be directed by the Regional Board.

3.7 Staffing/Departmental Workplace Considerations:

The project has been led by the Planner 2s with support from the Planning, GIS, Community Sustainability and Building divisions that make up the Development Services and Community Sustainability Department. Participation from other departments was also necessary to create a meaningful and useable OCP, including the Environmental and Community Services Department.

3.8 Board Strategic Plan/Priorities Considerations:

Strategic Priority – Organizational Excellence

SECTION 4: SUMMARY

The Sentinel Mountain OCP meets the statutory requirements as set out under the *LGA*. The efforts of community members that participated and continue to provide feedback during the various phases of the drafting of the Plan are appreciated by the RDCK's Planning Services team. Once adopted, this OCP will be implemented by the RDCK through ongoing planning decisions, actions and partnerships as guided through the Regional District's annual strategic planning. The RDCK Board should monitor the OCP on an ongoing basis to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the RDCK will monitor:

- population and demographic changes;
- groundwater supply, consumption and management issues;

- land supply / demand;
- changing housing needs; and
- economic, social, and environmental factors.

Based on the review of information collected from monitoring, the RDCK may choose to refine or amend the OCP accordingly as resources permit.

Given that OCP Bylaws are considered to be “*living documents*” and are not meant to be static, the occurrence of major policy changes outside of an OCP review is normal and, in some ways, preferable as it allows for more focused consideration and discussion of a specific policy change as it emerges. Staff recommend that the Regional Board consider proceeding with first and second readings of the Sentinel Mountain OCP and applicable amending bylaws, and to direct staff to schedule of the public hearing.

OPTIONS

Option 1: Initial Readings and Proceed to Public Hearing

THAT *Bylaw No. 2821, 2024* being a bylaw of the Regional District of Central Kootenay to adopt the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024* be read a first and second time and referred to a public hearing;

THAT the engagement plan for this planning process be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

THAT in accordance with Section 477 of the *Local Government Act*, *Bylaw No. 2821, 2024* be deemed compliant with respect to the RDCK’s Financial Plan and applicable RDCK Waste and Resource Management Plan.

THAT *Bylaw No. 2821, 2024* be referred to affected First Nations, Provincial agencies and ministries including the Agricultural Land Commission.

THAT *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024* being a Bylaw to amend *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be read a first and second time and referred to a public hearing;

THAT *Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024* being a Bylaw to amend *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* be read a first and second time and referred to a public hearing;

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area I Director is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Option 2: Refer Bylaw(s) Consideration to a future RAC meeting

THAT first and second readings of *Bylaw No. 2821, 2024* being a bylaw of the Regional District of Central Kootenay to adopt the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821-2024* be referred to the December 11, 2024 Rural Affairs Committee meeting.

THAT first and second readings of *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024* being a Bylaw to amend *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 199* be referred to the December 11, 2024 Rural Affairs Committee meeting.

THAT first and second readings of *Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024* being a Bylaw to amend *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* be referred to the December 11, 2024 Rural Affairs Committee meeting.

SECTION 5: RECOMMENDATIONS

THAT the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024* be read a first and second time and referred to a public hearing.

That the *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024* has met the following requirements:

1. The engagement planning process for the public consultation in accordance with Section 475 of the *Local Government Act*;
2. Is consistent with respect to the RDCK's Financial Plan and applicable RDCK Waste and Resource Management Plan in accordance with Section 477 of the *Local Government Act*;

AND FURTHER, THAT *Bylaw No. 2821, 2024* be referred to affected First Nations, Provincial agencies and ministries including the Agricultural Land Commission.

THAT *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024* being a Bylaw to amend *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be read a first and second time and referred to a public hearing;

THAT *Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024* being a Bylaw to amend *Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004* be read a first and second time and referred to a public hearing;

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area I Director Andy Davidoff is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Respectfully submitted,
Stephanie Johnson, MCIP, RPP Planner

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

General Manager of Development Services and Community Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENTS:

Attachment 'A' – *Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2024*

Attachment 'B' – *Kootenay-Columbia Rivers Official Community Plan Amendment Bylaw 2967, 2024*

Attachment 'C' – *RDCK Zoning Amendment Bylaw No. 2968, 2024*

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2967

A Bylaw to amend Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

WHEREAS it is deemed expedient to amend the Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 be amended as follows:
 - A. That Section II. Application be amended by removing reference to Electoral Area I.
 - B. That Section III. Purpose of the Plan be amended by removing reference to Electoral Area I.
 - C. That Section III. Purpose of the Plan be amended by removing reference to Electoral Area I.
 - D. That Section VI. Definition of the Official Community Plan be amended by removing reference to the Advisory Planning Commission for Area I.

- 2 That Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule 'A' – General Objectives and Policies be amended as follows:
 - A. That Section 3.2.4.3 Country Residential 2 Policies be amended as follows:
The minimum lot size shall be one (1) hectare with the exception of Lot 1, District Lot 11912, Kootenay District Plan EPP82210 which shall be 0.79 hectare.
 - B. That Section 3.7.2.4 Parks and Recreation be amended as follows:
Historical interpretation sites and archaeological sites which describe the past and reflect major achievements of residents of the area. Included in this category are the Doukhobor Historical Centre, Robson Community Memorial Church & Cemetery, CPR Train Bridge, Ootischenia Cemetery, Champion Creek Cemetery and the archaeological sites as identified on Schedule 'B' - Land Use Designations.
 - C. That Section 3.8.2.8 Transportation Policies be deleted in its entirety.
 - D. That Section 3.10.4 Brilliant be deleted in its entirety.

- E. That Section 3.10.5 Playmor Junction/Shoreacres be deleted in its entirety.
 - F. That Section 3.10.6 Glade be deleted in its entirety.
 - G. That Section 3.10.7 Tarrys/Thrums be deleted in its entirety.
 - H. That Section 3.10.8 Pass Creek be deleted in its entirety.
 - I. That Section 4.1.2 Justification be amended as follows:
The portions of Electoral Area J – Lower Arrow/Columbia are subject to this Official Community Plan includes the communities of Blueberry Creek, Fairview, Ootischenia and Robson. The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.
- 3** That Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule ‘B’ – Maps be amended by removing all lands within Electoral Area I.
 - 4** That Kootenay – Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule ‘C’ – Trail Development be amended by removing all lands within Electoral Area I.
 - 5** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
 - 6** This Bylaw shall come into force and effect upon its adoption.



Sentinel Mountain

Electoral Area I Official Community Plan
Bylaw No. 2821, 2024



rdck.ca

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2821

A Bylaw to guide decisions in planning and land use within Electoral Area I.

WHEREAS under the provisions of Section 472 of the *Local Government Act* the Regional Board may adopt an Official Community Plan for an area, including provisions for the designation of Development Permit Areas under Section 488 and Development Approval Information under Sections 484, 485, 486 and 487 of the *Local Government Act*;

AND WHEREAS under the provisions of Section 227 of the *Local Government Act* the Regional Board may by General Bylaw, exercise any number of its powers to act by Bylaw;

AND WHEREAS the Regional Board may adopt a Bylaw and each reading of the Bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that Bylaw;

AND WHEREAS the Regional Board has consulted and complied with Sections 475, 476 and 477 as required under the *Local Government Act*;

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 This Bylaw is applicable to Electoral Area I of the Regional District of Central Kootenay.

ADMINISTRATION AND ENFORCEMENT

- 2 The General Manager of Development & Community Sustainability Services, and any other person authorized by the Regional Board are authorized to administer this Bylaw and enter property at any reasonable time to determine whether the regulations of the Bylaw are being complied with.

VIOLATION AND PENALTY

- 3 A person who contravenes, violates or fails to comply with any provision of this bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this bylaw, or who fails or neglects to do anything required by this bylaw, commits an offence and shall be liable upon conviction of a fine of not less than \$5,000 and not more than \$10,000 (Ten Thousand Dollars) and subject to any other penalty or order imposed or remedies available to the RDCK pursuant to the *Local Government Act*, *Community Charter*, *Offence Act* and *Local Government Bylaw Notice Enforcement Act* and regulations thereunder, all as amended from time to time.

4 Each day that an offence continues or exists shall be deemed to be a separate and distinct offence.

VALIDITY

5 If any statement, section, sub-section, clause, sub-clause or phrase of this Bylaw and the provisions adopted by this Bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction; the decision shall not affect the validity of the remaining portions of this Bylaw.

CITATION

6 This Bylaw may be cited as **“Sentinel Mountain Official Community Plan Bylaw No. 2821, 2024.”**

READ A FIRST TIME this [Date] day of [Month] , 2024.

READ A SECOND TIME this [Date] day of [Month] , 2024.

REGIONAL BOARD [Date] day of [Month] , 20XX.
CONSIDERATION OF PART 14,
Sections 475 and 477 of the *Local Government Act* this

PUBLIC HEARING CONDUCTED [Date] day of [Month] , 20XX.
PERSUANT TO PART 14, section
464 of the *Local Government Act*
this

READ A THIRD TIME this [Date] day of [Month] , 20XX.

ADOPTED [Date] day of [Month] , 20XX.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

TABLE OF CONTENTS

1.	Introduction	1
1.1	About the Official Community Plan	1
1.2	Plan Administration and Scope	1
1.3	Relationship to Other Plans and Policies	1
1.4	Public Engagement	2
2.	The Context for Planning	4
2.1	Local Context	4
2.2	Sentinel Mountain Today	6
2.3	Growth Projections and Housing Needs	7
2.4	Existing Land Use	9
2.5	Community Themes	9
3.	Vision and Guiding Principles	11
3.1	Regional Vision for the Future	11
3.2	Broad Goals	11
4.	Objectives and Policies	13
4.1	Residential Lands & Housing	13
4.2	Food, Agriculture & Rural Lands	14
4.3	Economy & Jobs	16
4.4	Natural Resources	19
4.5	Health and Social Wellbeing	20
4.6	Local Infrastructure and Servicing	23
4.7	Transportation and Connectivity	25
4.8	Natural Environment	26
4.9	Climate Resilience and Hazard Lands	27
4.10	Climate Mitigation and Energy	30
5.	Development Strategy	32
5.1	Growth Management	32
5.2	Future Land Use Designations	33
5.3	Community Specific Policies	36
6.	Implementation	40
6.1	Development Approval Information Areas	40
6.2	Development Permits	40
6.3	Temporary Use Permits	44
6.4	Integration of Plans, Studies, Policies and Bylaws	45
6.5	Monitoring, Evaluation and Reporting	46
6.6	Plan Amendment and Review	46
	Appendix A Glossary	48

Appendix B Summary of Amendments 52

List of Schedules

Schedule A	Official Community Plan
Schedule A.1	Existing Land Use
Schedule A.2	Future Land Use
Schedule A.3	Aggregate Resources
Schedule A.4	Community Connections
Schedule A.5.1	Hazardous Lands – Wildfire
Schedule A.5.2	Hazard Lands – Steep Slopes & Flooding
Schedule A.6	Natural Environment
Schedule A.7	Aquifer Protection Development Permit Area

Note: Schedule ‘A’ Map Series can be viewed either on the RDCK website at www.rdck.bc.ca or in hard copy at the RDCK office. Original mapping schedules are as adopted in hard copy as part of the Bylaw. Any subsequent amendments are maintained electronically.

Acronyms Used in this Document

Agricultural Land Commission	ALC
Agricultural Land Reserve	ALR
Aquifer Protection Development Permit Area	APDPA
Development Approval Information Area	DAIA
Industrial and Commercial Development Permit Area	ICDPA
Official Community Plan	OCP
Regional District of Central Kootenay	RDCK
Riparian Protection Development Permit Area	RPDPA
Temporary Use Permit	TUP
Wildfire Development Permit Area	WDPA

Future Land Use Table

The development of land within Electoral Area I following adoption of this Bylaw must be consistent with the overall pattern of land use depicted on Schedules A.1 and A.2, and based on the following land use designations.

<p>Residential Land Use Designations</p> <p>Suburban Residential (RS)</p> <p>Country Residential (RC)</p> <p>Rural Residential (RR)</p> <p>Village Residential (VR)</p>
<p>Employment Land Use Designations</p> <p>Commercial (C)</p> <p>Industrial (M)</p> <p>Agriculture (AG)</p> <p>Resource Area (RA)</p>
<p>Civic and Open Space Designations</p> <p>Community Services (CS)</p> <p>Public Utility (U)</p> <p>Parks and Recreation (PR)</p> <p>Environmental Reserve (ER)</p>

SCHEDULE A

1.0 INTRODUCTION

1.1 About the Official Community Plan

An Official Community Plan (OCP) sets out the long-term vision for a community and guides the continued evolution of the area over the next 25 years. It is a statement of objectives and policies to guide decisions on planning and land use management and the provision of services within the areas covered by the OCP.

The OCP addresses the ‘big picture’ for Electoral Area I (Sentinel Mountain), and assists in managing change and reconciling the community’s diverse interests. The OCP also offers greater certainty for residents, landowners, governments, agencies and community groups about the future of Sentinel Mountain.

1.2 Plan Administration and Scope

In compliance with the *Local Government Act*, an OCP must include land use statements and designations for the amount and location of residential, commercial, industrial, institutional, agricultural, parks and recreation, and public utility uses; and policies for the provision of affordable, rental, and special needs housing. All bylaws enacted or works undertaken by the Regional District of Central Kootenay (RDCK) Board of Directors after the adoption of an OCP must be consistent with the plan.

In circumstances where matters are outside the jurisdiction of the RDCK, this OCP states broad community objectives. This OCP cannot, and does not, commit other government agencies or other organizations to act according to community objectives or policies.

All OCP references to external and/or third party documents, such as bylaws, plans, policies and guidelines are recognized as being amended or replaced from time to time.

1.3 Relationship to Other Plans and Policies

The RDCK has undertaken the following related initiatives that have informed the development of this OCP:

- Regional District of Central Kootenay Regional Parks Strategy (2009);
- Regional District of Central Kootenay SustainABLE Central Kootenay (2010);
- Regional District of Central Kootenay Water Management Plan and Acquisition Strategy (2010);
- Regional District of Central Kootenay Agricultural Area Plan (2011);
- Regional District of Central Kootenay Waste Water Management Plan (2012);
- Regional District of Central Kootenay Strategic Community Energy and Emissions Plan (SCEEP) (2016);
- Regional District of Central Kootenay Castlegar, Area I and J Recreation Master Plan (2017);
- Brilliant Headpond Shoreline Management Guidelines (2018);

- Regional District of Central Kootenay Drastic-Based Vulnerability Study Shoreacres Aquifer (2019);
- Regional District Of Central Kootenay Flood and Steep Creek Geohazard Risk Prioritization Study (2019);
- Regional District of Central Kootenay Regional Watershed Governance Initiative (2020);
- Regional District of Central Kootenay Community Heritage Register (2020);
- Regional District of Central Kootenay Regional Housing Needs Assessment (2020);
- Castlegar & District Economic Development Strategy (2020);
- BC Transit Kootenay Lake West, Castlegar and Area and City of Nelson Transit Future Service Plan (2021);
- Regional District of Central Kootenay Resource Recovery Plan (2021);
- Regional District of Central Kootenay Affordable Housing Action Plan (2023);
- Electoral Area I Community Wildfire Resiliency Plan (2023); and,
- Nelson to Castlegar Active Transportation Corridor Vision Plan (2024).

1.4 Public Engagement

An OCP represents the vision and objectives of a community on future growth and development. This OCP was prepared in consultation with participating local residents, land owners, community groups, businesses, rights holders, the Electoral Area I Advisory Planning and Heritage Commission and advisory group, and various levels of government.

This OCP is the culmination of an extensive multi-year community engagement process designed to revisit and update the OCP for Sentinel Mountain. Over 425 participants, including children, youth, elders, community organizations, First Nation members, governments, agencies and partners, have participated in its development. Engagement activities were designed to involve and consult the community on important topics and decisions to guide a shared future for the communities covered in the OCP.

Public Consultation was undertaken in three phases, during which the community was extensively engaged on a number of issues. All feedback that was provided throughout the consultation process was considered in the development of this OCP.

Figure 1: Engagement Process



2.0 THE CONTEXT FOR PLANNING

The updated OCP objectives, broad goals and policies respond to the current context of Sentinel Mountain as well as emergent themes such as affordable housing and climate change. The updates aim to address key issues and community values that surfaced through the engagement process.

2.1 The Local Context

Electoral Area I has a total land area of 109.5 square km (2021 Census) and is part of the Regional District of Central Kootenay (RDCK). Electoral Area I is located north of Castlegar and has ten main settlement areas: Brilliant, Tarrys, Thrums, Gibson Creek, Pass Creek, Glade, Glade Central, Shoreacres, Voykin Subdivision, and Playmor Junction West.

2.1.1 Natural History

The major lakes and their tributary rivers within the RDCK are dominant physical forces in the area, impacting historical development in the region. The Central Kootenay river systems are the result of the area's glaciation 13,000 years ago. The most prominent of these systems is the Columbia River, the fourth largest river by volume in North America, which stretches nearly 2,000 kilometres from its headwaters near Canal Flats in eastern British Columbia to Oregon and the Pacific Ocean. Melting glaciers formed the Slocan River, which flows south to join the Kootenay River at Shoreacres. The Kootenay River originates in the Rocky Mountains, flows south into Montana and Idaho and through Kootenay Lake, and eventually reaches the confluence with the Columbia River at Brilliant. In large part due to this powerful geography, RDCK's more recent natural and human history has been dominated by intensive hydro-electric development.

Development in Electoral Area I primarily follows the valley bottoms along existing waterways. Sentinel Mountain, the namesake of the area, is at the center of Electoral Area I.

2.1.2 First Peoples

Sinixt, Ktunaxa, Syilx and Secwépemc peoples have existed and prospered in the lands in and around RDCK since time immemorial.

With respect for the distinct language and culture of the Sn̓ɬay̓čkstx - People of the bull trout place/or/the upper Columbia River region - this plan will use the anglicized term "Sinixt" (pronounced "sin-EYE -kuh-stuh). Full, correct pronunciation of the name we call ourselves can be found at Sinixt.com/sinixt-culture/language-revitalization/, along with other place names and vocabulary in oral recordings.

The Sinixt have lived and prospered in this area since the most recent glacial retreat 6-7,500 years ago. Prior to European contact in 1811, the Sinixt lived peacefully in these mountain valleys in a vast territory. The Sinixt developed a unique culture within the dense, old-growth cedar-hemlock ecosystem, a unique inland temperate rainforest. They travelled

unobstructed along water highways, gathered and preserved abundant ocean salmon runs, bull trout, sturgeon and kokanee, and hunted within snowy peaks where mountain goat, caribou herds and other ungulates flourished. Long winter dormancy meant time in winter pit house villages, made possible due to careful food preservation. These pit house villages signal how deeply and widely the Sinixt inhabited their territory across many thousands of years.

The establishment of the International Boundary line and agricultural settlement resulted in Sinixt villages being replaced by local saw mills and farms from Kp̓iłl̓s (Castlegar) to K̓y̓samlúp (Nelson) and beyond. Gradually, the Sinixt - who had once travelled freely across their territory - became known as the 'American Indians', who struggled to maintain their place in the rapidly settling region.

As towns and cities sprang up without a reserve for Sinixt people until 1902, the Sinixt were further marginalized and pushed out. Settler misunderstanding, combined with government policies of exclusion, led to the 1956 "extinction" in Ottawa. As local government systems solidified across the RDCK, the Sinixt gradually disappeared from public record too, a situation that compounded over decades, especially after the advent of BC's treaty process in the 1980-1990s.

The decision in *R. v. Desautel*, handed down by the Supreme Court of Canada on April 23, 2021, was a landmark legal challenge to restore the rights of the Sinixt people in Canada. Sinixt people fought for and won the restoration of their rights as an Aboriginal People of Canada, proving that the international boundary cannot divide and change Indigenous identity and culture. The case will have profound consequences for the Sinixt going forward.

púti? kwu? alá? (We are still here).

2.1.3 Early Settlements

The Columbia River was an important trade route that passed through First Nations territory where Electoral Area I is today. The first recorded contact between the Sinixt and Europeans occurred in 1811 when British explorer David Thompson paddled up the Arrow Lakes.

The Columbia and Kootenay Railway built in 1891 transported mining freight through this area from steamer ships that docked near Robson and Pass Creek on the Columbia River to Nelson, Revelstoke, and beyond. Paddle wheelers, including the SS Minto, carried goods, ore, and passengers between Revelstoke and Robson.

This span of Columbia and Kootenay Railway was known as the "railway from nowhere to nowhere." By 1916 and after completion of the Kettle Valley Railroad, it was part of the transcontinental railroad connecting the Atlantic and Pacific Oceans.

Between 1908 and 1913, about 6,000 Doukhobors, religious refugees from Russia, relocated to this area from Saskatchewan. Under the leadership of Peter V. Verigin, the Doukhobors

settled in Brilliant and other parts of Sentinel Mountain until the 1930s and 1940s. Brilliant was the centre of the Doukhobor community and included a jam factory, grain elevator, fruit packing shed, general store/post office, and train station.

From 1909 to 1912, the Doukhobors purchased 1,760 acres in Pass Creek, 1,902 acres in Glade, and 500 acres in Shoreacres. They cleared the land, planted fruit orchards and grain fields, established numerous villages, set up the Glade ferry in 1912, built the Brilliant Suspension Bridge in 1913, and established a number of mills, granaries, barns, and irrigation works. Doukhobor community land holdings were sold between 1961 and 1963.

2.2 Sentinel Mountain Today

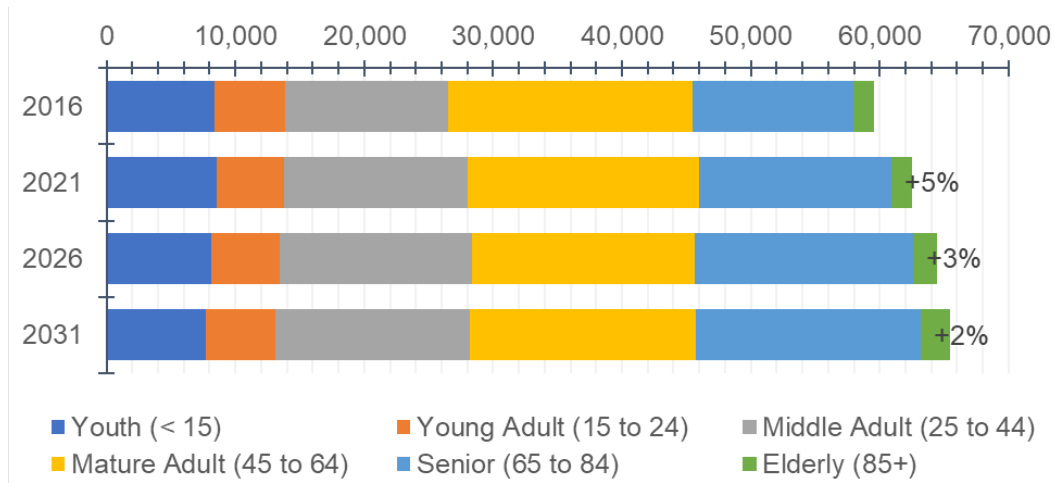
- The 2021 Census recorded 2,607 people living in Electoral Area I. Since 1996, the population of Electoral Area I has grown by 4% or 100 people with periods of growth and decline in between. As is the trend across Canada, the population of Electoral Area I is growing older. The median age was 39.8 years old in 2001 and was 47.6 years old in 2021. In the Plan area, 11.7% of the population in Electoral Area I was 65 years and older in 2001 and 20.9% of the population was 65 years and older in 2021.
- Households are changing as well. The number of households grew 12.4% from 1005 households in 2001 to 1130 households in 2021. When the number of households grow faster than the population, it often means that more people are living alone.
- Census data shows that people who live in Electoral Area I have generally lived in the area for a long time. 65% of respondents to a 2016 RDCK survey had lived in Electoral Area I for 15 years or longer.
- Census data from 2021 shows that about 80% of residents are at least third-generation Canadians. Data going back to 2011 shows most people have not moved from outside of Electoral Area I, with generally fewer than 20% of people having moved into the area from other parts of British Columbia.
- Diversity is a concept that encompasses the many ways that people experience the world differently due to race, ethnicity, class, gender, age, sexuality, ability, educational attainment, spiritual beliefs, creed, culture, tribal affiliation, nationality, immigration status, political beliefs, veteran status, and more. Since 2001, the number of people the census refers to as “visible minorities” has increased in Electoral Area I from less than 1% of the population to almost 3% in 2021. The number of people identifying as Indigenous has also increased during the same period from about 1.4% of the population 2001 to almost 6% in 2021. The 2021 census noted that about 250 people in Electoral Area I spoke Russian at home making it the most common non-official language.

2.3 Growth Projections and Housing Needs

2.3.1 Growth Projections

Between 2016 and 2021, the population of the RDCK increased by 5% to 62,515 residents. Projections anticipate the population will continue to grow to nearly 65,000 residents by 2031. New growth is almost entirely driven by increases in the population aged 65 and older. Between 2021 and 2026, seniors are expected to surpass mature adults as the largest age cohort in the RDCK.

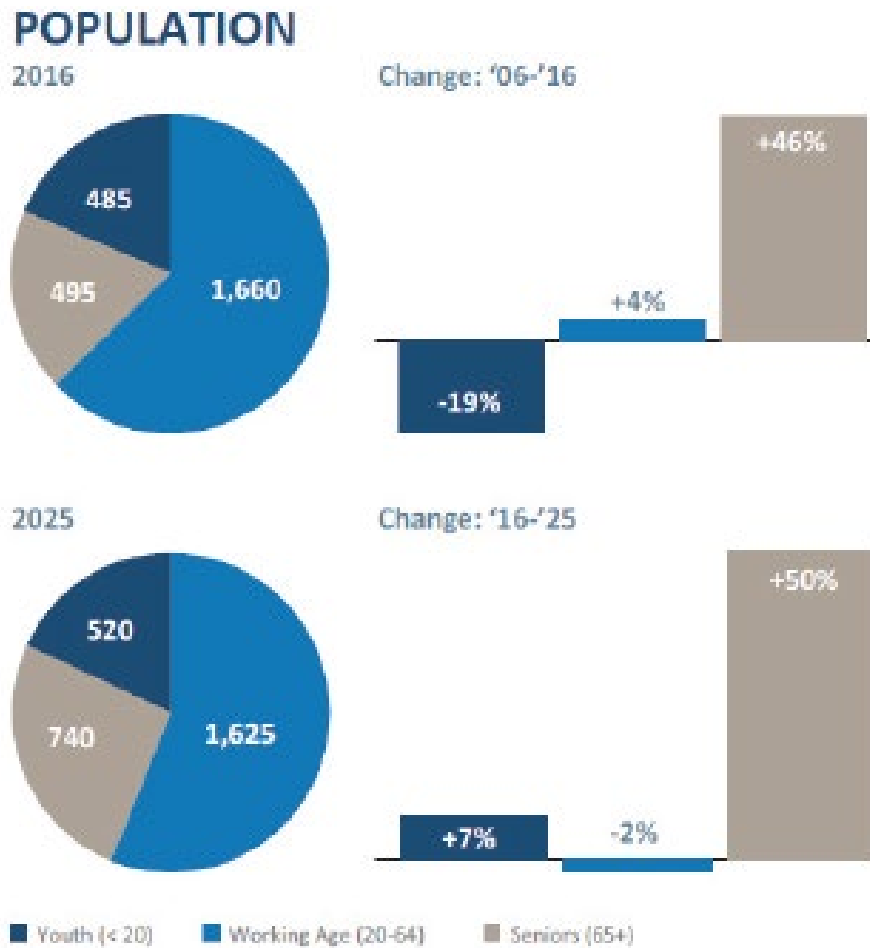
Figure 2: Current and Anticipated Population, RDCK



Source: Statistics Canada, 2016 and 2021 Census

Electoral Area I's population grew 4% between 2006 and 2016. Projections anticipate growth of 9% to 2025, potentially reaching 2,885 people. The median age is likely to continue increase from 47.2 (2016) to 48.4.

Figure 3: Electoral Area 'I' Population Change



Source: Statistics Canada, 2016 and 2021 Census

2.3.2 Housing Needs

Household Types. The most prevalent household types are one-person households and couples without children. One-person households are typically the youngest and oldest adult members of our communities and often are navigating challenging housing circumstances on low or fixed incomes. Because of the trend of smaller household sizes, fewer people now require more homes. Electoral Area I and its partners need to be outpacing its population projections just to keep up with demand.

Existing Housing Stock. Households are getting smaller, but housing is staying the same size. Most housing is still larger, single-detached dwellings (88%). 7.5% of housing in Electoral Area I is in need of major repairs.

Housing Affordability. Affordability is a concerning indicator in Electoral Area I as 14% of households were in an unaffordable home. Between 2005 and 2021, the median sale price of

homes rose from \$165,000 to \$429,000. This is a dramatic 160% increase. Although incomes have increased modestly, they have not kept pace with the change in housing cost – especially for first-time home buyers without existing equity or external financial support.

Housing Demand. Electoral Area I historically builds 5 units annually. Housing projections anticipate an annual private market demand of 16 new units. By 2025 it is estimated that a total of 880 3-bedroom, 365 2-bedroom and 35 1-bedroom units are needed (an increase of 60 2-bedroom and 90 3-bedroom units from 2016).

2.4 Existing Land Use

Schedule A.1 is a generalized view of the existing residential, commercial, industrial, institutional, agricultural, recreational, utility uses, and vacant sites currently in Electoral Area I based from BC Assessment data. The following summarizes existing uses and current capacities:

- Electoral Area I has 11 commercially zoned properties (4.3 ha) and no vacant commercially zoned properties. However, some properties are not currently in use or under developed. There are 9 industrial zoned properties (17.7 ha) and no vacant industrial zoned properties. Employment lands analysis shows land constraints for future industrial and commercial use.
- A total of 399 parcels (3% of lands in Electoral Area I) are within the ALR. The percentage of ALR in Electoral Area I that is assessed as farmland is low at 6.8% (27 parcels).
- As noted in Section 2.3, 16 new housing units may be needed annually to meet demand. Electoral Area I has 588 vacant private properties and 191 residential zoned properties whose current zoning would allow future subdivision.

2.5 Community Themes

Stemming from the community engagement opportunities, a range of identified community priorities were discussed and are summarized generally by theme below:

Exposure to natural hazards such as wildfires and flooding are an item of concern for many residents. Many participants wish to see the OCP include objectives and policies aimed at reducing risk from these hazards.

The natural beauty and access to parks and recreation is highly valued by residents. Some wish to see further protection of natural areas and the expansion of trail, parks and recreation infrastructure (i.e. boat-launches, parking, amenities etc.).

The freedom from regulation and culture of independence of the area is highly valued by residents. Some residents identified potential tensions between the desire to see limited regulation and the need to address unsafe buildings, unkept properties, bylaw enforcement, and environmental degradation.

Address lack of services and utilities including safe drinking water in locations such as Glade are a priority for some residents living in affected areas.

Many residents do not want to see rapid changes to Sentinel Mountain and envision the community looking similar in the future to how it looks now.

Accommodating growth and how residential infill opportunities should be considered was a concern with many participants commenting that the City of Castlegar and areas with existing servicing infrastructure are better suited for development.

Need for age friendly planning and understanding the changing demographic profile of Sentinel Mountain was raised routinely as a priority with participants agreeing about the importance of creating more diverse housing options, supports and facilities that can accommodate an aging population.

Strong community attachment with participants noting that residents look out for each other, but with new community members moving in there is also a desire in some communities to foster more community connections.

3.0 VISION AND BROAD GOALS

3.1 Regional Vision for the Future

“Our ambition is that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all residents and visitors.” – RDCK SustainABLE Central Kootenay

3.2 Broad Goals

The following broad goals reflect the feedback and priorities of Mount Sentinel residents and are the guiding principles of this OCP. These goals will be used by the RDCK to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in Mount Sentinel. The broad goals outline the key priorities according to input from Mount Sentinel residents, which was provided through community engagement activities.

1. **Agriculture.** Support the area’s existing and future agricultural activity and farmers by supporting agricultural systems and protecting agricultural lands that contribute to the area’s economic base, character and sense of place.
2. **Community connection.** Work to increase the sense of community and social interaction of residents of all ages by investing in existing community halls, parks and facilities to provide spaces for community events, gatherings and programming.
3. **Economic development.** Contribute to the area’s economy and support local jobs by allowing a variety of land uses that complement the rural character.
4. **Heritage.** Honour the area’s Indigenous, Doukhobor and other settlement history, including heritage sites.
5. **Homes for all.** Encourage housing options in existing residential areas that are consistent with the rural character of the area. Support affordable housing and aging in place.
6. **Natural environment.** Steward and protect the area’s natural features, including sensitive ecosystems and habitat.
7. **Natural hazards and climate change.** Take action to mitigate risks from natural hazards such as wildfire and flooding, and support adaptation and carbon pollution reduction initiatives to enhance community resilience.
8. **Neighbour-friendly.** Protect and improve the quality of life of residents, promote civic responsibility and encourage good relationships between neighbours.

9. **Reconciliation.** Engage with First Nations (Sinixt, Ktunaxa, Syilx and Secwépemc) on matters that affect all communities within Mount Sentinel.
10. **Transportation.** Maintain a safe and efficient multi-modal transportation system for all road users working in cooperation with the Ministry of Transportation and Infrastructure.
11. **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential, agriculture and ecosystem health.

4.0 OBJECTIVES AND POLICIES

The objectives and policies laid out in this section of the OCP pertain to all of Mount Sentinel and are intended to provide a decision-making framework in relation to development and land use over the next 25 years.

4.1 Residential Lands and Housing

4.1.1 Objectives

1. Accommodate anticipated residential growth in a manner that protects the rural character, environmental integrity, and the social and cultural diversity of the Mount Sentinel.
2. Encourage new infill housing forms that complement existing single detached housing neighbourhoods to increase affordable housing, support aging in place and promote rental opportunities.
3. Direct new residential development to established residential areas and municipalities to ensure efficient use of existing services, amenities, and infrastructure and to avoid continuous sprawl-like development.
4. Encourage high quality design, building, development and landscaping standards that improve energy efficiency and maintain and enhance rural character.
5. Support accessibility in housing to ensure that seniors and those with mobility challenges are able to reside safely in their respective communities.

4.1.2 Policies

The Regional Board:

1. Supports anticipated residential growth in the areas designated as Suburban Residential and Country Residential on Schedule A.2 (Future Land Use).
2. Encourages increased housing diversity and choice for all of Mount Sentinel by allowing for accessory dwellings such as: secondary suites, carriage houses and garage suites to increase the number of dwellings available for rental occupancy and for single occupancy households.
3. Supports initiatives to provide for special needs housing required for seniors and those with mobility issues or in need of support, within the communities of Brilliant, Thrums or Tarrys where servicing and transportation needs can be met.
4. Will assess and evaluate proposed residential development based on the following:
 - a. ability to meet identified community housing needs;
 - b. capability of accommodating domestic water and waste water disposal that does not negatively affect human health and safety nor the environment;

- c. capability of the natural environment to support the proposed development, and any impacts on habitat and riparian areas;
 - d. susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - e. compatibility with adjacent land uses and designations, and how the form and character complements the surrounding area;
 - f. proximity and access to existing road networks and other community and essential services if they exist; and
 - g. mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas.
5. Encourages the clustering of new residential subdivisions to create separation between neighbouring developments and to avoid continuous sprawl-like development where feasible.
 6. Recognizes the limitations for further residential development in specified areas of Shoreacres, Voykin Subdivision, and Playmor Junction West where water supply may be vulnerable or septic servicing at capacity.
 7. Should investigate the establishment of a retro-fit program to support long term repair and maintenance associated with renovation of existing housing stock and enhanced energy standards.
 8. Encourages *adaptable housing* standards in housing to ensure that seniors and those with mobility challenges are able to reside safely in their respective communities.
 9. Does not support the use of housing as short-term rentals.

4.2 Food, Agriculture and Rural Lands

4.2.1 Objectives

1. Recognize the importance of local food production to the local economy and the health of the community.
2. Preserve and promote the use of agriculturally viable land for current and future agricultural production.
3. Protect agriculturally viable land from uses that are inconsistent with agriculture or are incompatible with existing agricultural uses in the area.
4. Encourage the agricultural sector's viability by adopting supportive land use policies within and adjacent to farming areas.
5. Ensure adequate water and land resources for agricultural purposes.
6. Minimize conflicts between agriculture and other land uses.

7. Discourage rural sprawl.

4.2.2 Policies

The Regional Board:

1. Anticipates that agricultural production will be accommodated on existing lands within the ALR and lands designated as Agricultural on Schedule A.2.
2. Supports the protection of non-ALR land with high soil value for existing and future agricultural activity to help meet local food demands.
3. Discourages applications to the ALC for subdivision and non-farm use in the ALR unless the proposal provides evidence that it has a net benefit to agriculture.
4. Supports the consolidation of lots that may support more efficient agricultural operations.
5. May work with the City of Castlegar if practicable on a co-operative approach to agricultural lands within the urban/ rural interface that will mitigate the loss of agricultural land to future growth.
6. Directs residential and non-farm uses to lands where there is low agricultural capability.
7. Discourages agricultural land uses that adversely impact the surrounding environment or compromise the capability of the land for future food production.
8. Should examine potential impacts on water resources in agricultural areas when considering land use amendment applications not related to agriculture or subdivision and non-farm use proposals in the ALR.
9. May consider buffering of commercial, industrial and residential development adjacent to agricultural areas.
10. Allows for off-site accommodations for farmers and farm workers as an accessory use in Rural Residential designations.
11. Supports community gardens and backyard livestock in all designations to promote food security.
12. Supports the policies within the *RDCK Agricultural Area Plan*.
13. Encourages and promotes the *Environmental Farm Plan Program* to farmers in the Region.
14. Will support the Province, other agencies, non-profit societies and the agricultural community with the development of tools for the management of invasive and nuisance plant species to conserve agricultural values in the area.

4.3 Economy and Jobs

4.3.1 Commercial Objectives

1. Maintain the current level of local commercial sites to serve the existing communities and consider expanded services as future growth may dictate.
2. Enhance the long-term vitality and economic sustainability of Mount Sentinel by supporting more regional economic diversification through the facilitation of new and existing businesses and the creation of employment.
3. Recognize the commercial and service center role of the City of Castlegar and Playmor Junction and direct that commercial development in Mount Sentinel will primarily be oriented toward serving local community needs.
4. Encourage neighbour-friendly home based businesses as a means of strengthening the economic base.

4.3.2 Commercial Policies

The Regional Board:

1. Anticipates that commercial needs will be accommodated within existing commercial nodes within the communities of Thrums, Tarrys, Brilliant and Pass Creek as designated on Schedule A.2 (Future Land Use).
2. Directs major commercial development to the City of Castlegar.
3. Limits commercial lands to those existing designated areas, or to areas where they may be considered in conjunction with future residential or mixed-use developments.
4. Encourages the clustering of commercial development rather than strip-style development along the highway
5. Supports the revitalization of commercial properties not currently in use or that are under developed.
6. Supports the development of guidelines for the form and character of new and expanded commercial developments within the community in order to enhance and protect the surrounding rural and natural environment.
7. Will accommodate temporary commercial uses in appropriate locations.

4.3.3 Home-based Business and Accessory Tourist Accommodation Policies

The Regional Board:

1. Supports neighbour-friendly home based businesses to satisfy local employment needs provided they do not negatively impact the natural environment or strongly conflict with the residential character of communities.

2. Encourages home based business opportunities to remain flexible and accommodate expanded employment needs.
3. Will provide for accessory tourist accommodation as a secondary use to a residence in the form of bed and breakfast operations and camping facilities.

4.3.4 Industrial Objectives

1. Ensure there is opportunity for neighbour-friendly light industrial uses in support of the local economy.
2. Support and enhance industrial uses while minimizing incompatibility with surrounding land uses through requirements for screening and/ or landscaping.
3. Encourage value added resource manufacturing and production to maximize the value of raw materials within the local community.

4.3.5 Industrial Policies

The Regional Board:

1. Anticipates that industrial development needs will be accommodated within existing industrial areas as designated on Schedule A.2 (Future Land Use).
2. Encourages new large-scale industrial activities to locate in the City of Castlegar.
3. Supports neighbour-friendly new light industry and value added manufacturing so that a broader employment base can be achieved and economic benefits be retained in the local community.
4. Public hearings for industrial developments should not be waived, if eligible under the *Local Government Act*.
5. Directs that new or expanded industrial developments take place on existing brownfield lots as to minimize further contamination of lands within the area.
6. Supports the clustering of industrial uses rather than furthering strip-style development along the highway.
7. Requires good arterial access for new industrial development.
8. Supports the development of guidelines for the form and character of new and expanded industrial developments within the community.
9. Will accommodate temporary industrial uses in appropriate locations.

4.3.6 Aggregate and Mineral Resources Objectives

1. Identify lands having recoverable deposits of sand and gravel and protect those lands from land uses that would limit or prohibit extraction.
2. Protect sources of domestic and irrigation water supply from potential negative impacts.

3. Minimize impacts to existing residential uses.
4. Advocate for engagement with affected local communities.
5. Support the rehabilitation and reclamation of resource extraction lots.

4.3.7 Aggregate and Mineral Resources Policies

The Regional Board:

1. Anticipates that recoverable deposits of sand and gravel needs will be accommodated within existing quarry properties as indicated on Schedule A.3 (Aggregate Resources) and that any new lands will be subject to application for a land use amendment or temporary use permit where applicable.
2. Discourages new aggregate or mineral extraction in the Shoreacres Aquifer. Existing activities should abide by the recommendations of the *Drastic-Based Vulnerability Study - Shoreacres Aquifer* as their Mines Permits are renewed.
3. Discourages the Province from issuing permits for mineral extraction and processing within 1 kilometre of Suburban Residential and Country Residential Designations.
4. Will consider support for the processing of aggregate or mineral resources on the basis of a variety of criteria, including but not limited to the:
 - a. extent of visual screening, and other mitigation works proposed;
 - b. type of processing proposed;
 - c. potential for noise and dust nuisance for nearby properties;
 - d. compatibility with adjacent land uses;
 - e. potential for light pollution;
 - f. potential for vibration from blasting of materials;
 - g. environmental sensitivity of the lot and adjacent land;
 - h. accessibility; and
 - i. the characteristics of the aggregate deposit and groundwater resources.
5. Encourages full utilization of existing recoverable deposits prior to development in areas where new recoverable deposits are located.
6. Encourages that the recommendations of the *Directorate of Aggregate Services* be followed with respect to aggregate extraction in community interface areas.
7. Encourages the Province to refer mineral exploration proposals to the RDCK for comments and to give due consideration to the impact of resource extraction activities on surrounding land uses, sources of domestic and irrigation water supply, and development activity.

8. Strongly encourages the Province to inform, meet and meaningfully communicate with affected communities before public land is utilized for aggregate or mineral extraction or processing.
9. Encourages the Province to include in their permitting the on-going rehabilitation of aggregate extraction and mineral processing lots.
10. Recognizes that the terms or conditions of this Bylaw have limited application to any management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified as a 'mineral' or a 'mine' under Provincial Acts and Statutes, so long as the Province manages the activities and land for that purpose.

4.4 Natural Resources

4.4.1 Objectives

1. Retain and diversify resource-based land uses that contribute to the local economy and nature of communities in Mount Sentinel.
2. Recognize the importance of public lands for recreational values and opportunity.
3. Work with the Province and private landowners to ensure that resource based activities do not result in an increased occurrence or magnitude of natural hazards in areas where there is risk to persons or property and that such activities include safeguards for water supply.
4. Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.

4.4.2 Policies

The Regional Board:

1. Recognizes the jurisdiction of the Province over public land.
2. Will strive to work with the Province to ensure community watersheds and sources of domestic water supply are recognized and protected.
3. Supports the development of community owned and managed woodlots in consultation and with the support of the community.
4. Encourages low impact recreational uses that avoid critical habitats and minimize disturbance and will work with the Province and others to ensure there are adequate staging areas with off-road parking for such uses.
5. Supports participation by First Nations communities in the management and development of public land in resource areas.
6. Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds.

7. Where there is forestry use, encourages selective logging to maintain undiminished capacity of the land to absorb and retain water, prevent erosion and permit groundwater recharge throughout the harvest cycle.
8. Encourages more stringent oversight of erosion and sedimentation of tributary streams to protect healthy gravel transport for fish.
9. Discourages logging in old-growth forests.
10. Encourages the Province to have due consideration for the impact of resource activities on existing adjacent residential developments and infrastructure such as roads.
11. Encourage the Province to recognize *environmentally sensitive areas*, hazard areas, and areas upstream of alluvial fans and uphold the strictest regulation for natural resource development in these areas.
12. Encourages the Province to refer applications for licences, permits, the disposition of public land, mineral exploration proposals involving surface disturbance, and any other development or activity to the RDCK.

4.5 Health & Social Wellbeing

4.5.1 Objectives

1. Cultivate healthy, equitable, inclusive, and supportive environments for the overall health and wellness of the community.
2. Support inclusive participation of all citizens with diverse means, needs, ages, and abilities in all aspects of community life.
3. Advance collaborative multi-sector partnerships that support human health.
4. Foster spaces where the community can come together.
5. Promote good neighbourliness.
6. Recognize the variety of leisure, social, cultural and spiritual activities important to residents of Mount Sentinel communities.
7. Commit to initiating a long-term journey towards Truth, Healing and Reconciliation.
8. Celebrate the culture and heritage of the people and communities, including Indigenous communities.

4.5.2 Community Services Policies

The Regional Board:

1. Anticipates that community service's needs are accommodated within existing and proposed facilities within Mount Sentinel as indicated on Schedule A.2 (Future Land Use) and that each community will have access to spaces where community members can come together.
2. Directs new community service and administrative developments to areas where services and amenities are more readily available and where they best serve the needs of the community.
3. Will work with the Province, Kootenay-Columbia School District No. 20 and Kootenay Lake School District No. 8 to ensure public education needs are being met through the provision of educational facilities and student transportation.
4. Supports the establishment of daycare facilities and small group care facilities within residential or community service areas.
5. Recognizes the importance of maintaining health service facilities and larger group care facilities centrally within the City of Castlegar, though consideration may be given to other areas where deemed appropriate and supported by the community.
6. Will work cooperatively with the City of Castlegar, City of Nelson, adjacent Rural Electoral Areas and the Province to direct community service and administrative facilities to areas where they are central, accessible and meet the needs of the broader community.
7. Will collaborate with support service partners in the City of Castlegar, City of Nelson and adjacent Rural Electoral Areas with regard to efforts to reduce poverty levels in the community. Effort will be made toward providing choice of housing, enhanced access to affordable childcare options, access to services, and enabling the production of and access to local food.
8. Will support the use of public and private lands for local community events as important contributors to the social and cultural values of the area, provided that such events are supported by communities and are neighbour-friendly.
9. Encourages that public spaces and buildings are designed or re-designed to accommodate accessibility.
10. Encourages a strong sense of community through support to local volunteer organizations.

4.5.3 Parks and Recreation Policies

The Regional Board:

1. Supports the existing and proposed network of public outdoor recreation lots and trails as indicated on Schedules A.2 (Future Land Use) and A.4 (Community Connections).

2. Encourages the Province to provide on-going access to public recreation sites, trails and forest service roads for the purposes of outdoor recreation, foraging and wild harvesting.
3. May partner with the City of Castlegar and adjacent Rural Electoral Areas if practicable to ensure that the long-term recreational needs of the community are met.
4. Supports the enhancement of opportunities for children, youth, and adult recreational and leisure activity and the creation of inter-generational programs to improve youth engagement and encourage social interaction for rural seniors.
5. Recognizes the vital contribution of community members and volunteers in the long-term operation and maintenance of indoor and outdoor recreational facilities, including parks and trails.
6. Seeks to provide universal access to recreational amenities in Mount Sentinel, including parks, trails, facilities and programs.
7. Will identify and work to acquire parks and recreation sites in the region to meet the present and future needs of residents.
8. Supports the establishment and maintenance of public access points along the Slokan, Kootenay and Columbia Rivers for the purposes of swimming, fishing and other recreational pursuits.
9. Seeks to continue to work towards developing a broad system of linear parks, trails and linkages to access community parks, recreation areas, public open space and amenities that accommodate a variety of active user.
10. Encourages continued participation in the establishment of an integrated network of trails to access Campbell Fields, Slokan Pools and Slokan Valley Rail Trail as part of the Slokan Valley Greenbelt initiative.
11. Supports the Trans Canada Trail as an important connection between South Slokan and Castlegar.
12. Support the development of correct interpretive signage about First Nations in all RDCK parks.
13. For the purposes of Section 510(2) of the *Local Government Act*, designates residential lands suitable for subdivision in the Sentinel Mountain Plan area as having future park potential.
14. Recognises that Mount Sentinel is generally rural or semi-rural in nature, and that when land is acquired for parkland it should be focused upon passive recreation opportunities such as water accesses, greenway linkages and trails.
15. May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a. proximity to settlement areas, other parks & trails, and bodies of water;
 - b. distance from environmental hazard areas;
 - c. average slope should be 10% or less;

- d. adequate accessibility;
- e. cultural or natural features of significance;
- f. potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
- g. potential for recreation (active park), conservation (passive park) or enhancement of public access.

16. Where environmentally sensitive areas of critical habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organization within the RDCK in addition to the parkland or cash in-lieu required by the *Local Government Act*.

4.5.4 Heritage Policies

The Regional Board:

1. Should undertake the conservation and protection of heritage resources through the Community Heritage Register.
2. Supports properties with sufficient heritage value or heritage character to be nominated by the community for inclusion on the Community Heritage Register.
3. Supports incorporation of Indigenous cultural and heritage resource objectives within the Community Heritage Register, where appropriate.
4. Encourages developers to consider cultural and heritage protection opportunities in project planning and design.
5. Supports collaboration with local First Nations in the identification and protection of areas of archaeological and cultural value, including maintaining access for fishing and hunting, resource gathering and processing, burial sites, pictographs and other places of cultural significance.
6. Support the Province, senior governments, First Nation communities, individuals and interest groups in identifying and protecting features and places of scenic, architectural, historical, spiritual, archaeological and cultural significance.
7. Recognizes the value associated with recognition of Doukhobor heritage sites and culture.
8. May consider the range of authorities established under the RDCK's Heritage Conservation Extended Service Establishment Bylaw in the inclusion of heritage conservation in all aspects of community planning.

4.6 Local Infrastructure and Servicing

4.6.1 Objectives

1. Encourage coordination of land use planning and service delivery among the RDCK, City of Castlegar, adjacent rural Electoral Areas and senior levels of government to ensure that costs are minimized and services are provided in an effective and efficient manner.
2. Support expanded utility services where there is community need and desire.
3. Support the maintenance of high water quality of groundwater and surface sources of domestic and irrigation water supply.
4. Work toward supporting community health and safety within existing and proposed water and sewer systems through appropriate and affordable standards of service.
5. Protect groundwater and surface water sources from degradation through improper disposal of liquid waste.
6. Encourage reduction of solid waste through consumer habits, recycling, re-use and composting.

4.6.2 Policies

The Regional Board:

1. Anticipates that public utility needs will be accommodated within existing facilities as designated on Schedule A.1 (Existing Land Use).
2. Encourages the cooperation and coordination with and among utility companies in utilizing existing and proposed utility corridors for multiple uses, where feasible and compatible.
3. Supports minimizing the number of new antenna sites by encouraging co-location.
4. Will investigate options for improved or expanded utility services where it is deemed necessary or desirable by the community, with consideration given to long-term feasibility and availability of resources. Decisions on improved or expanded utility services shall be made by the authority having jurisdiction and the community on a case by case basis.
5. Will investigate options for enhanced service delivery through regional partnerships where services or activities cannot be sustainably supported within the rural areas.
6. Will investigate options for enhanced cell coverage in communities such as Pass Creek, where emergency response may be limited or constrained by lack of service.
7. Requires that any extension or modification of local infrastructure or creation of new infrastructure necessitated by the approval of subdivision or issuance of a building permit, including all costs for upgrades and design, be the responsibility of the developer or those benefiting from such improvements.
8. Encourages water license holders to register any undocumented wells or unrecorded domestic and irrigation surface water sources.

9. Promotes water resource conservation strategies and reduced water demand through educative materials and voluntary incentives, particularly in areas where the water resource has already been over-subscribed.
10. Encourages all users and agencies having jurisdiction of water sources for domestic and irrigation use to use best management practices for conservation.
11. Will investigate options and alternatives for improving the quality of domestic water supply for small and un-organized water systems in collaboration with the Province and Interior Health Authority.
12. Applies the precautionary principle to ensure that the density and intensity of land use is not increased beyond available servicing capacity in areas known to have concerns with domestic and irrigation water supply.
13. Requires proposed private development in the Shoreacres Aquifer to provide the RDCK with information from a Qualified Professional to properly assess any impacts to the aquifer and existing servicing.
14. Supports investigation into alternative and innovative servicing techniques for residential, industrial and commercial construction reflective of the needs of rural communities and supportive of green infrastructure.

4.7 Transportation and Connectivity

4.7.1 Objectives

1. Work with the Province to plan for the provision of a road network capable of safely servicing existing and future development to ensure accommodation of public transit and active transportation investments.
2. Encourage community consultation and discussion during any initiative that reviews the transportation capacity of local roads, ferries, pedestrian and recreational corridors, and commercial development strategies.
3. Work with the Ministry of Transportation and Infrastructure to ensure the local road network is safe, effective, equally accessible and inviting for use by cyclists, pedestrians, equestrians, agricultural equipment and motorists.
4. Create an active transportation corridor with secure trail networks with connections and linkages through Mount Sentinel and end of trip facilities.
5. Investigate options for the provision of expanded and enhanced public and shared transit throughout Mount Sentinel.

4.7.2 Policies

The Regional Board:

1. Encourages the Province to require traffic impact studies as part of major future development proposal or which impact safety and mobility on network roadways to ensure that:
 - a. existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
 - b. safety is maintained through access management and control;
 - c. disruption to farming operations is minimized; and
 - d. projected traffic volumes do not reduce the present service levels for the existing roadway.
2. Supports the creation and/ or enhancement of cycling and pedestrian systems in new and existing developments.
3. Supports the development of a comprehensive network of pedestrian and bicycle routes on public and private lands and along existing and future road networks, including an active transportation corridor between Castlegar and Nelson with connections to the Slokan Valley corridor.
4. Supports acquisition of easements and right of ways or funding applications that secure the active transportation corridor shown on Schedule A.4 (Community Connections).
5. Recognizes that ferry service to the community of Glade has been designed to accommodate greater fluctuation of Kootenay River levels and encourages that such fluctuations under the Kootenay Canal Agreement be limited to the extent possible due to concerns with erosion and upland impacts.
6. Advocates for improvement to and expansion of public transportation service opportunities, bus shelters, and cross walks in cooperation with BC Transit.
7. Will work with BC Transit to improve transit service throughout the day.
8. Will investigate ways to support a community ride share program specific to meeting the needs of seniors and people who do not drive.

4.8 Natural Environment

4.8.1 Objectives

1. Foster an awareness of the values associated with the natural environment and protect sensitive and significant natural features from potential negative impacts of development.
2. Encourage the maintenance of biodiversity important to the biological functioning and ecological integrity of Mount Sentinel.
3. Protect, restore and enhance environmentally sensitive areas and important habitats.
4. Protect, restore and enhance watersheds and riparian areas.

5. Establish an interconnected ecosystem network of protected areas and corridors, wherever feasible, in order to preserve and support landscape connectivity.
6. Value and support Traditional Ecological Knowledge.

4.8.2 Policies

The Regional Board:

1. Will identify and preserve environmentally sensitive areas, important habitats and connections between them in a natural condition and maintain these areas free of development and human activity to the maximum extent possible.
2. Will collaborate with other levels of government, First Nations, non-governmental organizations, and neighbouring local governments in inventorying, mapping, and conserving environmentally sensitive areas, as well as developing consistent approaches to managing shared watersheds.
3. Supports the establishment of an Environmental Reserve designation for areas along the Kootenay River and at kp'itl'els.
4. Supports the establishment of an Environmental Reserve designation in domestic watersheds and other environmentally sensitive areas as identified.
5. Encourages on-going efforts and a collaborative approach toward the remediation and restoration of riparian areas, with an emphasis on those that have been modified or determined to be at risk.
6. Supports projects currently underway to restore river shorelines and fish habitat.
7. Will continue to support the efforts of the Brilliant Head Pond Stewardship Collaborative, the Province and First Nations in the maintenance of the Shoreline Guidance Document for the Kootenay River between Brilliant and Slocan Pools.
8. Supports the development and implementation of guidelines for protection of the natural environment, its ecosystems and biological diversity to ensure the long-term maintenance and health of domestic water supplies and riparian areas.
9. Will protect the Shoreacres Aquifer and require the assessment of future development to understand potential impacts and protect the aquifer.
10. Encourages private landowners and developers to protect environmentally sensitive areas through the registration of conservation covenants, land management agreements or through planned donation of lands.
11. Supports best management practices for land developers found in applicable provincial guidelines such as The Province of BC's Develop with Care.
12. Recognizes the importance of containing and controlling invasive species.

4.9 Hazard Lands

4.9.1 Objectives

1. Prevent injury and loss of life and prevent or minimize property damage as a result of natural hazards.
2. Support development outside of areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
3. Support inventories and studies to further determine the nature, extent and risk of development below, on and adjacent to identified natural hazard areas.
4. Inform hazard mitigation and emergency preparedness efforts with data.
5. Improve public awareness of hazardous conditions.
6. Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.

4.9.2 General Hazard Lands Policies

The Regional Board:

1. Directs development away from those lands that may have a potential natural hazard or have been identified as hazardous by the RDCK or other agencies having jurisdiction.
2. Encourages the Provincial Approving Officer to ensure that technical reports for hazard lands that are to be subdivided are prepared by *Qualified Professionals* and that any recommended conditions for safe use of the land are registered as a s. 219 covenants to inform future property owners.
3. Support land use decisions that accommodate emergency response through provision of adequate access to developments and facilities for fire protection services and emergency first response where such services are provided.
4. Directs that new subdivision development considers evacuation routes and that future growth is not located on limited access roads with one way in and out.
5. Should continue to implement the RDCK Civic Addressing Bylaw to ensure that properties are appropriately addressed and that such addresses are posted in a manner as to facilitate emergency response.
6. Supports development and implementation of guidelines for the protection of development from hazardous conditions to address known hazards where deemed appropriate and feasible.

4.9.3 Flood Hazard Management Policies

The Regional Board:

1. Directs development away from land susceptible to flooding as identified on Schedule A.5.2 (Hazard Lands) and additionally any land identified as a flood hazard by a Qualified Professional.
2. Encourages flood prone areas to be used for parks, open spaces, habitat conservation, recreation or agricultural uses.
3. Requires that the construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to geotechnical standards and certified by a Qualified Professional as safe for the use intended, where land that may be prone to flooding is required for building and no alternative is available.
4. Encourages the Ministry of Transportation and Infrastructure to undertake annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as, steep slopes and major culvert outfalls.
5. Supports the use of Section 86 of the *Land Title*, Section 56 of the *Community Charter* and Sections 488 (1) (b) and 524 of the *Local Government Act* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

4.9.4 Fire Management Policies

The Regional Board:

1. Requires that all new developments be designed to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
2. Will foster wildfire awareness and resiliency through public education materials, programs and events using FireSmart Guides as a principal guidance document.
3. Encourages property owners to adhere to the relevant Provincial FireSmart guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
4. Supports the development of an inventory of accessible water sources that could be enhanced to support water extraction by firefighting equipment including dry-hydrant access to Kootenay, Slocan and Columbia Rivers.
5. Supports protection of accesses to water sources such as hydrants, standpipes, lakes, and streams to remain free of obstructions for fire protection purposes.
6. Supports the implementation of the Community Wildfire Protection Plan and associated adjacent forest management strategies in areas of high to moderate wildfire risk.
7. Will review and update wildfire protection approaches based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.

8. Will evaluate opportunities to assist in interface fire fuel reduction treatment in collaboration with forest and other tenure holders.
9. Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/ forest interface areas.

4.9.5 Geotechnical Hazard Management Policies

The Regional Board:

1. Directs development away from land susceptible to hazardous geotechnical conditions as identified on Schedule A.5.2 (Hazard Lands) and additionally any land identified as having hazardous geotechnical conditions such as steep slopes or erosion areas by a Qualified Professional.
2. Discourages development on slopes with grades greater than 30% to avoid geotechnical hazards.
3. Encourages new development areas with slopes greater than 30%, including those areas that may be regarded to be less than 30% after development, to be reviewed for soil instability and potentially hazardous conditions with any development subject to the recommendations of a geotechnical report.

4.9.6 Radon Gas Hazard Mitigation Policies

The Regional Board:

1. Encourages provincial and/ or federal agencies to conduct further research on possible radon health risks in and around Mount Sentinel.
2. Encourages residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
3. Supports providing information on radon and radon mitigation opportunities to residents.

4.10 Climate Mitigation and Energy

4.10.1 Objectives

1. Understand the likely impacts and vulnerabilities of regional climate change within Mount Sentinel.
2. Demonstrate leadership in energy conservation, energy efficiency and carbon pollution reductions and work toward carbon neutrality.

3. Reduce energy consumption and carbon pollution and encourage energy efficiency in planning, design and construction of neighbourhoods and buildings.
4. Work toward future settlement patterns that give residents the option to reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and transit, where realistic and achievable.

4.10.2 Greenhouse Gas Emissions Reduction Targets

The Regional Board:

1. Will work collaboratively with our partners and interested community members to reduce carbon pollution in the rural areas by 50% from baseline levels (2018) by 2030 and by 100% from baseline levels (2018) by 2050 as established by the Board's commitment in 2022.
2. Will foster the development of renewable energy supply options as established in the Board's commitment to 100% renewable energy by 2050.

4.10.3 Policies

The Regional Board:

1. Encourages the reduction of landfill waste through the RDCK zero waste policy.
2. Supports collaboration with and supports partners that raise awareness and provide education on energy and emissions to local businesses, residents, and other organizations in the community.
3. Encourages energy efficient retrofits of older buildings, including both residential and commercial buildings.
4. Encourages the use of local materials and green building techniques in new and retrofitted developments.
5. Supports a voluntary reduction of personal vehicle transportation emissions by promoting use of public transit and shared transit, including the use of buses, car co-operatives and delivery services, more efficient vehicles, use of alternative fuels, providing sufficient pedestrian and cycling facilities and routes, encouraging home based businesses and encouraging changes in travel patterns.
6. Supports the expansion and enhancement of electric vehicle charging stations and infrastructure throughout the region through the *Accelerate Kootenays Program*.
7. Supports the exploration of renewable energy opportunities in the agricultural and forestry industries such as biomass energy production.
8. Supports the creation of a renewable energy service for the RDCK.
9. Encourages identification, establishment and maintenance of natural and managed carbon sinks for the purposes of conservation, maintenance of biodiversity, and enhanced

community resilience with consideration to local ecosystem values and socio-economic drivers.

4.10.4 Actions

1. Work with Ministry of Transportation and Infrastructure, BC Parks, and other potential collaborators to increase connectivity and multi-modal options for mobility and active transportation.
2. Promote and provide community outreach and education related to climate change and reduction of carbon pollution.
3. Investigate ways to increase waste diversion through strategies identified in the *RDCK Resource Recovery Plan*.
4. Develop a sustainability checklist for the evaluation of land use and building applications and supports the investigation into the creation of associated incentives for developers that develop buildings to a high level of building performance.
5. Seek out partnerships with utility companies, independent power producers, Non Government Organizations, member municipalities, Provincial and Federal agencies and others to further local energy strategies and concurrent planning efforts.
6. Investigate and development of renewable energy consistent with the Regional Board's commitment to 100% by 2050, including supply options such as district energy, ground-source heat pumps, solar and heat recovery systems where practicable opportunities might be present.

5.0 PLANNING AND LAND USE MANAGEMENT STRATEGY

5.1 Growth Management

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations, and to direct anticipated growth to areas that align with the community's vision and broad goals.

Mount Sentinel has several constraints that may impede where any new residential growth can occur. These constraints includes the amount of land within the ALR, the amount of public land, hazards lands, and lack of servicing infrastructure to support new development.

Strong growth management polices will ensure Mount Sentinel evolves in a manner that contributes to its rural character and reflects the community's vision, values and needs without compromising those of future generations. Carefully managing growth avoids sprawl, preserves natural areas, maintains a working land base reducing the reliance on long distance highway commuting, and preserves green infrastructure such as potable water.

5.1.1 Objectives

1. Accommodate residential growth within existing settlement areas that comprise the Residential Land Use Designations on Schedule A.2 (Future Land Use).
2. New development focuses on sensitive infill where services currently exist in keeping with this OCP's broad goals, objectives and policies.
3. Incremental growth is encouraged while maintaining the rural character and conserving the natural environment of Mount Sentinel.
4. Servicing capacity is to be carefully considered when growth is proposed to protect human health and safety and environmental well-being.

5.1.2 Policies

The Regional Board:

1. Recognizes improving the completeness of Mount Sentinel's existing small communities which may provide for local employment, services, shopping, school and/ or recreation opportunities.
2. Requires that new subdivision development be sustainably serviced in accordance with the requirements of the RDCK Subdivision Bylaw, applicable Provincial legislation and Interior Health Authority best practices.
3. Encourages residential development be located away from hazard lands, environmentally sensitive areas and designated agricultural areas.

4. Supports all new parcels less than 1.0 hectare in size to connect to a community wastewater and/ or water system.
5. Encourages infill growth where community infrastructure is already in place or where new development will directly improve capacity.

5.2 Future Land Use Designations

Residential Land Use Designations

5.2.1 Rural Residential (RR)

1. Development of this type is directed to remote areas.
2. Preserve natural and rural settings with large lots typically at least two hectares in size.
3. Residential uses are situated in a safe area outside of hazardous or environmentally sensitive lands.
4. There is minimal disturbance to the surrounding environment.
5. Properties in this designation have onsite water and sewerage systems.
6. The principal use shall be single detached homes (plus permitted accessory dwelling units) or duplexes, horticulture or veterinary clinics.

5.2.2 Country Residential (RC)

1. Development of this type is directed to residential areas with access to main roads outside of hazardous or environmentally sensitive land.
2. Properties in this designation typically have onsite water and sewerage systems.
3. Directs that the principal use shall be single detached homes (plus permitted accessory dwelling units), duplexes or horticulture.
4. Lots are considered acreages or hobby farms and are typically at least one hectare in size.

5.2.3 Suburban Residential (RS)

1. Development of this type is directed to residential areas with access to main roads, transit and local amenities.
2. Supports housing with rural country character, where homes typically face and front a street.
3. Directs that the principal use shall be single detached homes (plus permitted accessory dwelling units) or duplexes.

4. Lot sizes and density shall be determined by the level of available or proposed servicing.
5. Density may increase with the provision of community water and/ or wastewater systems.

5.2.4 Village Residential (RV)

1. Enable a variety of housing types near community centres including affordable housing and special needs housing.
2. Properties in this designation have access to infrastructure services, such as community water and wastewater systems.
3. Transportation choices are available with access to bus routes.
4. Supported building types include missing middle housing.
5. A maximum density of 30 units per hectare is supported.

Employment Land Use Designations

5.2.5 Commercial (C)

1. Intent for smaller-scale, neighbourhood-serving commercial activities.
2. Support small-scale buildings up to two storeys in height.
3. Encourage residential uses above and/ or behind the primary ground floor commercial uses.
4. Allowable density will be dictated by access to infrastructure services, such as water and sewerage systems.

5.2.6 Industrial (M)

1. Supports light industrial uses that support local employment and are neighbour-friendly.
2. Permits industrial buildings and structures on large lots.
3. Directs that requirements for screening and/ or landscaping be incorporated into the design of new and expanded industrial developments.
4. Requires surface runoff to be adequately captured and or treated.

5.2.7 Agriculture (AG)

1. The principal use shall be farm use.
2. The average lot size for subdivision of Agricultural land should be greater than two hectares.

3. Food processing activities and broadened market opportunities are encouraged such as: market gardens, craft wineries, breweries, distilleries and meaderies, and farm gate sales.
4. Single detached housing is permitted. May consider accessory dwellings as permitted by the ALC where the additional density does not negatively impact the existing or future farm use.
5. Supports the use of maximum setback distances for residential development and the clustering of built structures on agricultural lands to reduce the impact to agricultural potential and operations.
6. Encourages diversification and enhancing farm income by enabling uses secondary to and related to agricultural use consistent with the provisions of the *Agricultural Land Commission Act*, associated regulations, orders and decisions of the ALC.

5.2.8 Resource Area (RA)

1. Permitted uses include the extraction of natural resources, such as forestry, gravel and mines.
2. These uses generally should be located in isolated locations on public land under Provincial jurisdiction and away from community centres.
3. Where located near existing residential uses, conditions should be required to mitigate impacts such as noise, dust, traffic, slope stability, water quality and visual impacts.
4. Appropriate small-scale forest related activities is supported, such as sustainable gathering of products, food crops, hiking, bird watching and wildlife viewing, education and value added resource industries.

Civic and Open Space Land Use Designations

5.2.9 Community Services (CS)

1. Development of this type includes institutional uses that support a complete community. This includes schools, recreation centres, fire halls, places of worship, libraries, daycares, special needs housing and other community-focused services.

5.2.10 Public Utility (U)

1. Ensure effective distribution of public utilities by permitting existing and future civic infrastructure, like railways, gas and hydro right of ways.

5.2.11 Parks and Recreation (PR)

1. Applies to lands permanently set aside for: provincial and regional parks, recreational facilities, trails, fields and open spaces.

2. Provides for community uses and amenities such as social gathering and activity spaces, civic facilities, recreation access and play spaces, gardening and respite spaces.

5.2.12 Environmental Reserve (ER)

1. Applies to natural areas with high environmental values intended for conservation including important wildlife habitat and corridors, environmentally sensitive areas, old-growth areas, foreshore and riparian areas, and steep slopes.
2. Compatible development should be limited and have the oversight of a Qualified Professional.

5.3 Community Specific Policies

5.3.1 Pass Creek and Gibson Creek

The Regional Board:

1. Recognizes that residential development within the community of Pass Creek will be primarily a combination of Agriculture and Rural Residential.
2. Acknowledges that storm water drainage and slope stability is a concern in localized areas.
3. Supports enhanced high-speed internet and cellular service within the community.
4. Recognizes the constraints associated with Pass Creek Road in supporting increased industrial and commercial traffic and increased recreational use.
5. Encourages the continued multi-use of the Pass Creek Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
6. Supports the establishment of access and a trail network to Norns Creek and Pass Creek.
7. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes at Norns Creek and Goose Creek.

5.3.2 Brilliant

The Regional Board:

1. Recognizes that residential development within the community of Brilliant will be primarily Suburban Residential.
2. Development of cultural and non-profit commercial facilities designed to support the operations of the Brilliant Cultural Centre such as, but not limited to: museums, theatres, libraries, arts/crafts, food preparation, exhibition/training centres are encouraged to be located in conjunction with the Brilliant Cultural Centre.

3. Development of affordable housing and/ or special needs housing in conjunction with the Brilliant Cultural Centre is encouraged.
4. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Brilliant Improvement District.
5. Recognizes the continued responsible management and operation of local commercial and industrial properties and encourages working toward enhanced screening and landscaping of commercial and industrial operations in proximity to residential developments and visitor attractions.
6. Recognizes the value of kp'it'els and the surrounding area to the Sinixt and other First Nations. Will work with the Province and First Nation partners to preserve Indigenous values and continue conservation planning at the site.

5.3.3 Tarrys, Thrums and Glade Central

The Regional Board:

1. Recognizes that residential development within the communities of Tarrys, Thrums and Glade Central will be a combination of Agriculture and Country Residential.
2. Will consider investigation into establishment of residential nodes where higher density may be considered to increase options for rental and market housing choices.
3. Encourages the continued multi-use of the Tarrys Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
4. Supports investigation into ALR boundaries within the community as being not reflective of agricultural potential and the constraints associated with local topography.
5. Encourages a collaborative approach to resolving issues associated with utility easements throughout the community and the associated costs for surveying and disposition of such lands.
6. Recognizes that the narrow lots associated with this area require consideration with regard to the keeping of farm animals and agricultural activities.
8. Encourages investigation into boat-launch facilities and public access points on the Kootenay and Slocan Rivers to enhance access.
9. Encourages property owners along the Kootenay River to investigate options for the authorization or removal of docks as historically established.
10. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.4 Glade

The Regional Board:

1. Recognizes that residential development within the community of Glade will be primarily Agricultural.
2. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Glade Improvement District.
3. Supports investigation into the establishment of low profile housing for senior's within the community.
4. Encourages the continued multi-use of Glade Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
5. Supports investigation of options for access and transportation for emergency response and egress if ferry service is disrupted.
6. Encourages investigation into boat-launch facilities and public access points on the Kootenay River to enhance access.
7. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.5 Shoreacres

The Regional Board:

1. Encourages the precautionary principle for residential infill with consideration to the vulnerability of the aquifer providing domestic water supply and constraints to sewerage disposal.
2. Supports investigation into the establishment of a trail system that enables connectivity to local school facilities and Slocan Pools in collaboration with private property owners and the Canadian Pacific Railway company.
3. Encourages the multi-use of Shoreacres Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
4. Encourages investigation into boat-launch facilities and public access points on the Slocan River and Kootenay River to enhance access.
5. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.6 Voykin and Playmor Junction West

The Regional Board:

1. Recognizes that residential development within the community of Voykin and Playmor will be primarily Suburban Residential.
2. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Voykin Improvement District and any future community water systems.

3. Encourages that options for screening and landscaping of adjacent commercial and industrial properties within Electoral Area H be considered if land use regulation is to be investigated in the future, to minimize visual impacts and nuisance in adjacent residential communities.

6.0 IMPLEMENTATION

6.1 Development Approval Information Areas

6.1.1 Designation

The *Local Government Act* provides local governments with the authority to establish Development Approval Information Areas (DAIAs). The designation of a DAIA allows the RDCK to require an applicant to provide information about a land use application at their own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided to enable the Regional District to evaluate an application prior to consideration of approval. Development Approval Information may be required for:

- a Bylaw Amendment;
- Temporary Use Permits; or
- Development Permits.

6.1.2 Area

The entire area covered by this OCP is designated as a DAIA under Section 485 of the *Local Government Act* in order to ensure that appropriate and sufficient professionally-prepared information guides decision making on land use applications.

6.1.3 Justification

The purpose of designating a DAIA is to ensure that possible impacts by proposed development are identified and documented as part of the development review process and to provide the RDCK with complete information to properly assess and mitigate unfavourable conditions caused by that development. In cases where the potential for negative impacts are identified, the RDCK may request or require that certain mitigation measures be implemented by the applicant to minimize negative impacts on surrounding lands. The RDCK may require applicants to provide information to minimize the effect of developments on lands undergoing development and surrounding lands, especially with respect to transportation, servicing, facilities, the environment, and the character of the surrounding neighbourhood. Procedures and requirements for DAIAs are established in the Planning Procedures and Fees Bylaw.

6.2 Development Permit Areas

The OCP may designate Development Permit Areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board, or delegate of the Board, prior to any development or subdivision of land within a designated Development Permit Area.

Development Permit Area designations include purposes to allow for implementation of special guidelines for the protection of the natural environment, protection from hazardous conditions, for revitalization of designated areas, or to guide the form and character of

development within the Plan Area. Development Permit Areas can also be used to meet targets for carbon emission reductions and energy and water conservation.

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

Development Permit Areas (DPAs) are designated under Section 488

Guidelines and exemptions for all DPAs are identified in Zoning Bylaw No. 1675, 2004.

6.2.1 Aquifer Protection Development Permit (APDP) Area

6.2.1.1 Purpose

The APDP area is designated pursuant to the *Local Government Act* section 488(1)(a) protection of the natural environment, its ecosystems and biological diversity and section 488(1)(i) establishment of objectives to promote water conservation.

6.2.1.2 Justification

Aquifers are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, and community value as a drinking water source now and for the future.

Aquifers and surface water are connected and interact with each other as typically, surface waters recharge aquifers with precipitation and snowmelt. The groundwater system contributes to base flow in rivers and streams, maintaining habitat for fish, wildlife and plants and is the sole domestic water supply for many residents. Maintaining both water quality and quantity requires careful management for the long-term sustainability of ecosystems and drinking water values.

Care must be taken in construction methods, excavation, surface drainage and the storage, handling and manufacture and use of products on parcels of land within the APDP area to avoid contamination of the underlying aquifer and to protect and promote its sustainable use as a drinking water source.

In 2019 a groundwater vulnerability study conducted by WSP Canada Inc. indicated the Shoreacres aquifer is at some level of risk to contamination based on the physical properties of the aquifer and local geography. There are areas of higher risk that may require additional land-use planning to protect the aquifer and the local rivers. There is concern in the community based on the fact that the majority of residents draw their drinking water from the aquifer and there are no community water or wastewater systems.

6.2.1.3 Objectives

The APDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To protect the subsurface aquifer forming part of the Electoral Area I water supply against possible pollution from land use and development activities.
2. To promote the efficient use of water to ensure a sustainable hydrologic system in the watershed.
3. To protect the quality of drinking water supplies, including safeguarding the surface water and groundwater supplies for that identified part of Electoral Area I and private wells.

6.2.1.4 Area

All properties within the APDP area defined by the map in Schedule A.7.

6.2.3 Industrial and Commercial Development Permit (ICDP) Area

6.2.3.1 Purpose

The ICDP area is designated under Section 488(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of industrial and commercial uses within Electoral Area I.

6.2.3.2 Justification

The OCP recognizes the distinct rural residential character of Electoral Area I and that there are commercial and industrial development opportunities provided that such development is compatible with existing uses. Commercial and industrial uses are designated along the Highway 3A corridor and are highly visible.

6.2.3.3 Objectives

The ICDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To ensure that new commercial and industrial development is compatible with the surrounding residential and rural character.
2. To ensure that new commercial and industrial development is aesthetically pleasing.

6.2.3.4 Area

The ICDP area is comprised of all privately owned or leased lands designated as Industrial (M) or Commercial (C) and all commercial and industrial development generally within remaining areas of Electoral Area I on Schedule A.2.

6.2.4 Riparian Protection Development Permit (RPDP) Area

6.2.4.1 Purpose

The RPDP area is designated under Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

6.2.4.2 Justification

The RPDP Area is primarily concerned with the protection of riparian areas. Riparian areas make critical contributions to a healthy aquatic environment. They stabilize slopes, absorb storm water runoff, provide fish and wildlife habitat, and increase landscape connectivity and biodiversity. They are also important natural assets because of their role in buffering adjacent areas and watercourses from pollution, sedimentation, erosion and the impacts of temperature and weather changes, which may continue to have increasing impacts with climate change.

A biophysical assessment report, as described further in the RPDP Area Guidelines, is required as Development Approval Information in order to recognize the important functions of riparian areas and protect them in their natural state, as well as repair and enhance them, in order to preserve their ecological importance as well as the critical role they play in increasing climate change resilience.

6.2.4.3 Objectives

The RPDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To preserve and restore riparian areas in order to enhance the function of their adjacent ecosystems, watercourses, and natural features.
2. To protect biodiversity and ensure landscape connectivity between watercourses and upland riparian areas.
3. To protect water quality and prevent pollution and contamination of watercourses through the preservation and enhancement of riparian areas.
4. To ensure activities within riparian areas are undertaken in a way that is sensitive to the natural environment and encourages shoreline stewardship.

6.2.4.4 Area

RPDP area width is based on the Aquatic Habitat Index (AHI) ratings contained within the Brilliant Headpond Shoreline Management Guidelines. The RPDP area is comprised of all lands within:

1. 30.0 metres of the stream boundary of Brilliant Headpond, where shoreline segments are classified as having a 'very high', 'high', or 'moderate' AHI rating;
2. 15.0 metres of the stream boundary of Brilliant Headpond, where shoreline segments are classified as having a 'low' or 'very low' AHI rating;
3. 30.0 metres of the stream boundary of the Slocan River; and,
4. 15.0 metres of the stream boundary of all other watercourses.

6.2.4.5 Activities that require a Development Permit

The owner of land within the RPDP Area must obtain a development permit prior to undertaking or permitting or acquiescing in the undertaking of matters identified in section 489 of the *Local Government Act*, including but not limited to the following activities wherever they occur on land within the RPDP Area (subject only to exemptions explicitly listed in Section 5510 of the RDCK Zoning Bylaw):

1. removal, alteration, disruption or destruction of vegetation, including trees, plants and shrubs;
2. disturbance of soils;
3. construction or erection of buildings and structures;
4. creation of non-structural impervious or semi-impervious surfaces;
5. flood protection works including shoreline protection works;
6. construction of roads, trails, *retaining walls*, docks, wharves and bridges;
7. provision and maintenance of sewer and water services;
8. installation, maintenance, repairs and replacement of drainage systems;
9. installation, maintenance, repairs and replacement of utility corridors;
10. subdivision as defined in section 455 of the *Local Government Act*; and
11. any other activity that requires a development permit first be issued in accordance with section 489 of the *Local Government Act*.

6.2.5 Wildfire Development Permit (WDP) Area

6.2.5.1 Purpose

The WDP area is designated to establish guidelines for the protection of development from hazardous conditions pursuant to section 488(1)(b) of the *Local Government Act*.

6.2.5.2 Justification

The WDP area is designated in recognition that communities within Electoral Area I interface with densely forested areas and because of this, wildfire is an ever-present threat. Wildfire can spread quickly and burning debris can be thrown up to two kilometers ahead of a wildfire and ignite materials and structures.

The adverse impact that wildfire poses to the environment, people, and property can be managed and mitigated in part through the implementation of *FireSmart* principles. The WDP area and its guidelines seek to implement *FireSmart* principles as minimum standards for subdivision, construction of new homes, and certain property modifications.

6.2.5.3 Objectives

The WDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To prevent personal injury and property loss.
2. To protect structures from damage.
3. To ensure stable and accessible building sites.

4. To increase the community's resilience to wildfire hazards and climate change by reducing wildfire impacts as part of the land development process.

6.2.8.4 Area

All lands within the entirety of Electoral Area I are designated as WDP area.

6.3 Temporary Use Permits

6.3.1 Background

Temporary Use Permits (TUPs) may be issued by the RDCK under section 493 of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until the date that the permit expires, or three years after the permit was issued, whichever occurs first. TUPs may be renewed only once, after which the use must be either permanently designated in the OCP Bylaw and Zoning Bylaw or cease. TUPs are not a substitute for a land use designation amendment in accordance with the Zoning Bylaw.

6.3.2 Objective

1. Permit temporary uses to provide short-term opportunities when considered appropriate by the Regional Board, without negatively affecting surrounding properties or the environment.

6.3.3 Policies

The Regional Board:

1. Shall only consider Temporary Use Permits for commercial or industrial uses.
2. May consider the issuance of Temporary Use Permits throughout Electoral Area I, subject to the following:
 - a. demonstration that the use is temporary or seasonal in nature;
 - b. potential conflict with nearby land uses;
 - c. potential impacts on environmentally sensitive areas;
 - d. provision of adequate servicing that meets health requirements; and
 - e. relevant policies within other sections of this plan.
3. May require conditions under which a temporary use may be allowed, including but not limited to: the buildings or structures that may be used; the period of applicability of the permit; the area, duration or timing of use; and required site rehabilitation upon cessation of the use.
4. May require security deposits, site restoration plans or letters of undertaking to ensure conditions are met.

6.4 Integration of Plans, Studies, Policies and Bylaws

The OCP sets out broad objectives, policies and directions for Mount Sentinel, but does not provide all the tools for implementing its policies. The RDCK has several additional tools and methods available for implementing the OCP and additional steps that must be taken to implement the tools that are identified in the OCP effectively (e.g. DAIA procedures). The purpose of this section is to set out specific steps the RDCK can take to implement this OCP. Some of the steps include refining the OCP, amending existing bylaws, adopting new bylaws, conducting studies to obtain more information and direction, and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

While some areas within Mount Sentinel may desire additional regulatory tools to protect the values and interests or health of residents, in general, the residents of Mount Sentinel have expressed an interest to maintain the sometimes competing interests of a ‘minimal’ level of growth and regulation.

Zoning Bylaw. Amend and/or prepare zoning regulations to add development permit guidelines and exemptions that are consistent with the development strategy of this OCP.

Planning Procedures and Fees Bylaw. Amend bylaw to implement the Development Approval Information Area including procedures and policies on the process for requiring development approval information and the substance of the information that may be required.

Terms of Reference for Professional Reports. Create a single terms of reference document that includes the reporting requirements for all professional reports required by the Development Permit Areas of this plan.

Follow-up Studies and Initiatives. The following are studies and initiatives that have been identified as actions that could implement portions of or be used to refine this plan:

- Housing Needs Assessment (2024);
- Environmentally Sensitive Areas Mapping; and,
- Continue to support community led water quality monitoring and reporting.

Other Agencies. The RDCK will continue to coordinate work with Provincial, Federal and other agencies to help implement and complement portions of this OCP.

- Continue to support the Province and First Nations partners in planning efforts at kp’it’els.

6.5 Monitoring, Evaluation and Reporting

The RDCK Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the RDCK will monitor:

- population and demographic changes;
- groundwater supply, consumption and management issues;
- land supply / demand;
- changing housing needs; and
- economic, social, and environmental factors.

Based on the review of information collected from monitoring, the RDCK may choose to refine or amend the OCP accordingly as resources permit.

6.6 Plan Amendment and Review

An OCP is not a static document and is meant to respond to changes in the community. Refinements to the OCP may be proposed by RDCK staff to keep the plan up-to-date. The *Local Government Act* regulates the process for an OCP amendment which requires public notification and consultation, public hearing, and opportunities for consideration of the application by the RDCK Board. Refinements may include but are not limited to the following:

- Periodic assessment of the OCP;
- Accommodation of future housing needs every five years via a Housing Needs Assessment;
- Coordination with changes to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, *Agricultural Land Commission Act* etc.);
- Coordination with new or revised Provincial plans and policies that relate to land use and community issues in Mount Sentinel;
- Coordination with new or revised regional plans and policies;
- Changes resulting from asset management planning and capital improvements; and,
- Changes to the known geographic extent of environmentally sensitive or known hazard areas, as determined through the review of plans, reports and applications submitted by project proponents to the RDCK.

This OCP should be reviewed comprehensively every five to ten years.

Appendix A

Glossary

Accelerate Kootenays Program is a collaborative strategy with Regional Districts of East Kootenay, Central Kootenay and Kootenay Boundary with support from Columbia Basin Trust, the Federation of Canadian Municipalities, Teck, the Province of BC, FortisBC, and BC Hydro to build a clean transportation network. The project created an electric vehicle (EV) charging station network so EV travel to and within the region is convenient and reliable.

Active Floodplain, in relation to a watercourse, refers to land that is:

- a) adjacent to the watercourse;
- b) inundated by the 1 in 5 year return period flow of the watercourse; and,
- c) capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land.

Active Transportation refers primarily to non-motorized human-powered transportation such as cycling, walking and skateboarding.

Adaptable Housing is housing that is designed and built so that accessibility features can be added easily and inexpensively during or after construction, summarized by the following key features:

- a) All entry and internal doors are 36" (915 mm), providing a clear opening of 33.5" (850 mm).
- b) All internal corridors/hallways provide a 36" (915 mm) clear opening.
- c) No steps are required to access the adaptable unit.
- d) A bathroom, bedroom and kitchen provide a 5 ft. (1500 mm) turning radius and are located on the main floor.
- e) Bathroom, kitchen and door hardware is lever-type.
- f) Blocking is installed in the main floor bathroom walls.

Affordable Housing generally means housing that costs less than 30% of total before-tax household income, usually focusing on households earning 80% or less than the average median income in an area.

Agriculture Plan is a plan to ensure that the agricultural capability of the area is realized and protected as part of a secure food supply for the region.

Brilliant Headpond Shoreline Management Guidelines are guidelines that are intended to clarify and streamline land use decision-making processes between different regulatory agencies, proponents, and stakeholders as they relate to riparian, fish and fish habitat. These guidelines provide a visual description of the locations of sensitive habitats for fish and

riparian wildlife in the Brilliant Headpond, highlighting the risk associated with various activities based on environmental values present in a given shoreline area.

Brownfield generally means abandoned, vacant, derelict or underutilized sites with active potential for redevelopment that may have contamination or the perception of contamination from a previous use. These sites are often former commercial or industrial properties.

Community Heritage Register is an official list of places recognized by a local government as having heritage value or heritage character.

Community Wildfire Protection Plan is a plan that assists local governments in identifying the risks of wildfire to their community as well as opportunities to reduce those risks. The purpose is to identify the wildfire risks within and surrounding a community, to describe the potential consequences if a wildfire was to impact the community, and to examine possible ways to reduce the wildfire risk.

Complete Community refers to communities – or areas within a community – which provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services within a connected and compact area. And in a regional district, complete communities could be seen as the hubs that are part of a connected network.

Directorate of Aggregate Services refers to the recommendations issued by the Aggregate Advisory Panel in 2000. The Panel was given a mandate to review provincial policy concerning aggregate on private and Crown land throughout British Columbia. The Panel issued its report in 2001 making 47 recommendations to improve aggregate extraction and to improve how the process considers and deals with land use issues.

Develop with Care is a comprehensive guide to maintaining environmental values during the development of urban and rural lands. It sets out the program priorities of the Ministry of Forests, Lands and Natural Resource Operations, the Ministry of Environment, and other provincial and federal agencies, promoting ways to retain and create environmental function and resilience as communities grow.

Development, in the context of interpreting Section 6.2 Development Permit Areas, means carrying out construction, redevelopment, building and land alteration and ancillary activities, including engineering or other operations, as well as subdivision of land, in, on, over or under land and land covered by water to the extent that such activities are subject to local government authority under enabling Provincial legislation.

Drastic-Based Vulnerability Study - Shoreacres Aquifer refers to a Vulnerability Study based on the DRASTIC methodology for parts of the Shoreacres Aquifer. The objective of this study is to develop aquifer vulnerability mapping to assist with land management and land use practices in an area of known groundwater quality issues that is under development pressure.

Environmental Farm Plan Program is a Provincial program where farmers learn how to reduce agriculture's impact on the environment.

Environmentally Sensitive Area includes land and water areas containing natural features or ecological functions of significance or that are susceptible to damage from human activities.

FireSmart refers to various guides that provide information to property owners on how they can reduce the potential impacts of wildfire on their home, neighbourhood, and community.

Green Infrastructure refers to ecological components, both natural and engineered, that are essential and contribute to managing rainwater, protecting water and air quality, providing flood control, and conserving soils. Includes riparian areas (ditches, rivers, creeks, and streams) and wetlands (natural or engineered), undeveloped areas, parks and greenways, trees, rooftop gardens, and working lands such as agriculture and forested areas.

Missing Middle Housing is a range of house-scale buildings with multiple units that are compatible in scale and form with single detached homes.

Noxious Weed Control Program is a partnership with RDCK and the Central Kootenay Invasive Species Society to protect ecosystems and communities by preventing and reducing the harmful impacts of invasive species.

Precautionary Principle is an approach to decision making in risk management, which justifies preventive measures or policies despite scientific uncertainty about whether detrimental effects will occur.

Qualified Professional means an applied scientist, technologist, or other expert acting alone or together with another qualified professional, where:

- a) The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association.
- b) The individual's area of expertise is recognized by the Regional District as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and, the individual is acting within that individual's area of expertise

Retaining Wall means a structure constructed to hold back, stabilize, or support soil.

Resource Recovery Plan is a required plan that guides recycling, composting, landfilling; and ensures sustainable waste management practices for years to come.

Special Needs Housing includes but is not limited to supportive or transitional housing, seniors housing, accessible housing and other forms of housing that is consistent with the policies in the Plan and the RDCK's Housing Needs Report in which care, support and/or training is provided to occupiers of the facility in which the housing is provided.

Stream Boundary, in relation to a watercourse, means whichever of the following is farther from the centre of the stream:

- a) the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
- b) the boundary of the active floodplain, if any, of the watercourse.

Sustainability means the concept of sustainable development (World Earth Summit, Rio, 1992). Today, there is no universally accepted or single definition, but in general, sustainability is a condition where ecological health, economic prosperity and social justice must be balanced for the well-being and quality of life of both present and future generations.

Watercourse means a natural body of water, whether or not it has been modified including, without limitation, a lake, pond, river, creek, spring, gulch, wetland or glacier whether or not usually containing water, including ice, but does not include an aquifer.

Wetland means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

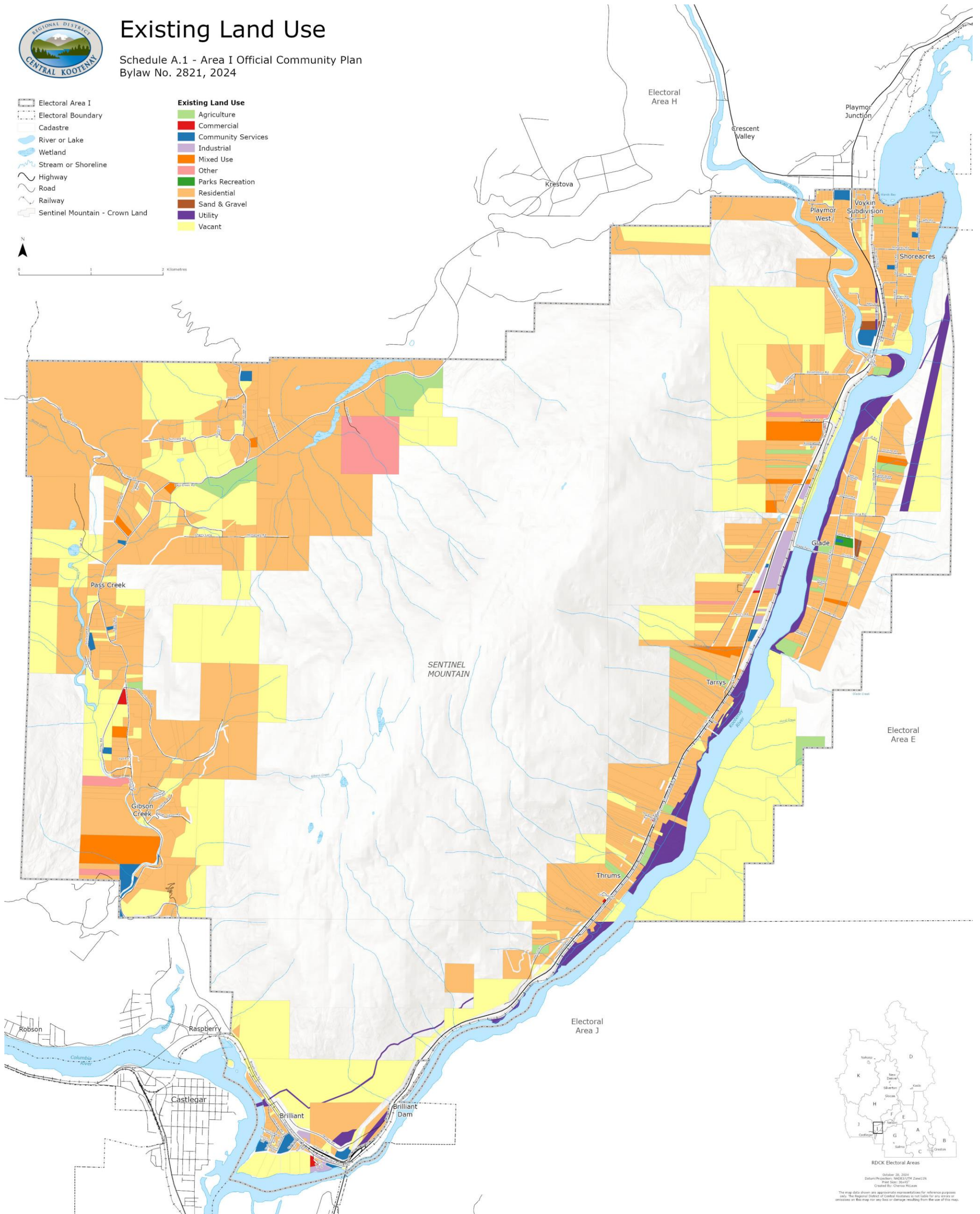


Existing Land Use

Schedule A.1 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Wetland
- Stream or Shoreline
- Highway
- Road
- Railway
- Sentinel Mountain - Crown Land

- Existing Land Use**
- Agriculture
 - Commercial
 - Community Services
 - Industrial
 - Mixed Use
 - Other
 - Parks Recreation
 - Residential
 - Sand & Gravel
 - Utility
 - Vacant



October 28, 2024
 Datum/Projection: NAD83/UTM Zone11N
 File Size: 36417
 Created By: Connor McLean

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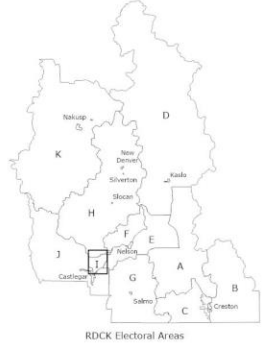
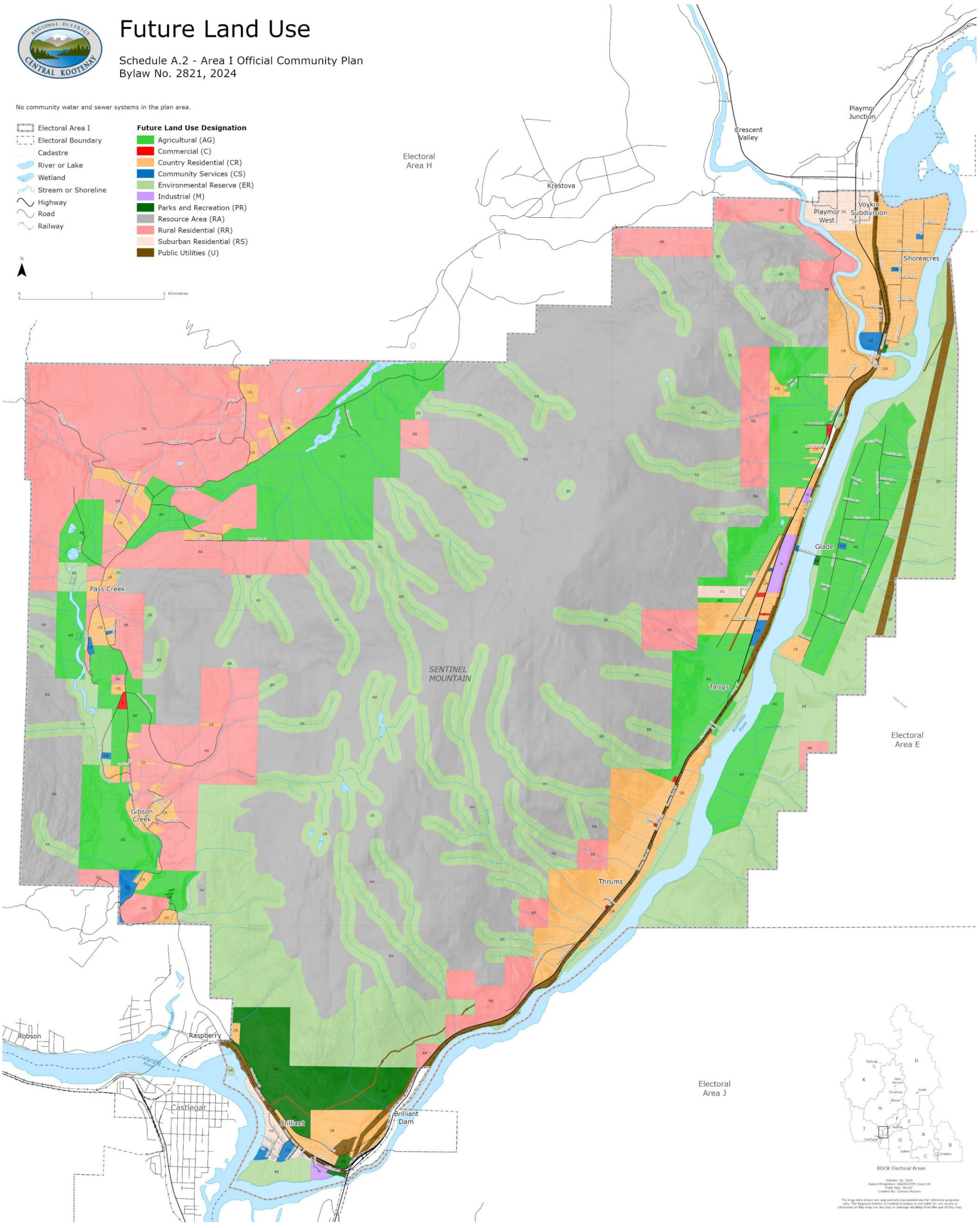


Future Land Use

Schedule A.2 - Area I Official Community Plan
Bylaw No. 2821, 2024

No community water and sewer systems in the plan area.

- Electoral Area I
 - Electoral Boundary
 - Cadastre
 - River or Lake
 - Wetland
 - Stream or Shoreline
 - Highway
 - Road
 - Railway
- Future Land Use Designation**
 - Agricultural (AG)
 - Commercial (C)
 - Country Residential (CR)
 - Community Services (CS)
 - Environmental Reserve (ER)
 - Industrial (M)
 - Parks and Recreation (PR)
 - Resource Area (RA)
 - Rural Residential (RR)
 - Suburban Residential (RS)
 - Public Utilities (U)



October 26, 2024
Date/Prepared: RDCK/OTR Zoned/TA
Print Size: 36x45"
Created By: Charles Hession

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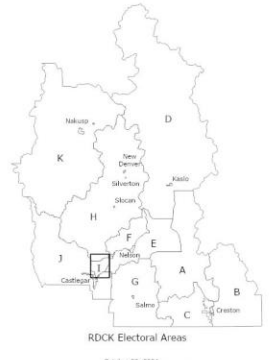
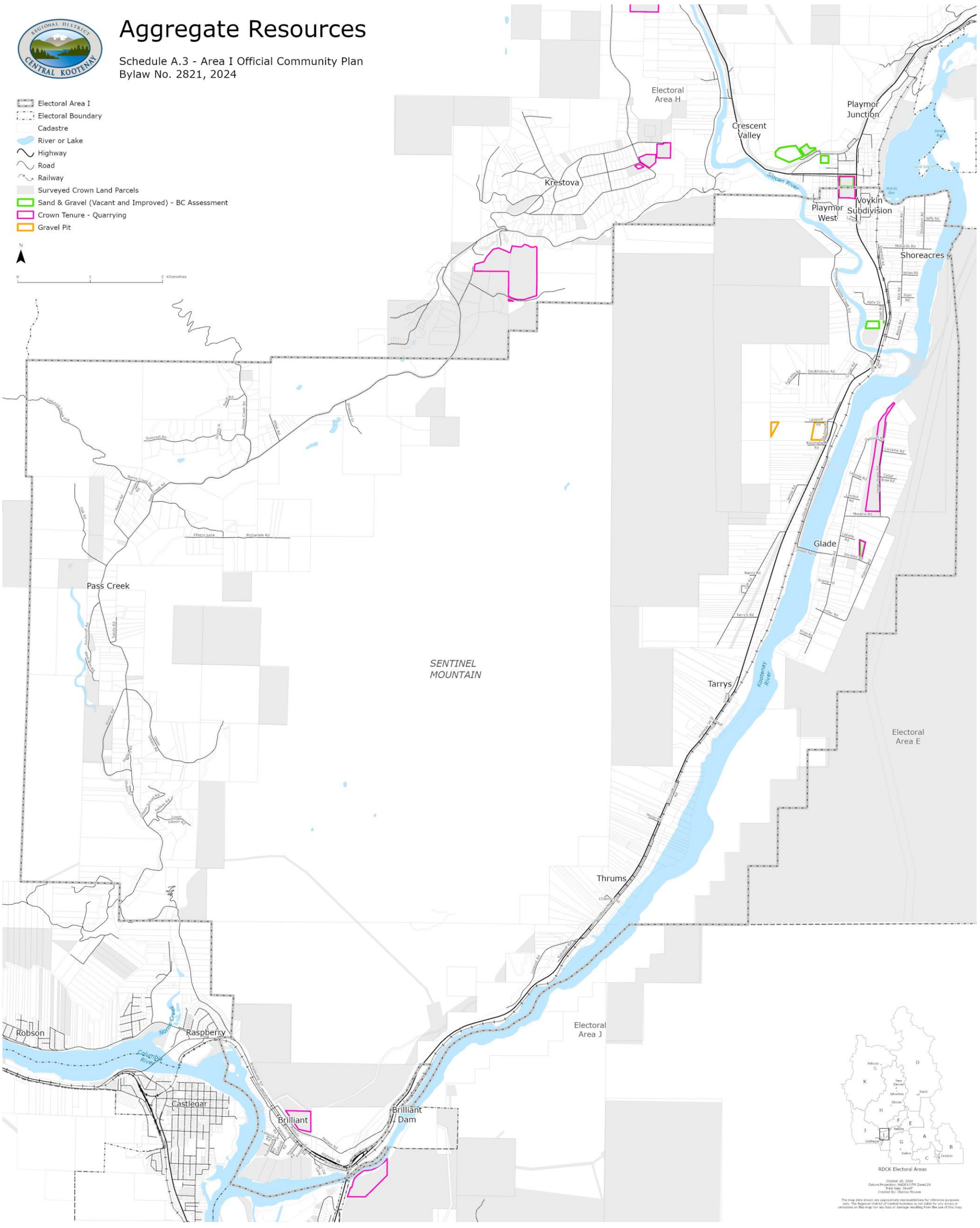
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Aggregate Resources

Schedule A.3 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Highway
- Road
- Railway
- Surveyed Crown Land Parcels
- Sand & Gravel (Vacant and Improved) - BC Assessment
- Crown Tenure - Quarrying
- Gravel Pit



October 26, 2024
Datum/Projection: NAD83/UTM Zone 11N
Print Size: 36x45"
Created By: Cheryl Wilson

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Community Connections

Schedule A.4 - Area I Official Community Plan
Bylaw No. 2821, 2024

No community water and sewer systems or schools in the plan area.

Electoral Area I

- Cadastre
- River or Lake
- Stream or Shoreline
- Highway
- Road
- Railway
- Trail
- Proposed Active Transportation Corridor
- Community Heritage Register
- Places That Matter
- Place Of Interest

Community Amenity

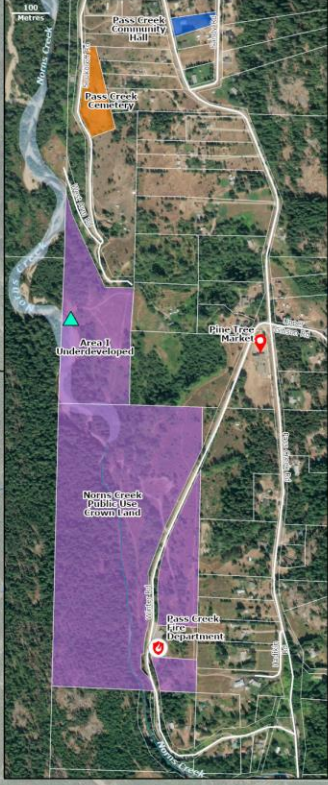
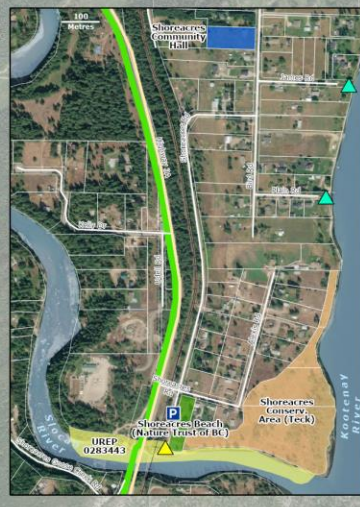
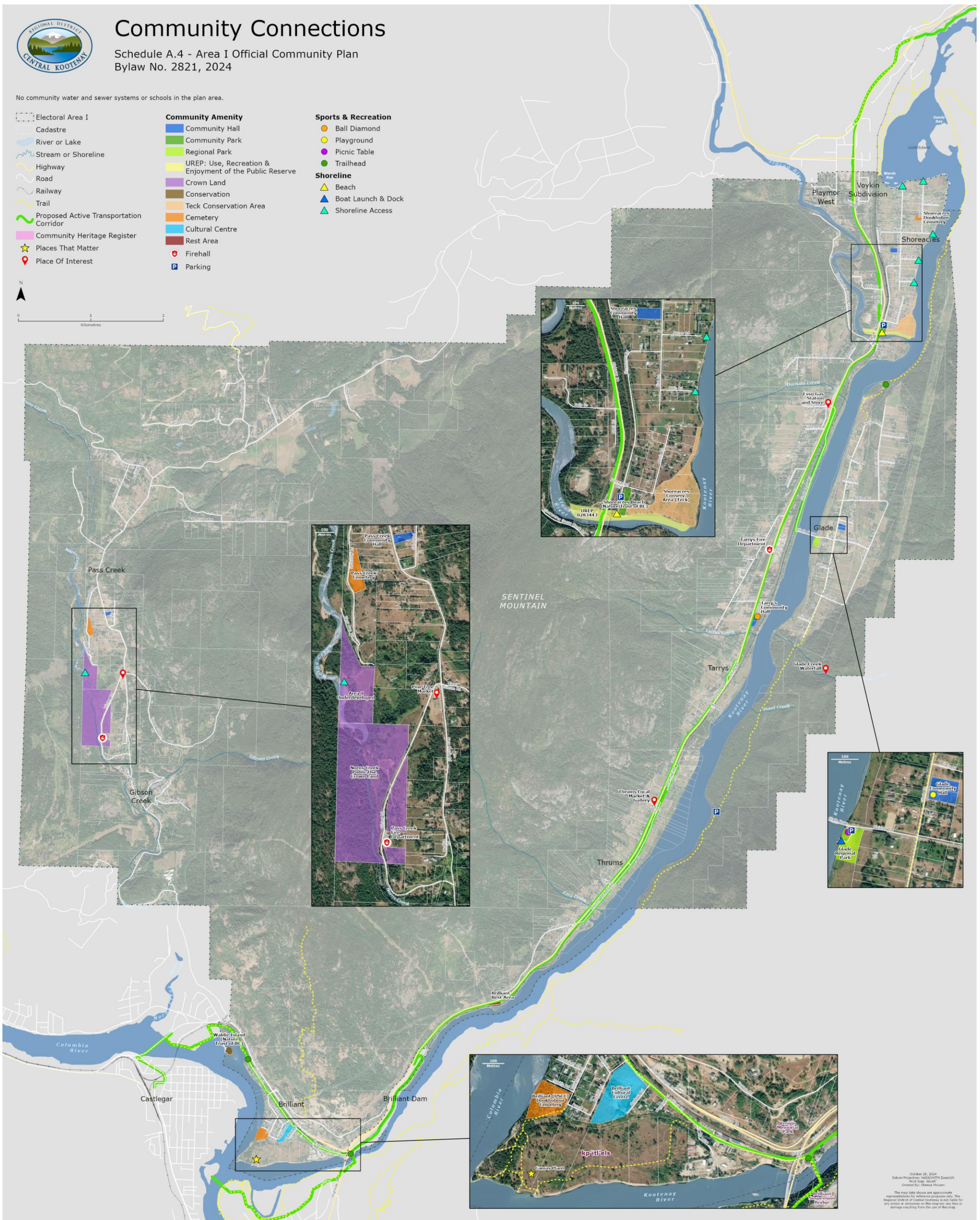
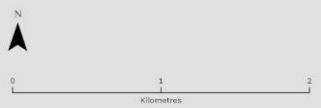
- Community Hall
- Community Park
- Regional Park
- UREP: Use, Recreation & Enjoyment of the Public Reserve
- Crown Land
- Conservation
- Teck Conservation Area
- Cemetery
- Cultural Centre
- Rest Area
- Firehall
- Parking

Sports & Recreation

- Ball Diamond
- Playground
- Picnic Table
- Trailhead

Shoreline

- Beach
- Boat Launch & Dock
- Shoreline Access



October 28, 2024
 Datum/Projection: NAD83/UTM Zone 11N
 Author: J.S. MacLennan
 Created by: Charles McKinnon
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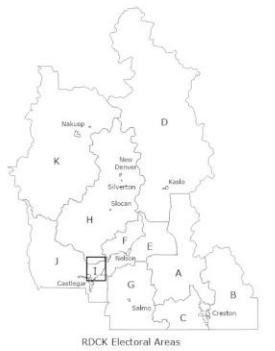
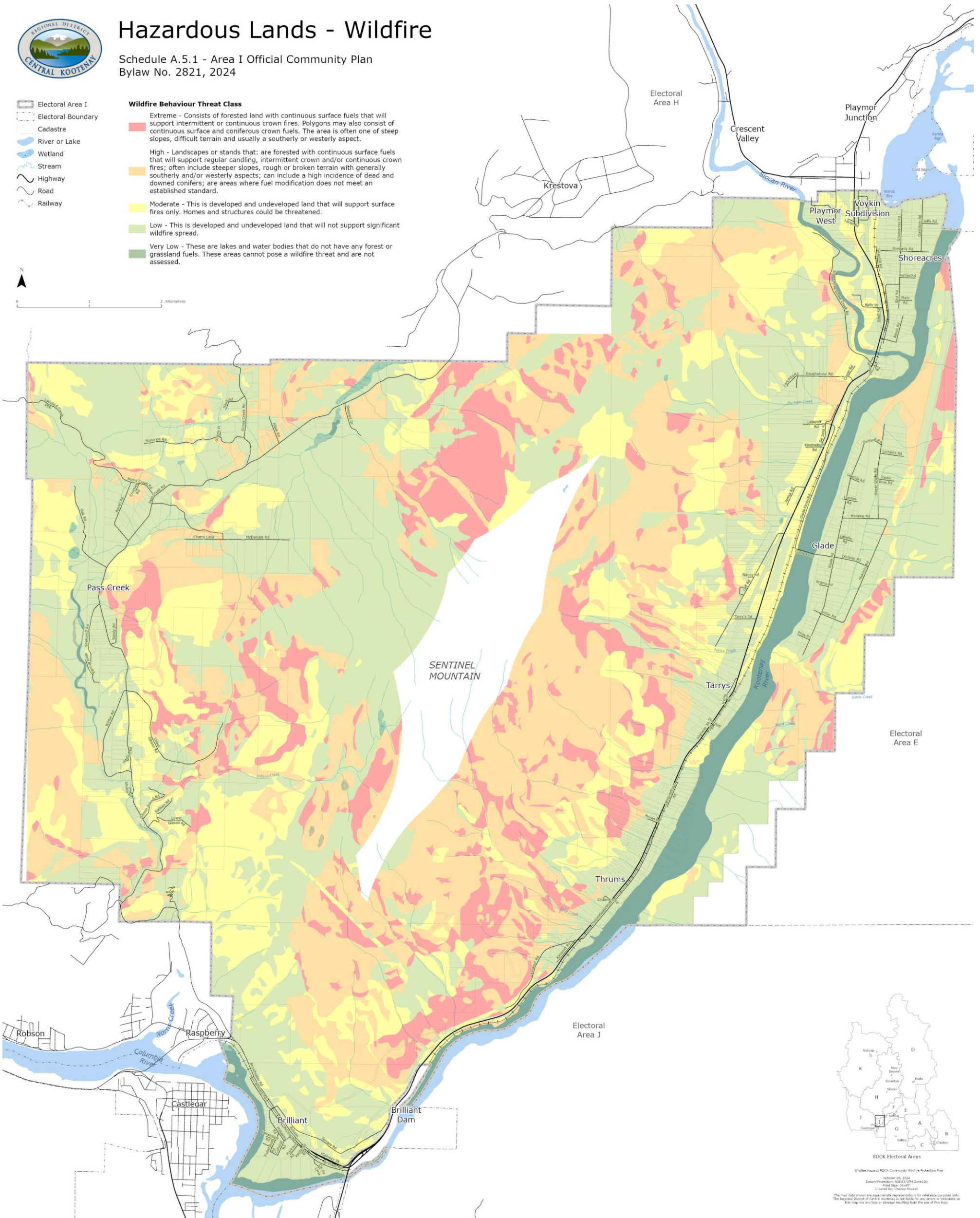
Hazardous Lands - Wildfire

Schedule A.5.1 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Wetland
- Stream
- Highway
- Road
- Railway

Wildfire Behaviour Threat Class

- Extreme** - Consists of forested land with continuous surface fuels that will support intermittent or continuous crown fires. Polygons may also consist of continuous surface and coniferous crown fuels. The area is often one of steep slopes, difficult terrain and usually a southerly or westerly aspect.
- High** - Landscapes or stands that are forested with continuous surface fuels that will support regular candling, intermittent crown and/or continuous crown fires; often include steeper slopes, rough or broken terrain with generally southerly and/or westerly aspects; can include a high incidence of dead and downed conifers; are areas where fuel modification does not meet an established standard.
- Moderate** - This is developed and undeveloped land that will support surface fires only. Homes and structures could be threatened.
- Low** - This is developed and undeveloped land that will not support significant wildfire spread.
- Very Low** - These are lakes and water bodies that do not have any forest or grassland fuels. These areas cannot pose a wildfire threat and are not assessed.



RDCK Electoral Areas

Wildfire Hazard: RDCK Community Wildfire Protection Plan

October 26, 2024

Date/Projection: 10/26/2024 Zone11N

Print Size: 36x45"

Created By: Chris Hoggan

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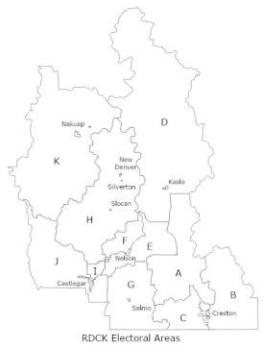
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Hazard Lands - Steep Slopes & Flooding

Schedule A.5.2 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
 - Electoral Boundary
 - Cadastre
 - River or Lake
 - Wetland
 - Stream
 - Highway
 - Road
 - Railway
- Flood Hazard (1990 Flood Construction Levels, NDMP 1 Clearwater Flood Hazards 2019, NDMP 2 Flood Construction Levels 2020, NDMP 1 Steep Creek Hazard Areas, Non Standard Flooding Erosion Area)
- Slope**
- <30%
 - 30%-40%
 - >40%



RDCK Electoral Areas

Natural Disaster Mitigation Program (NDMP): <https://www.rdck.ca/files/mvny/2023/08/2023-08-23-NDMP-Flood-Map-Study-2024.pdf>

October 28, 2024
Datum/Projection: NAD83/UTM Zone 11N
Scale: 1:50,000
Created By: Chris Hooper

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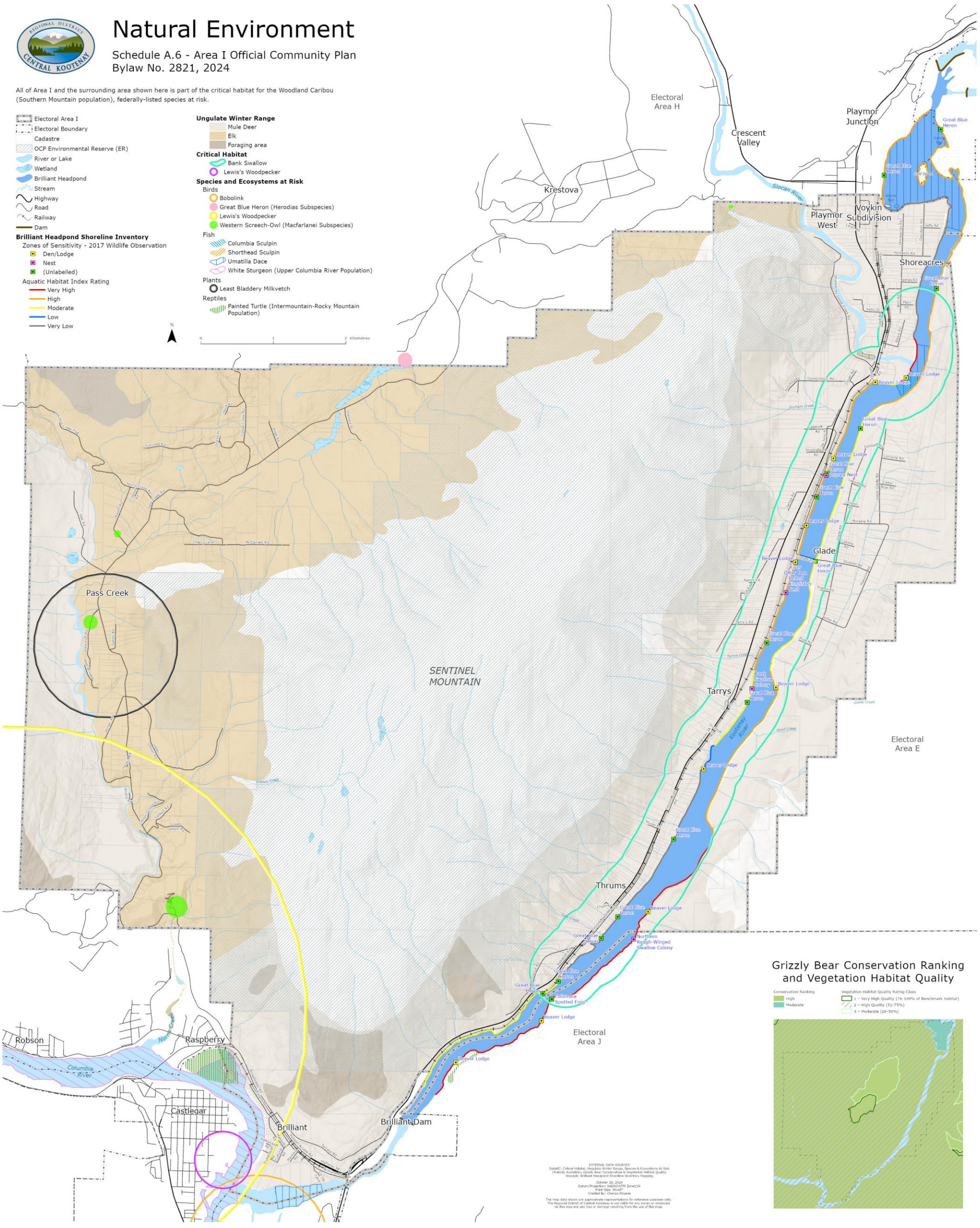


Natural Environment

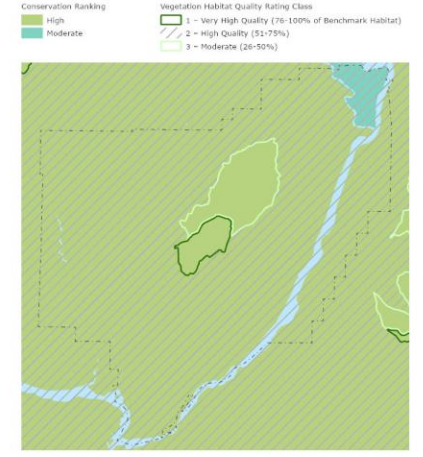
Schedule A.6 - Area I Official Community Plan
Bylaw No. 2821, 2024

All of Area I and the surrounding area shown here is part of the critical habitat for the Woodland Caribou (Southern Mountain population), federally-listed species at risk.

- Electoral Area I
 - Electoral Boundary
 - Cadastre
 - OCP Environmental Reserve (ER)
 - River or Lake
 - Wetland
 - Brilliant Headpond
 - Stream
 - Highway
 - Road
 - Railway
 - Dam
- Brilliant Headpond Shoreline Inventory**
- Zones of Sensitivity - 2017 Wildlife Observation
 - Den/Lodge
 - Nest
 - (Unlabelled)
- Aquatic Habitat Index Rating**
- Very High
 - High
 - Moderate
 - Low
 - Very Low
- Ungulate Winter Range**
- Mule Deer
 - Elk
 - Foraging area
- Critical Habitat**
- Bank Swallow
 - Lewis's Woodpecker
- Species and Ecosystems at Risk**
- Birds**
- Bobolink
 - Great Blue Heron (Herodias Subspecies)
 - Lewis's Woodpecker
 - Western Screech-Owl (Macfarlanei Subspecies)
- Fish**
- Columbia Sculpin
 - Shorthead Sculpin
 - Umatilla Dace
 - White Sturgeon (Upper Columbia River Population)
- Plants**
- Least Bladdery Milkvetch
- Reptiles**
- Painted Turtle (Intermountain-Rocky Mountain Population)



Grizzly Bear Conservation Ranking and Vegetation Habitat Quality



EXTERNAL DATA SOURCES
 Data: Critical Habitat, Ungulate Winter Range, Species & Ecosystems at Risk (Publicly Available), Grizzly Bear Conservation & Vegetation Habitat Quality (Woodco, Brilliant Headpond, Okanogan-Sumner Planning)
 Date: October 26, 2024
 Datum: Projected NAD83 UTM Zone 12N
 Scale: 1:50,000
 Author: BC, Central Kootenay

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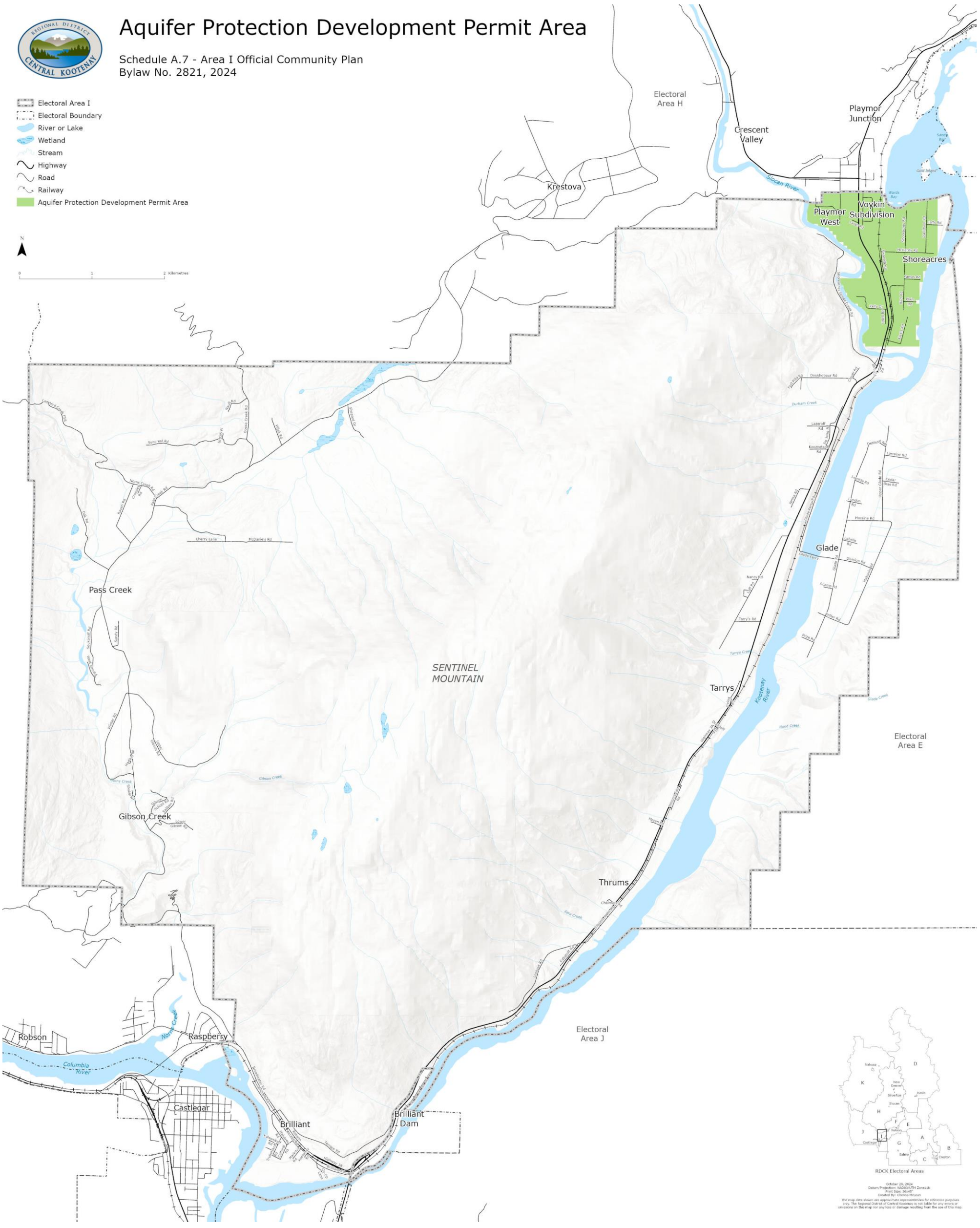
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Aquifer Protection Development Permit Area

Schedule A.7 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- River or Lake
- Wetland
- Stream
- Highway
- Road
- Railway
- Aquifer Protection Development Permit Area



October 28, 2024
 Datum/Projection: NAD83/UTM Zone 11N
 File: 2821_Aquifer.mxd
 Created By: Chelsea Wilson
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REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2968

A Bylaw to amend Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended as follows:
 - A. That the following definitions be added to Division 5 Interpretation:

ACTIVE FLOODPLAIN, in relation to a watercourse, means land that is:

- a. adjacent to the watercourse;
- b. inundated by the 1 in 5 year return period flow of the watercourse; and,
- c. capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land.

DEVELOPMENT means carrying out construction, redevelopment, building and land alteration and ancillary activities, including engineering or other operations, as well as subdivision of land, in, on, over or under land and land covered by water to the extent that such activities are subject to local government authority under enabling Provincial legislation;

FOREST PROFESSIONAL means a professional forester or a registered forest technologist as defined in the *Professional Governance Act*.

HIGH WATER MARK means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;

LAKE means any area of year round open water covering a minimum of 1.0 hectares (2.47 acres) of area and possessing a maximum depth of at least 2.0 metres. Smaller and shallower areas of open water may be considered to meet the criteria of a wetland.

APPROVED under **Section 52 (3)(a) of the Transportation Act** this
day of _____, 202X.

Approval Authority,
Ministry of Transportation and Infrastructure

ADOPTED this _____ day of _____, 202X.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

Schedule A

DIVISION 55 Development Permit Areas

5500. For the area covered by this Zoning Bylaw, the Sentinel Mountain Electoral Area I Official Community Plan Bylaw No. 2821, 2022 designates Development Permit Areas (DPAs) and describes the special conditions or objectives that justify their designation. The exemptions and guidelines for all DPAs are contained within this Zoning Bylaw. Where “Post Development Guidelines” are specified in the DPA, they are incorporated as conditions into all Development Permits for the DPA issued by the Regional District of Central Kootenay.

5501. The following general DPA guidelines apply:

1. As part of a development permit application made prior to any of the applicable triggers for a development permit identified in section 489 of the *Local Government Act* and RDCK’s bylaws, and prior to undertaking any such activities or development, the owner of the applicable land is solely responsible for:

- a. providing the information identified in the following guidelines;
- b. proposing only activities and development consistent with the following guidelines;
- c. not undertaking any activities or development inconsistent with the following guidelines; and,
- d. not undertaking any activities or development without a development permit.

2. If disturbance to a DPA occurs outside of the scope of the conditions of an issued development permit then the property owner must submit a new development permit application including all accompanying documentation, fees, and Development Approval Information.

3. Post Development Guidelines for DPAs designated under Section 488(1)(a) of the *Local Government Act*:

- a. Unless explicitly excluded in a development permit issued by the Regional District of Central Kootenay, the owner of the applicable land must provide a post development report prepared by the relevant qualified professional(s) of an assessment of all permit conditions. The report must assess if the development is in compliance with the applicable development permit conditions and the land has been developed in accordance with the qualified professional’s recommendations within their report.

4. Compliance with DP Standards, Requirements and Conditions of Development Permit:

The owner of land within a DPA must:

- a. comply with all applicable standards set out within, and the requirements and conditions of, a development permit.
- b. In an Aquifer Protection Development Permit Area or Riparian Protection Development Permit Area, provide a report prepared by a qualified professional, as described further in the sections below.
- c. In an Aquifer Protection Development Permit Area or Riparian Protection Development Permit Area, provide a post development guideline report as described in section 5501.3.

Electoral Area 'I' Aquifer Protection Development Permit (APDP) Area

5502. Activities that require a Development Permit

The owner of land within the APDP Area must obtain a development permit prior to undertaking or permitting or acquiescing in the undertaking of the following activities wherever they occur on land within the APDP Area:

- a. disturbance of soils;
- b. construction or erection of buildings and structures;
- c. creation of non-structural impervious or semi-impervious surfaces;
- d. construction of roads, trails, retaining walls, docks, wharves and bridges;
- e. provision and maintenance of sewer and water services;
- f. development of drainage systems;
- g. development of utility corridors;
- h. subdivision as defined in section 455 of the *Local Government Act*; and
- i. any other activity that requires a development permit first be issued in accordance with section 489 of the *Local Government Act*.

5503. Exemptions

A Development Permit is not required for the following activities:

- a. Construction, renovation, repair to an existing building that does not increase the building's footprint;
- b. Construction of a driveway to a residence except for excavation of a depth greater than 1.5 metres;
- c. Construction of unserviced buildings accessory to residential use such as a garage or greenhouse;
- d. Construction of a single detached home on a lot least one hectare in area or greater and is the only dwelling unit present;
- e. Digging of observation holes for percolation testing under supervision of a Registered Onsite Wastewater Practitioner or Professional Engineer, and digging of test pits for geotechnical investigation under supervision of a Professional Engineer;
- f. Onsite wastewater disposal system installation meeting the requirements of the *Sewerage System Regulation of the Public Health Act*;
- g. Subdivision of land where the proposed lots sizes are at least one hectare in area or greater;
- h. Technical subdivision for road widening, parcel line adjustment, or lot consolidation of a parcel that does not create a new lot; and
- i. The activity is part of a farm operation as defined by the *Farm Practices Protection (Right to Farm) Act* and the lands are assessed as 'farm' under the *BC Assessment Act*.

5504. Guidelines

1. All applications for an APDP shall be accompanied by a report prepared by a Professional Engineer or Geoscientist with experience in hydrogeology as Development Approval Information. The report should follow any applicable Terms of Reference of the Regional

District for preparation of hydrogeological assessment reports and should also include, but is not limited, to the following:

- a. definition of study area and the relationship of the proposed property development to the protected aquifer;
 - b. capture zone analysis for existing and proposed new wells;
 - c. identification of the location of any existing or proposed above ground or underground fuel storage tanks, abandoned or operational water wells, septic tanks and drainage fields, and underground pipelines such as water, sewer or natural gas;
 - d. identification of potential impacts on adjacent properties and land uses;
 - e. inventory of potential contamination sources and how the applicant will manage hazardous materials storage, handling and disposal so as not to compromise the integrity of the underlying aquifer; and
 - f. identification of appropriate site-specific groundwater protection measures to ensure the quality and quantity of water in the aquifer is protected.
2. Where a proposed development will include any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation*, (B.C. Reg. 375/96), the report prepared by a Professional Engineer or Geoscientist with experience in hydrogeology (as described in Guideline 1) shall be required to confirm the protection of the aquifer in relation to the intended uses. In this case, the professional report should additionally include the following:
 - a. indicate the site location of activities listed in above mentioned regulation;
 - b. assess the potential for contamination and the expected results should a spill occur; and,
 - c. address site design, and best management practices for site drainage, sewage disposal and hazardous material use, handling, storage, disposal and spill response.
 3. The report will form part of the Development Permit terms and conditions and may include recommendations pertaining to registration of a Section 219 Covenant, with the RDCK as Covenant Holder, to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property.
 4. The use or disposal of substances or contaminants that may be harmful to area aquifers is discouraged and steps must be taken to ensure the proper disposal of such contaminants.
 5. During construction, the creation of any building piles and test holes drilled for geotechnical purposes must be reported to the RDCK, and must be properly closed upon completion, to prevent the migration of contaminants to the aquifer.
 6. Land stripping, excavations, ditching and trenching must be minimized.
 7. Control mechanisms should be used to minimize erosion and siltation.
 8. Impervious surfaces should be minimized.
 9. The use of permeable paving and other methods to reduce rainwater runoff are encouraged.
 10. Xeriscape, and other low water use approaches, is the preferred landscaping technique.

Electoral Area 'I' Industrial and Commercial Development Permit (ICDP) Area

5505. Prohibition

Land within the ICDP area must not be subdivided and construction of, addition to or alteration of a building or other structure must not be started without first obtaining a ICDP unless otherwise exempt in this Bylaw.

5506. Exemptions

A Development Permit will not be required for any of the following activities:

- a. subdivision;
- b. development associated with agricultural, residential or institutional land uses and activities;
- c. construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 55 square meters and construction of an accessory building; and,
- d. temporary buildings and structures associated with permitted construction or permitted by a Temporary Use Permit.

5507. Guidelines

Form and Character of Buildings:

1. Buildings and structures should be sited and shaped in such a manner as to be visually unobtrusive and aesthetically pleasing.
2. The shape, siting, roof line and exterior finish of buildings should be sufficiently varied to reduce the visual impact and apparent massing on adjacent areas.
3. Parking should be in smaller clusters to the rear or side of the building and be screened from view from adjacent residential uses.

Landscaping and Screening:

4. The retention of natural vegetation and mature trees is encouraged.
5. Outside storage and manufacturing areas should be located to the rear of buildings where appropriate and should be adequately screened.
6. Landscaping should be provided along all perimeter roads.
7. Industrial development adjacent to residential development should utilize a combination of landscaping and planted berms to provide visual and acoustic buffering between uses.
8. Landscaping features and finishing details should be provided to reduce the negative visual impact of chain link fencing visible from roads or residences.

Miscellaneous:

9. Lighting of facilities visible from roads or residences should be kept to the minimum necessary for safety and visibility. Lighting equipment should be carefully chosen to focus light on the area to be illuminated and avoid spillage of light into other areas. Fixtures with a full cut-off angle should be used. Lighting should be directed and shielded away from roads or residences to prevent light pollution.
10. Signage should be low, visually unobtrusive and grouped whenever possible. Particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting and boldness to be effective.

Electoral Area 'I' Riparian Protection Development Permit (RPDP) Area

5508. Interpretation

1. Unless otherwise defined in this Bylaw, the definitions contained within this Section shall have the same meaning as those terms defined in the *Riparian Areas Protection Regulation (RAPR)*, as amended from time to time

5509. Activities that require a Development Permit

The owner of land within the RPDP Area must obtain a development permit prior to undertaking or permitting or acquiescing in the undertaking of the following activities wherever they occur on land identified as a riparian assessment area within the RPDP Area:

- a. removal, alteration, disruption or destruction of vegetation, including trees, plants and shrubs;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works including shoreline protection works;
- f. construction of roads, trails, retaining walls, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors;
- j. subdivision as defined in section 455 of the *Local Government Act*; and
- k. any other activity that requires a development permit first be issued in accordance with section 489 of the *Local Government Act*.

5510. Exemptions

A Development Permit is not required for the following activities:

1. A Development Permit or Section 219 Covenant has already been registered against the title of land, with the RDCK as a Covenant Holder, that has addressed that all RPDP Area guidelines for the proposed activities, the conditions of the Development Permit or covenant have been met, and the development activity will not impact the conditions of the previous approval or covenant.
2. All development activity will occur outside of the RPDP area and the RPDP area is delineated by brightly coloured snow fencing for the duration of the development activities occurring on the lands.
3. The RPDP area has been identified by a Qualified Environmental Professional (QEP) and is permanently protected, to the satisfaction of the RDCK, by a Section 219 Covenant with the RDCK as a Covenant Holder, return to Crown land, or dedication to the RDCK as a public park.
4. There is a change of use or renovation of a building where all of the following can be achieved within the RPDP Area:
 - a. the building footprint will not be altered or increased;
 - b. no heavy machinery will be present; and,
 - c. the riparian area is delineated by brightly coloured snow fencing and silt fencing for the duration of the development activities occurring on the lands.

5. Removal of noxious weeds and/or invasive species in accordance with the Central Kootenay Invasive Species Society's "Integrated Pest Management Options" for specific invasive species.
6. Restoration or enhancement as part of an approved local stewardship project and carried out under the recommendations and guidance of a QEP.
7. The planting of riparian species that are native to the Central Kootenay using non-mechanized methods.
8. Where a QEP has inspected the site and confirms to the satisfaction of the General Manager of Development and Community Sustainability that the actual location of the riparian area is not on the lands proposed for development.
9. Development activity that has been permitted by an authorization under the *Water Sustainability Act* or *Fisheries Act* where no disturbance will occur on the upland property unless otherwise permitted by the authorization. A copy of the authorization must be provided to the RDCK to demonstrate that the proposed works will not impact the riparian area.
10. Subdivisions, including lot consolidations and lot line adjustments, where the newly proposed lot lines do not fall within the RPDP Area, or where all of the following criteria are satisfied:
 - a. the plan of subdivision demonstrates that all development activities and building platform areas, or minimum site areas where zoning is in place, for each lot can be accommodated entirely outside of the RPDP Area;
 - b. no disturbance (such as grading, clearing, trenching, and the installation of site infrastructure) to the RPDP Area will occur as a result of the creation of lots or provision of services to those lots;
 - c. the RPDP Area has been identified by a Qualified Environmental Professional (QEP) and clearly delineated on site; and
 - d. a Section 219 Covenant, with the RDCK as a Covenant Holder, that contains recommendations to ensure adverse development impacts will be effectively mitigated must be registered over the RPDP Area against the titles of all newly created lots.
11. Lot line adjustments to the natural boundary of a watercourse resulting from the approval of an accretion.
12. Land alterations involving emergency measures to prevent or reduce immediate threats to life or property, where notice is provided to the General Manager of Development Services and Community Sustainability, in the following instances:
 - a. emergency works conducted under the direction of local or provincial government;
 - b. tree limbing, topping, or removal, where the trees are identified as an immediate threat to the safety of life or buildings, and all works are to be completed, by an arborist certified in BC in accordance with the relevant legislation as well as Provincial Best Management Practices regarding streamside vegetation. Limbing and topping are preferred and proposals for removal must be accompanied with a rationale for why the other actions are unsuitable;
 - c. the environmentally sensitive removal of trees, shrubs or landscaping designated as hazardous in a FireSmart Assessment or fuel management prescription, prepared by a Registered Professional Forester (RPF) or RDCK Wildfire Mitigation Specialist, where such trees, shrubs or landscaping are compensated for elsewhere within the RPDP

- Area using the replacement ratios provided in the RDCK's "Terms of Reference for Riparian Assessment Reports"; or,
- d. land alteration or vegetation removal deemed necessary to prevent or reduce immediate threats to life or property by a local, provincial, or federal government, or its agencies or contractors, performed under a declared state of emergency.
13. The land is located within British Columbia's Agricultural Land Reserve (ALR) and the activities:
- a. are responsible, normal agricultural practices carried out in accordance with the *Farm Practices Protection Act* and Farm Practice in BC Reference Guide. Interpretation or disagreements will be resolved through the provisions of the *Act*. Activities not covered by the *Act* or Guide will require a Development Permit; and,
 - b. adhere to the "Riparian Protection Setbacks from Watercourses for Buildings and Facilities in Farming Areas" contained within the Ministry of Agriculture Guide for Bylaw Development in Farming Areas.

5511. Guidelines

1. An owner of land within the RPD Area seeking to develop such land under a development permit must seek to implement the requirements of the *Riparian Areas Protection Act* and *Riparian Areas Protection Regulation*.
2. A development application must include, as Development Approval Information, a Biophysical Assessment Report and *Riparian Areas Protection Regulation (RAPR)* Assessment prepared by a QEP as defined in, and in accordance with, the *Riparian Areas Protection Regulation* established by the Provincial and/or Federal governments as used elsewhere in the Province. The assessment report must include certification from the QEP that:
 - a. the QEP is qualified to carry out the assessment;
 - b. the assessment methods have been followed;
 - c. in their professional opinion the development will not negatively affect the functioning of a watercourse or riparian area and that the requirements of the *Riparian Areas Protection Regulation* have been fulfilled;
 - d. contain recommendations that reflect Provincially-recognized best management practices as well as the Brilliant Headpond Shoreline Management Guidelines;
 - e. demonstrate a coordinated approach with other professionals involved with the project, such as, but not limited to Engineers, Hydrologists, Geoscientists, and Foresters; and,
 - f. be consistent with the RDCK's "Terms of Reference for Riparian Assessment Reports", as amended from time to time.
3. Development activities and the siting of buildings and structures will be carried out in a way that results in the least impact to the riparian area.
4. Demonstrate that a diligent effort has been made to preserve existing riparian vegetation, woody debris, boulders, and other natural features.
5. Retain mature vegetation wherever possible and incorporate it into the design of the project.
6. Parcels created by subdivision must demonstrate on a Site Plan that there is adequate space for a building platform area and associated services outside of the designated setback, and in

areas where zoning applies the minimum parcel size should be accommodated entirely outside of the setback area.

7. Where fencing is proposed within the RPDP Area, or to delineate the RPDP Area or a covenant area, wildlife-friendly fencing must be utilized to maintain landscape connectivity between aquatic and upland ecosystems.
8. Development proposals will be evaluated based on individual site characteristics (such as, but not limited to, sensitive habitat features, parcel size, topography, and access) and must adhere to the following priority sequence of mitigation options, as detailed further in the Brilliant Headpond Shoreline Management Guidelines, as amended from time to time and which is incorporated into these guidelines:
 - a. Avoidance of environmental impacts and associated components;
 - b. Minimization of unavoidable impacts on environmental values and associated components;
 - c. Restoration of on-site environmental values and associated components; and,
 - d. Offsetting impacts to environmental values for residual impacts that cannot be minimized.
9. The QEP must provide a recommended minimum setback from the stream boundary, consistent with the Provincial *RAPR* methodology, and from other habitat features present on the site (e.g. raptor nests) that is to remain undisturbed by development activities.
10. Limits of disturbance, such as silt fencing and/or snow fencing, to the setback must be in place prior to the commencement of any development activity or issuance of a Building Permit.
11. The setback shall remain free of development activities, except in unique circumstances where an applicant can demonstrate that all of the following criteria are fulfilled:
 - a. the parcel was created by subdivision in accordance with the laws in force in British Columbia at the time the parcel was created;
 - b. the applicant demonstrates that size or topographical constraints severely limit the ability to develop elsewhere on the property;
 - c. every alternative site and building design that could minimize the impact on the riparian area has been explored, which may include variances or reductions in all possible requirements (including, but not limited to, setbacks and height);
 - d. the Report adequately justifies why there are no other suitable alternatives to development activity within the setback and provides that, in the QEP's professional opinion the activity, as proposed, will not result in any harmful alteration, disruption or destruction of fish, fish habitat, or natural features that support fish life processes;
 - e. development is directed to areas already subject to human disturbance; and,
 - f. on-site environmental values will be restored in accordance with a restoration plan prepared by a QEP.
12. Development should be avoided on slopes greater than 30% (approximately 7 degrees) due to the high risk of erosion, bank slippage, and resulting sedimentation into watercourses.
13. Storm water will be managed in a way that utilizes natural approaches and on-site water recycling as well as preserves natural drainage patterns on the lands.
14. Preference will be given to flood and erosion protection works that utilize bio-engineering for the protection of both private property and the riparian area.
15. The conditions of the issuance of a Development Permit for the RPDP Area may require any of the following:

- a. areas of land that must remain free of development except in accordance with conditions in the permit;
- b. the preservation, protection, restoration or enhancement of natural features and watercourses;
- c. dedication of natural watercourses;
- d. construction works to preserve, protect, restore or enhance natural watercourses or other specified natural features of the environment;
- e. protection measures to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect banks;
- f. all works to be in accordance with a QEP's recommendations, as provided in the biophysical assessment report;
- g. monitoring of the development activities by a QEP;
- h. specific timing or sequence of development activities to minimize impacts to the natural environment;
- i. limits of disturbance to be in place for the duration of the development activities; and,
- j. a security deposit in accordance with the *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, as amended from time to time.

16. Other Provincial and Federal Requirements: The *Riparian Areas Protection Regulation* implemented through the RPDP does not supersede other Federal, Provincial and or local government requirements, including that of other development permit areas, building permits, flood covenants, Federal or Provincial authorization. Land subject to more than one development permit area designation must ensure consistency with the guidelines of each development permit area, to provide comprehensive stewardship of both fish and wildlife habitat.

Electoral Area 'I' Wildfire Development Permit (WDP) Area

5512. Interpretation

1. Development, in the context of this development permit area, means carrying out construction, redevelopment, building and land alteration and ancillary activities, including engineering or other operations, as well as subdivision of land, in, on, over or under land and land covered by water to the extent that such activities are subject to local government authority under enabling Provincial legislation.

5513. Activities that require a Development Permit

The owner of land within the WDP Area must obtain a development permit prior to undertaking or permitting or acquiescing in the undertaking of the following activities wherever they occur on land within the WDP Area:

- a. construction, erection or alteration of, or addition to, buildings and structures;
- b. subdivision as defined in section 455 of the *Local Government Act*; and
- c. any other activity that requires a development permit first be issued in accordance with section 489 of the *Local Government Act*.

5514. Exemptions

A Development Permit is not required for any of the following activities:

1. Where an applicant for a Building Permit has submitted plans for construction that show compliance with these guidelines, and the owner has entered into a Section 219 Covenant, with the RDCK as a Covenant Holder, for compliance with the plans submitted which has been registered on the title of the property;
2. The construction of or alterations to accessory buildings or structures that are not in excess of 55 square meters;
3. Additions to existing approved buildings that are not in excess of 25% of the existing gross floor area;
4. Technical subdivision for road widening, parcel line adjustment, or lot consolidation of a parcel;
5. Subdivisions creating less than 4 new parcels;
6. Subdivisions creating more than 4 new parcels, where both of the following conditions are met:
 - a. the owner agrees to register a Section 219 Covenant, with the RDCK as Covenant Holder, on the titles of all new and remainder lots created through subdivision, to ensure compliance with Section 5517 of these guidelines which regulate building materials and landscaping;
 - b. that a Forest Professional, specializing in wildfire risk and fuel hazard assessments and fuel management, has submitted a report that indicates that the subdivided properties have a low wildfire hazard rating; and,
 - c. the Report(s) shall be attached to the Section 219 Covenant;
7. Interior renovations to existing buildings;
8. A new roof or a complete roof replacement using material that conforms to Class A, B or C, or equivalent, fire resistance as defined in the BC Building Code;
9. Any development comprised entirely of non-combustible materials such as metal, stone or concrete;
10. New accessory buildings and decks will not trigger landscaping requirements noted in Section 5514, except for Accessory Dwelling Units;
11. Addition of rooftop equipment (e.g. HVAC), canopies, or other decorative roof structures that do not require a Building Permit.
12. The activity proposed on the site relates solely to normal farm practices in accordance with the *Farm Practices Protection Act* and the landowner follows other regulations listed in the *Act*.
13. Landscape maintenance, installation, internal alterations, renovations, and land alteration activities that do not increase wildfire risk.

5515. Guidelines

Landscaping:

1. All areas within 1.5 metres of principal buildings should be free of coniferous vegetation.
2. Individual coniferous trees may be located within 3 metres of a building, provided:
 - a. no other conifers are within 6 metres (measured from trunk to trunk) of the conifer;

- b. exterior portions of the building fronting the tree's existing and eventual canopy are clad in fire resistant materials such as stucco, metal siding, brick, cement shingles or boards, concrete block, poured concrete, logs or heavy timbers and rock as defined in the *BC Building Code*; and
 - c. building roofing is comprised of metal, clay tile, fiber-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable.
3. No bark, mulch, or any other combustible material should be located within 10 metres of the outer edge of any building structure.
4. Separate any fencing built with combustible materials to be at least 1.5 metres from any dwellings.

Building Materials – Roofing

5. The roof covering shall conform to Class A, B, or C fire resistance as defined in the *BC Building Code*.
6. Gutters shall be made of metal.

Building Materials – Exterior Cladding

7. Untreated combustible materials should make up less than 20% of the surface area of an exterior elevation. Window and door trim, fascia, eaves, soffits, the underside of decks, siding and cladding are included in the determination of 20% combustible surface area per elevation. Roofing is excluded in the determination.
8. Manufactured homes shall be skirted with skirting that has a fire-resistance rating in accordance with CAN/ULC-S101.

Building Materials – Overhanging Projections

9. Balconies, decks, and porches (no exposed joists) shall be sheathed with fire-resistant materials.

Building Materials - Eaves, Soffits, and Vents

10. Eaves and soffits shall be closed so no joists are exposed.
11. Ventilation openings in exterior walls, roofs, eaves, and soffits shall be covered with corrosion-resistant 3 mm non-combustible wire mesh. Wall-mounted exterior vents are exempt from having wire mesh with 3 mm openings if vents with mobile flaps are used (subject to venting requirements in the *BC Building Code*).

Building Materials - Chimneys

12. Chimneys for wood burning fireplaces must have spark arrestors in compliance with NFPA 211.

Site Design

13. Building sites should be located on the flattest areas of the property. Avoid gullies or draws that accumulate fuel and funnel winds.
14. Buildings shall be sited, and road accesses designed in order to accommodate fire fighting vehicles and equipment.

15. A fire-resistant zone of at least 10 metres, where practical, should be managed around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire and reducing the potential for building fires to spread to the forest.
16. Auxiliary buildings and fuel tanks should be located as far away from buildings as possible. A distance of 15 metres or more is ideal. Where a distance of 15 metres or more is impractical, guidelines in this section that apply to principal buildings should be applied to accessory buildings.

Subdivision

17. As part of the subdivision process, the RDCK should receive a Wildfire Hazard Assessment prepared in accordance with the Regional District's Terms of Reference for Wildfire Hazard Assessments. The Wildfire Hazard Assessment and plan of subdivision should address the following guidelines:
 - a. Provide firefighting and emergency access to adjacent forested areas (such as through an access encircling the development, periodic access to the forest edge, or by placing access adjacent to forested areas). Consider, where the subdivision abuts forested areas, placing accesses so that they act as fuel breaks to protect the development and buildings;
 - b. Provide a minimum of two means of access points with road systems capable of supporting evacuation and the movement of fire suppression equipment. The number of access points and their capacity should be determined during subdivision design and be based on threshold densities of houses and vehicles within the subdivision. Single access may be considered where the development contributes to a future road network with multiple access points or where an emergency access route can be constructed;
 - c. Set back development a minimum of 10 m from the top of ridgelines, cliffs, ravines, or the top of slopes exceeding a 20% grade for a minimum horizontal distance of 10 m. Variation of the setback may be considered if a Wildfire Hazard Assessment can justify a change in the setback; and,
 - d. Where wildfire hazard levels are high, as determined by a Forest Professional in a Wildfire Hazard Assessment, mitigation measures should be taken as recommended by the Forest Professional to reduce the wildfire hazard rating to moderate or low.
18. Where a Forest Professional, specializing in wildfire risk and fuel hazard assessments and fuel management, has completed a report on the property or building in question that: indicates there is a low fuel hazard; and has provided recommendations for mitigating any existing or potential risk associated with the new development, the requirements noted in Section 5514.1-4 [Landscaping Requirements] may be relaxed if recommended by the Fire Chief or their designate.
19. Proposed deviations from the guidelines outlined in Section 5514.1-19 [Landscaping, Building Materials, Site Considerations, Subdivision Requirements] may be appropriate if the report verifies that the expected level of performance meets or exceeds the level

of fire safety conferred by the guidelines outlined in the Wildfire Development Permit Area.



Area 'I' Official Community Plan Review

Interim Engagement Summary

"What We Heard" Report

TABLE OF CONTENTS

Introduction	3
What We Did – Phase One: Project Launch and Background Work.....	3
What We Heard – Phase One.....	5
What We Just Did – Phase Two: Community Engagement, Information Gathering and Visioning.....	7
What We Heard So Far – Phase Two.....	9
Next Steps	14

APPENDICES

- Appendix A – Virtual Open House Re-launch Presentation
- Appendix B – Kitchen Table Discussion Guide and Workbook

LIST OF FIGURES

- Figure 1 – Community Planning Workshop Attendance by Meeting Location
- Figure 2 – Where We Are in the OCP Review Process
- Figure 3 – Snapshot of Community Engagement to Date
- Figure 4 – Community Engagement still to Come

LIST OF TABLES

- Table 1 – What is Needed to Make Area ‘I’ Even Better

1.0 Introduction

The *Kootenay-Columbia Rivers Official Community (OCP) Plan Bylaw No. 1157* was adopted in 1996, and a Board resolution to approve the work plan to create a new OCP for Area 'I' was passed in 2016. Work including community engagement (neighbourhood meetings and a survey) took place in 2016 and 2017. The OCP update was paused to collect further information on the Shoreacres aquifer and Brilliant Head Ponds riparian area, and then due to the COVID-19 pandemic. In addition to the above studies, the RDCK also completed some region wide projects, such as, flood mapping, a Housing Needs Assessment and Community Heritage Register that will support the drafting of this OCP. Current projects that are currently underway that can also be incorporated include, the RDCK's Housing Action Plan, Wildfire Development Permit Consideration and the active transportation Castlegar-Nelson corridor feasibility study. Sub-regional OCP policy review ensures consistency in plans and that sub-regional growth is coordinated with RDCK municipalities.

In collaboration with the Local Area Director and Advisory Planning and Heritage Commission (APHC) for Area 'I' Planning staff revised the work and engagement plans to relaunch this project in the fall of 2022. At the December 8, 2022 Open meeting the Board resolved to *“direct staff to undertake the proposed engagement activities for the Area I Official Community Plan Update as described in the Area 'I' Official Community Plan Update – Engagement Plan report dated November 24, 2022”*.

Community input is essential to the OCP planning process. This Interim Engagement Summary - “What We Heard” Report summarizes the community feedback received so far. The engagement process was voluntary and the results summarized in this report may or may not reflect the views of the entire community. This report reflects the opinions of those who participated at the community meetings, workshops and kitchen table conversations held and or answered the community land use survey.

2.0 “What we did” - Phase One: Project Launch and Background Work

In 2016 and 2017, RDCK staff began the process of community engagement for the Area 'I' OCP review project.

2.1 Community Survey

In 2016, a *Community Land Use Survey for Electoral Area 'I'* was undertaken and 264 members of the public submitted survey responses with submissions received from respondents living in 8 of the identified communities. The majority of responses came from Pass Creek (24.24%), Glade (18.6%) and Shoreacres (15.9%).

A summary of the survey responses is provided below.

- Approximately 65% of those responding had lived in Area 'I' for 15 years or longer
- Home ownership accounted for 99.5 % of the housing tenure
- Approximately 85% of the housing stock was single detached
- Approximately 65% of the existing dwelling units were built before 1989
- Out of the 264 respondents only 41 answered the question about whether they had any rental accommodation (i.e. house, suite, manufacture home or room) on their property.
- Almost 75% of the respondents either agreed or strongly agreed that agriculture was important to their community with over 80% agreeing that local food production was important
- Respondents felt that commercial services could be expanded the most in Playmor Junction West, Thrums, Tarrys and Brilliant

- Approximately 77% of those surveyed felt like industrial expansion would be best suited for the Playmor Junction West community
- Approximately 15% of respondents indicated that they operated a home based business, and less than 1% operated a bed and breakfast operation
- 80% of respondents support enhanced recreation opportunities in their community
- 30% of respondents were on a community water system with 53% accessing water from a private well and the remainder accessing water via a surface licence
- Over 85% of respondents agreed or strongly agreed that land use regulations protecting riparian areas (similar to those existing in other RDCK Electoral Areas) be introduced
- To address tree removal 62% support some type of local government regulation (i.e. tree removal bylaw or development permit) to address localized land slip and or drainage issues
- Approximately 73% of respondent supported the creation of a wildfire development permit area to address development in moderate to high risk zones
- The vast majority of respondents has concerns with existing environmental issues ranging from foreshore erosion, aquatic invasive species, logging and pesticide use to name a few

2.2 Community Planning Workshops

Following the survey, Regional District planning staff held several community workshops with residents of Electoral Area 'I' during the month of November 2016 to celebrate the community and solicit dialogue on the common themes of local land use and economy, social and cultural, natural environment, and parks and recreation. The meetings were held as working group discussions to build upon the land use survey conducted over the summer months. Notice of the workshops were made through the Pennywise, community mail drops, and by posters placed in the communities of Pass Creek, Brilliant, Thrums, Glade, Shoreacres and Playmor Junction West.

After a brief presentation as to the intent and format of the workshop, participants were broken into working groups comprised of residents or property owners of the same community. Working groups were then provided a package of table topics to discuss. Please see the below summary of meeting locations, dates and number of participants:

Meeting Location	Date	Number of Participants
Pass Creek Community Hall	November 9, 2016	18
Brilliant Cultural Centre	November 10, 2016	3
Tarrys Community Hall	November 16, 2016	16
Glade Community Hall	November 17, 2016	22
Shoreacres Community Hall	November 23, 2016	37
Crescent Valley Fire Hall	November 24, 2016	3

TOTAL: 99

Figure 1: Community Planning Workshop Attendance by Meeting Location

2.3 Community Planning Presentations

Regional District staff held three community meetings with residents of Electoral Area 'I' during the summer 2017 and providing presentation on the OCP, Community Wildfire Protection Plan and Brilliant Head Ponds Stewardship

Collective. Staff presenting included the RDCK's Community Fire Smart Coordinator; an expert on Community Wildfire Protection Plans; the regional district's Planning Manager; and a staff member from Living Lakes Canada. The first meeting was held at the Glade Community Hall on July 12, 2017 **with 40 attendees**. The next presentation session was held for the communities of Pass Creek and Brilliant on July 13, 2017 and **40 attendees participated**. On August 9, 2017 the last of the community planning presentations was held for the communities of Shoreacres, Voykin Subdivision and Playmor Junction West with **32 people in attendance**. A total of 112 members of the public attended these community meetings.

3.0 "What we heard" – Phase One

The below feedback was received from the community workshop and presentation sessions held in 2016 and 2017, and community survey undertaken in 2016, and provides a summary of "what we heard" during Phase One of the Area 'I' OCP review project.

General Themes

- Aging in Place
- Lack of public space and community amenities
- Wildfire interface issues
- Water – quality, quantity, governance and community specific aquifer vulnerability
- Creating a Diversity of housing options consistent with rural character
- Agriculture
- Improvements to existing Recreation Amenities
- Highway Safety

In 2016 and 2017 we asked residents about their priorities for the community. Broken down into the categories of community, environment, economy, governance, housing, and community (social) connections.

This is **What we Heard**:

Community

- 80% of survey respondents support enhanced recreation opportunities in their community.
- There are many special places in Area I, such as Kp'itl'els, Doukhobor Community settlement areas, cemeteries, community halls, and more.
- Need more day care options and places for children to play.
- Need more support and programming for seniors, including care facilities.
- Losing former school sites also means losing community programming. There are limited places in Area I to gather or socialize.
- A meeting place or general store could be a real asset.
- Need to provide more and also protect and enhance existing walking trails, mountain biking trails, and water access points. Connecting trails in different areas to create a network is a priority.
- There are many loved natural areas, such as Brilliant Flats, Sentinel Mountain Trails, the Trans Canada Trail, and more.
- Opportunities to improve existing parks and community buildings.

Environment

- Almost 75% of survey the respondents either agreed or strongly agreed that agriculture was important to their community with over 80% agreeing that local food production was important.

- 30% of survey respondents were on a community water system, with 53% accessing water from a private well and the remainder accessing water via a surface licence.
- Over 85% of respondents agreed or strongly agreed that land use regulations protecting riparian areas (similar to those existing in other RDCK Electoral Areas) should be introduced,
- 62% of survey respondents support some type of local government regulation (i.e. tree removal bylaw or development permit) to address localized land slip and or drainage issues.
- Approximately 73% of survey respondents supported the creation of a wildfire development permit area to address development in moderate to high risk zones.
- The vast majority of respondents has concerns with existing environmental issues ranging from foreshore erosion, aquatic invasive species, logging and pesticide use to name a few. Brilliant Head Pond was noted as an area with sensitive habitat, along with a Blue Heron site between Sorokin Road and Pass Creek Road.
- Concerns raised about water quality, quantity, and the vulnerability of aquifers.
- Concern was noted that forestry practices are increasing wildlife conflicts, particularly with bears.
- Concerns were raised about illegal burning and air quality issues from wildfire smoke. Some participants raised Fire Smart measures as an idea to explore.

Economy

- Almost 75% of survey respondents either agreed or strongly agreed that agriculture was important to their community with over 80% agreeing that local food production was important.
- Survey respondents felt that commercial services could be expanded the most in Playmor Junction West, Thrums, Tarrys and Brilliant.
- Approximately 77% of those surveyed felt like industrial expansion would be best suited for the Playmor Junction West community.
- Approximately 15% of survey respondents indicated that they operated a home based business, and less than 1% operated a bed and breakfast operation.
- Concerns raised in community events include concerns about logging on the environment, concerns about the impact heavy equipment has on roads, and concerns that industrial and commercial land uses are not appropriate in certain communities. People expressed a desire to see more vacation rentals.

Governance

- Many survey respondents would be willing to take on more regulations (i.e. development permit areas) in order to protect watercourses and their habitats and to reduce risks from natural disasters like floods and fires.
- Community priorities raised in public engagement included some areas the province is responsible for, such as forestry practices, illegal dumping, childcare spaces, affordable housing, transit, and highway safety.
- Making it possible to walk/bike safely on Highway 3A and improving bus service routes and frequency will take active advocacy to the province and collaboration.

Housing

- Being able to “age in place” or stay in community as people age is important.
- People are open to RDCK reviewing minimum lot sizes and subdivision potential for land to support infill development.
- Accessory dwelling units (i.e. carriage houses) should be considered as long as they fit in with the rural character of the area.
- People support short-term and vacation rentals.
- There’s concern that if manufactured homes are allowed for immediate family members that they will become rental units instead.
- Small apartment complexes like the one in Crescent Valley could be appropriate.

Community (social) Connections

- There is a lack of public space and community amenities. There is no real place for people to socialize, no general store, coffee shop, or other meeting place.
- Need a dedicated indoor children’s play area.
- Need more day care options.
- Community halls and existing community places should be maintained and looked at for various improvements, maintenance, and programming options for creative community multi-purpose use.
- Opportunity to use former school sites.
- Concerns about bus routes and scheduling as well as walking and cycling options (Highway 3A not safe).
- Cemeteries are important cultural places.

Where are we in the planning process?

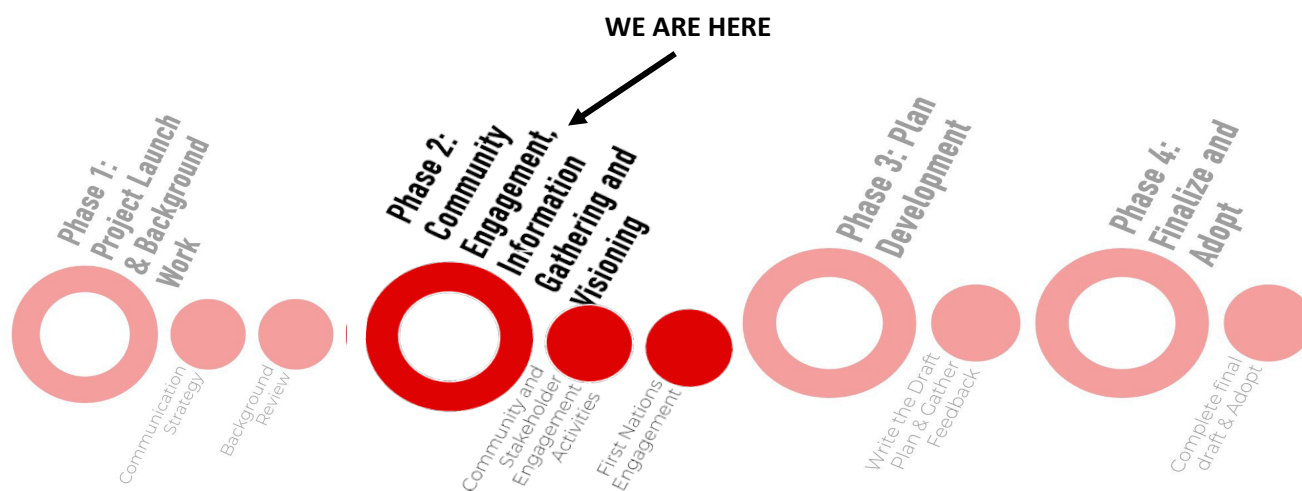


Figure 2: Where We Are in the OCP Review Process

4.0 “What we just did” – Phase Two: Community Engagement, Information Gathering and Visioning

In December 2022, Planning staff updated the OCP review project page website to re-launch the Area ‘I’ OCP review project as a place where community members and other interested parties were and continue to be invited to learn more about this project.

The project website - <https://www.rdck.ca/EN/main/services/community-planning/area-i-community-plan-review.html>

Project email is - OCPReview@rdck.bc.ca

The Area 'I' OCP review project page provides:

- Project background information including timelines.
- Project backgrounders on various land use planning themes ranging from Residential Land and Housing, Economy and Jobs, Climate Resilience, Mitigation and Energy to Local Infrastructure and Servicing, and Food, Agriculture and Rural Lands.
- Relevant Projects and Studies, such as, the Brilliant Head Ponds Stewardship Collaborative, Aquifer Vulnerability Assessment for Shoreacres Aquifer, the Community Heritage Register and Regional Housing Needs Assessment.
- Kitchen Table Conversation Discussion Guide and Workbook.
- Engagement opportunities/how to get involved.

4.1 Virtual Community Open House – Area 'I' OCP Review Re-launch

A virtual community open house event was held on January 26, 2023 at 6:00 pm using the RDCK's Webex virtual meeting platform. The open house provided a chance for residents to learn about the re-launch of the OCP rewrite project, to ask questions and provide initial feedback on emerging direction and considerations. **Approximately 26 members of the public attended** this event (* due to the virtual nature of this event staff was unable to determine if there was more than one person attending virtually from the same phone number et al.).

A presentation (Attachment 'A') by Planning staff was delivered that covered:

- Electoral Area 'I' Community Profile
- What's an OCP?
- Emerging Planning Themes
- Project Overview
- Next Steps & Your Feedback
- Questions & Answers
- Closing

The virtual open house re-launch presentation can be found in Appendix 'A'.

4.2 Kitchen Table Community Conversations

The RDCK's Planning Services team hosted five in-person "Kitchen Table Conversations" in the communities of Pass Creek, Glade, Shoreacres/Voykin Subdivision, Brilliant and Tarrys/Thrums during the first two weeks of March 2023.

Kitchen Table Conversations are small table discussions and are generally considered a good alternative to larger public engagement events where some people may feel intimidated or self-conscious about sharing with a bigger group. The intent was to generate and receive ideas for the new OCP in a fun and relaxing way to share big ideas and aspirations for the Electoral Area. The in-person sessions included a presentation made by staff with opportunities for questions followed by staff facilitated small group kitchen table conversations to obtain feedback for the goals, objectives and policy direction for this OCP review. To help guide these conversations a discussion guide and workbook were created and handed out at each small group table (Appendix 'B').

Meeting Location	Date	Number of Participants
Pass Creek Community Hall	March 7, 2023	43
Glade Community Hall	March 8, 2023	27
Shoreacres Community Hall	March 9, 2023	26
Brilliant Cultural Centre	March 15, 2023	22
Tarrys Community Hall	March 16, 2023	33

TOTAL: 151

Figure 2: Kitchen Table Community Conversations Attendance by Meeting Location

4.3 Kitchen Table Discussion Guide and Workbook Kits

The kitchen table discussion guides and workbooks were available from the project webpage for use by the community from the beginning of March to March 31, 2023. The intent was to empower members of the public to host their own kitchen table conversations with their family, friends and neighbours about the OCP process and to provide another option for residents who were unable to attend the five in-person sessions. The kits provided participants with the same background information and discussion guides used at the staff hosted in-person community kitchen table conversation meetings. In response to this self-directed exercise the OCP review email address received one completed workbook, two partially completed workbooks and three general comments letters or emails.

The engagement exercise (whether in-person or held on their own) provided participants with background information about an OCP including what stage we are in the OCP review process, and discussion guides for each activity. In total, there were three activities:

1. **Ice breaker exercise** to warm up the group discussion
2. **Review background material** in the discussion guide and **pick a topic as a group for discussion.**
3. **Generate objectives and actions for the topic(s)** discussed as a group.

5.0 Who got involved?...and “What we heard” – Phase Two

In total, **over 150 people in 25 groups participated in the kitchen table conversation exercises** whether in-person led by the RDCK’s planning staff or as a self-directed group or individual.

This is a summary of **WHAT WE HEARD** from our community engagement in spring 2023.

In a regional district, complete communities could be seen as the hubs that are part of a connected network to our member municipalities. Coming out of the pandemic, it’s arguably, not surprising to uncover that many participants spoke about a preference to **enhance community connections and social hubs**. All communities, whether urban, suburban or rural have the potential to be more complete, regardless of their existing context and physical characteristics. A range of identified community goals with many interrelated benefits were discussed, and are summarized generally by theme below (but not limited to):

General Themes:

- Accommodating slow growth while maintaining rural character and lifestyle
- Maintaining ALR land for primarily farming and food production
- Protecting the natural environment
- Protection of groundwater (i.e. aquifer) water quality and quantity

- Housing options
- Climate Change
- Protecting rural character and quality of life
- Governance (i.e. exploration of how the RDCK regulates land use)
- Increased transportation options
- Highway safety
- Improved accessibility and age-friendliness planning
- Understanding growth in the context of the Area’s existing servicing and infrastructure limitation
- Fostering and promoting opportunities for community connections

Residents and community members provided feedback that included comments on:

- **Exposure to Natural Hazards such as wildfires and flooding** are an item of concern for many residents. Many participants wish to see the OCP include objectives and policies aimed at reducing risk from these hazards.
- **The natural beauty and access to parks and recreation** is highly valued by residents. Some wish to see further protection of natural areas and the expansion of trail, parks and recreation infrastructure (i.e. boat launches, parking, amenities etc.).
- **The freedom from regulation and culture of independence** of the area is highly valued by residents. Some residents identified potential tensions between the desire to see limited regulation and the need to address unsafe buildings, unkept properties, bylaw enforcement, etc.
- **Lack of services and utilities** including safe drinking water in locations such as Glade were a priority for some residents living in affected areas.
- **Many residents do not want to see rapid changes to Electoral Area ‘I’** and envision the community looking similar in the future to how it looks now.
- **Accommodating growth** and how residential infill opportunities should be considered was a concern with many participants commenting that the City of Castlegar and areas with existing servicing infrastructure would be better suited for development.
- **Need for “Age-Friendly” planning** and understanding the changing demographic profile of the Electoral Area was raised routinely as a priority with participants agreeing about the importance of creating more diverse housing options, supports and facilities that can accommodate an aging population.
- **Strong Community Attachment** with participants noting that residents look out for each other, but with new community members moving in there is also a desire in some communities to foster more community connections.

Table 1: What is Needed to Make Area 'I' Even Better

Rural lifestyle	<ul style="list-style-type: none"> • Allow incremental growth while maintaining the rural character and conserving the natural environment of the Electoral Area. • Support sensitive infill development where community infrastructure is already in place. • Focus growth in existing municipal centres and adjacent semi-urban areas with appropriate community servicing infrastructure to maintain “slow growth”.
Community Connections	<ul style="list-style-type: none"> • Promote the use of community hubs (i.e. community halls) via enhance programming to foster more opportunities for social connections with a specific focus on the area’s aging population and youth. • Work to increase the sense of community and social interactions of residents by maintaining and investing in existing community halls, parks and facilities to provide spaces for community events, gatherings and programming (i.e. daycare space(s), activities for seniors and youth, outdoor community garden spaces etc.) •
Natural environment	<ul style="list-style-type: none"> • Steward and protect the area’s natural features, including sensitive ecosystems and habitat. • Manage and protect watercourses to maintain their natural habitat and environmental quality. • Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
Housing	<ul style="list-style-type: none"> • Allow for sensitive residential infill development on existing lots for secondary suites or accessory dwellings where servicing and lot size permits • Create incentives to foster the construction of more diverse housing forms, including multi-generational housing, secondary suites, carriage homes, duplexes etc. • Understand the concern behind some residents not wanting “renters” in their communities • Support affordable housing to allow for aging in place
Transportation	<ul style="list-style-type: none"> • Support an expanded regional transit system with increased service levels (i.e. more bus drivers) • Safe, reliable and accessible transportation options for everyone (i.e. transit stops) • Advocate to the Ministry of Transportation and Infrastructure (MOTI) for highway improvements to improve overall safety (i.e. Highway 3A and Pass Creek Road) and better road maintenance and road clearing (particularly in winter) • Look at car sharing opportunities • Create an active transportation corridor with secure trail networks with connections and linkages through Area 'I' and end of trip facilities (i.e. bicycle parking etc.)
Water Resources	<ul style="list-style-type: none"> • Support efforts to protect and manage water resources, including both surface and ground water for residential, agricultural and ecosystem health. • Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions. • Increase cooperation with provincial ministries, local purveyors and landowners to better conserve, protect and enhance surface, ground and aquifer water sources.
Recreation	<ul style="list-style-type: none"> • Work to build and promote the area’s trail systems and look at improvements to existing park and recreational spaces (i.e. existing beaches and boat launches).
Natural hazards and Climate Change	<ul style="list-style-type: none"> • Explore ways to reduce risks from natural hazards, such as wildfire and flooding, and support the adaption and greenhouse gas reduction initiatives to enhance community

resilience.

- Minimize flood and wildfire hazards to people and property in existing and any proposed new development.
 - Review and update wildfire protection approaches based on changing community circumstances, climate change driven conditions and mitigation techniques.
-

Taking it one step further many kitchen table conversation groups began drafting possible OCP objectives, which include the following:

- *“To create and enhance gathering places and public spaces like parks to ensure they accommodate everyone’s needs.”*
- *“Develop community infrastructure and services that fosters a healthy and engaged community.”*
- *“Support the development of community activities, programing and facilities that encourages residents to meet and get to know each other.”*
- *“Work to increase the sense of community and social interaction for everyone by creating gathering places for everyone.”*
- *“To promote conservation best practices to ensure abundant and healthy wildlife in the area and human-wildlife conflicts are significantly reduced.”*
- *“Ensure a healthy intact river system by maintaining and enhancing habitat values in aquatic, riparian and upland forest ecosystems.”*
- *“To maintain...agricultural use of land for future generations through supporting the ALR, and promoting best practices for land stewardship and food security.”*
- *“Preserve the Shoreacres and Glade aquifers by limiting residential density to protect groundwater quality and quantity.”*
- *“Promote regenerative farming practices.”*
- *“Ensure ongoing safe, abundant and affordable water resources for area residents.”*
- *“Improving the completeness of Electoral Area ‘1’s existing small communities from which people travel to developed municipal cores for employment, services, shopping, school and or recreation.”*

5.2 Youth Engagement – Update

The Regional District’s Planning team have been working with the City of Castlegar’s OCP review consultants to specifically target three different high school social studies classes due to its curriculum at Stanley Humphries Secondary School. Acknowledging that an OCP is a long range planning document that ultimately sets out a community’s vision and future development and land use management strategy for the next 25 + years connecting with the community’s youth was a priority to obtain feedback from our younger populations.

Youth (and children in general) are not usually included in decision making that shapes their environment, their communities, and the places they visit and use daily. This cohort(s) are users of specific places such as schools and parks, but it is adults who give shape to these places and control how youth/children use them. Planning staff have found their ideas are especially helpful in planning cities that are more sustainable, user-friendly, and inclusive.

To avoid duplication with students and to collaborate with the City’s OCP review process, Castlegar’s consulting team facilitated the youth engagement sessions in May 2023 that involved three different social studies classes, which focused discussion on the four OCP themes below:

- Where youth gather and play - focus on recreation amenities
- How youth move - focus on trails, bike lanes, connectivity
- How young people connect - focus on what you love about your community, what's important, community spaces and services
- Where we live - what kinds of housing are missing and where do young people go

Students worked in table groups to identify “key places/things” on large format maps related to the above themes. For most students, they expressed that many youth amenities are lacking (e.g. a youth centre to hang out in the evenings, feel safe, connect, play games, etc.). More detailed feedback from these engagements sessions will be included at the next community open house, and will inform the first draft of this OCP.

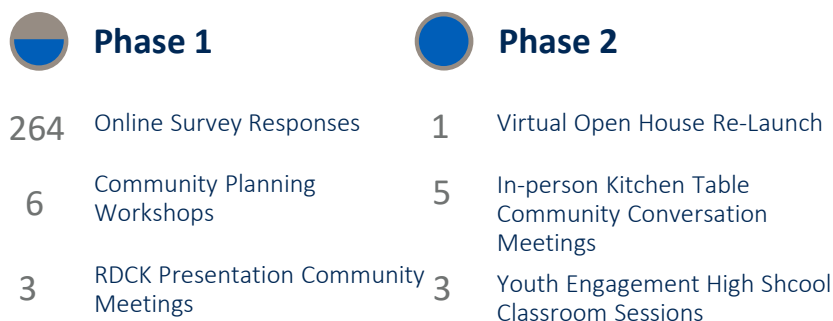


Figure 3: Snapshot of Community Engagement to date

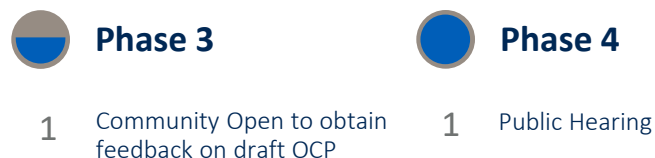


Figure 4: Community Engagement to still to come

6.0 Next Steps

Moving into **Phase Three: Review and Refinement**, the RDCK's Planning Services team's next step is to write a first draft of the OCP for Area 'I' that includes staff, the Area 'I' APHC and Board input, community feedback and technical expertise (RDCK interdepartmental staff and external stakeholders, including First Nations). Many of the great ideas raised in the survey, community workshops, public meetings and at the most recent kitchen table conversations will inform the first draft of the OCP. The OCP can respond to community values and circumstances such as population growth, housing, protection of environmentally sensitive areas, strengthen farming and it will set targets for the reduction of greenhouse gases.

Once the first draft of the OCP is complete (summer 2023 target), the RDCK will once again ask the community, adjacent municipalities and government agencies, rights holders for their input as required under the *Local Government Act*. The Planning team will work with the local APHC to review the initial draft, and then determine the best date and venue for hosting one community engagement session to present the draft OCP, and to obtain feedback from residents on the policy direction before reviewing and refining the draft Plan.



Committee Report

Date of Report:	11, 04, 2024
Date & Type of Meeting:	11, 13, 2024, Rural Affairs Committee
Author:	Todd Johnston, Environmental Services Coordinator
Subject:	Infrastructure Planning Grant Application – Wynndel Irrigation District Asset Management planning
File:	1845-20-IPG Infrastructure-Planning-Grant
Electoral Area/Municipality	Electoral Area “C”

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to seek support to make an application to the Infrastructure Planning Grant Program on behalf of the Wynndel Irrigation District (WID), for the December 2024 intake. WID is wanting to develop an asset inventory for their water distribution system to support its asset management planning initiative to determine which assets they own, their location, condition and replacement costs.

SECTION 2: BACKGROUND/ANALYSIS

The provincial Infrastructure Planning Grant Program offers grants to support local government in projects related to the development of sustainable community infrastructure. Grants up to \$10,000 are available to help develop long-term comprehensive plans or to conduct studies that include, but are not limited to: asset management plans, water master plans, liquid waste and storm water management plans, infrastructure condition assessments, and innovative pilot projects and capacity building programs. Awarded funds can be used for a range of activities related to assessing the technical, environmental and/or economic feasibility of municipal infrastructure projects.

Local governments are also permitted to apply to the program on behalf of improvement districts or other small water systems.

On May 28, 2024, Wynndel Irrigation District (WID) reached out to the RDCK indicating an interest in applying for the IPGP grant to undertake an Asset Management Planning initiative. WID has 337 active water connection, serving approximately 700 residents; their water network comprises approximately 22.5 km of water mains, 20 hydrants and numerous valves (PRVs, curb stops, etc.) as well as a water reservoir and treatment facility.

WID has an aging network and is experiencing significant water loss. Reducing water losses is an adaptive measure in mitigating the impacts of climate change, in that it both reduces energy consumption and conserves water resources; efficiencies which in turn increase the resiliency of the Wynndel Community through decreasing long-term costs and ensuring water security (See attachment 01).

The proposed inventory will enable WID to answer the following key asset management questions to determine:

- Which assets are owned by WID
- Their location, condition and replacement cost

Following this inventory, WID will then be able to commence with a risk-based assessment procedure and develop renewal and operation strategies.

Specific deliverables of this project will include:

- An up-to-date dataset in electronic (GIS) format that will enable WID to view, query, report and analyze data in an easy-to-use cost-effective way.
- Hard copy maps showing the location of the infrastructure including the diameter and material of the pipes.
- Graphs and tables summarizing the replacement condition, life expectancy and renewal cost of the assets.

Should the WID application be successful, the funds will be used to hire LandInfo Technologies (see attachment 02) to develop asset management plans.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No Financial Plan Amendment: Yes No
Debt Bylaw Required: Yes No Public/Gov't Approvals Required: Yes No

The estimated asset management project cost is \$15,000. As per IPGP guidelines, the maximum grant available is \$10,000. The first \$5,000 of the approved project is covered by the IPGP grant. For the next \$10,000 of project cost, the IPGP grant will contribute 50% of the proposed costs.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

There are no competing applications from RDCK Water Systems at this time. The Wynndel application would be priority number one for this round of intakes.

3.3 Environmental Considerations

There is potential for improved water security, reduced demand on the current primary water supply and decreased energy consumption through addressing water losses with asset management.

3.4 Social Considerations:

Timely and accurate information on WID's water network infrastructure will contribute to public health and safety by improving water quality and security (via maintenance and asset replacement), and a more reliable emergency response.

3.5 Economic Considerations:

Asset management provides financial planning and reserve building to avoid or minimize debenture costs with replacing aging infrastructure.

3.6 Communication Considerations:

N/A

3.7 Staffing/Departmental Workplace Considerations:

Staff will dedicate some administrative time to coordinate the application submission and subsequent claims and reporting on behalf of WID.

3.8 Board Strategic Plan/Priorities Considerations:

This request aligns with the Board priorities of:

- Develop relationships and partnerships;
- Energy efficiency and environmental responsibility.

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

That Staff be directed to submit an Infrastructure Planning Grant Program application on behalf of the Wynndel Irrigation District for the Wynndel Irrigation District Asset Management Planning for consideration during the December 2024 intake. If the application is not immediately successful, then to submit again upon subsequent intakes.

Respectfully submitted,

Originally signed

Todd Johnston, Environmental Coordinator.

CONCURRENCE

General Manger of Environmental Services– Uli Wolf **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENTS:

Attachment 01 – Wynndel Irrigation District Infrastructure Planning Grant Program Application Supplementary Form

Attachment 02 – PROPOSAL FOR ASSET MANAGEMENT PLANNING FOR WYNNDEL IRRIGATION DISTRICT, LANDINFO, 2024



PLEASE READ THE PROGRAM GUIDE before completing this Application Supplementary Form. An application for each project must be completed using the Local Government Information System (LGIS). The Application Supplementary Form and all other relevant documentation must be uploaded to the "Attachment" tab of the online application form in LGIS.

Applicants should be aware that information collected is subject to *Freedom of Information and Protection of Privacy Act* (FOIPPA).

This Application Supplementary Form is designed to be filled in electronically using word processing software. If you have any questions, please contact the Local Government Infrastructure and Finance Branch by phone at: 250 387-4060 or by email at: Infra@gov.bc.ca.

For Administrative Use Only

A. Applicant Information

Legal Name of Local Government: Regional District of Central Kootenay (RDCK)

Project Title: Asset Inventory for Wynndel Irrigation District (WID)

B. Project Information

1. What are the main objectives of the project?

The main objective of the project is to develop an asset inventory for the WID's water distribution system to support its asset management planning initiative. Information captured in the inventory will enable WID to answer the following key asset management questions:

- What do we own?
- Where is it?
- What is the condition?
- What is the replacement cost?

Once completed, WID will be able to identify high priority assets through a risk-based assessment procedure followed by the development of renewal and operation strategies.

2. What is the deliverable that will result from this project?

The WID's water network comprises approximately 22.5 km of water mains, 20 hydrants and numerous valves (PRVs, curb stops, etc.) as well as a water reservoir and treatment facility. This data will be captured in electronic format using open-source GIS software and reporting software.

Deliverables of this project will include:

- An up-to-date dataset in electronic (GIS) format that will enable WID to view, query, report and analyse data in an easy-to-use cost-effective way.
- Hard copy maps showing the location of the infrastructure including the diameter and material of the pipes.
- Graphs and tables summarising the replacement condition, life expectancy and renewal cost of the assets.


INFRASTRUCTURE PLANNING GRANT PROGRAM
APPLICATION SUPPLEMENTARY FORM

<p>3. If multiple applications are being submitted, this project is ranked as priority 1 out of 1 applications.</p> <p>Not applicable</p>
<p>4. Explain how this project integrates ecological services, resources recovery, and/or other initiatives to manage climate change in the community.</p> <p>WID has an aging network and is experiencing huge water loss. The information captured as part of this project will provide valuable input for a future water loss assessment and monitoring.</p> <p>Reducing water losses can contribute to mitigating climate change by reducing energy consumption, conserving water resources, and minimizing the environmental impact of the water sector.</p>
<p>5. Explain how this project will improve public health and safety / community wellness.</p> <p>The project will provide timely and accurate information on WID's water network infrastructure that will contribute to public health and safety, and promoting community wellness by providing valuable information for the identification and prioritization of potential problems, effective emergency response, improved communication with the community, and evidence-based decision-making. With accurate information on the water network infrastructure, the water utility can quickly identify areas that need maintenance, replacement or repair, prioritize such areas, and allocate resources effectively to ensure public health and safety. Additionally, the accurate information can be shared with the community, promoting transparency and trust, leading to better communication and collaboration with the community and ultimately, a more proactive approach to public health and safety.</p>
<p>6. Explain how this project supports community sustainability goals and indicate how this project is integrated into the development or implementation of any long-term plans.</p> <p>As an Improvement District, the ability to obtain and maintain fiscal, financial and people resources are limited due to current Legislation. WID is aware of the mandate of the Province to integrate Improvement Districts into larger Municipal Districts over time. However, the 'Catch 22' is that larger municipalities are hesitant to take on the financial burdens that come along with aging and failing infrastructure. WID wishes to be pro-active and ready to ensure safe drinking water for its Community and not at a huge financial burden to tax-payers.</p>
<p>7. a) Will the project be developed in partnership or collaboration with any First Nations, organizations or/and local governments? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>b) If yes, list the partners and describe their role in this project:</p>
<p>8. a) Will (has) this project receive(d) any funding or in-kind contributions from a third party? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>b) If yes, list the parties and describe their contributions:</p> <p>Not applicable</p>
<p>9. a) Will there be any public consultation and/or participation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>b) What consultation will occur, if any?</p> <p>Not applicable</p> <p>c) If consultation has occurred what was the outcome?</p>



10. a) What is the population of the community?

b) What is the estimated population that will be served by this project?

The RDCK serves a population of approx. 60,000. This project will serve approx. 700 (WID has 337 active water connections)

The Supplementary Application Form must be completed and submitted online using the [Local Government Information System](#) (LGIS). You must have a BCeID account to access the online application form. To set up your BCeID account, for assistance with completing the application form and program details, please refer to the [Program Website](#).

Full and Accurate Information: applicants are responsible for ensuring that full and accurate information is submitted to the Ministry of Municipal Affairs and any applicable supporting information has also been submitted. If a question in the Application Supplementary Form is not applicable to the project, provide a brief explanation of why it is not applicable.

Please ensure to upload all the required materials (refer to section 3.1.1 of the Infrastructure Planning Grant Program) under the “Attachment” tab of the online application in LGIS prior to submission as the form (including the attachment section) will be locked by the system post submission. Applications will not be assessed until the Application Supplementary Form is received by the Ministry of Municipal Affairs.

If you have any questions, please contact the Local Government Infrastructure and Finance Branch by phone at: 250 387-4060 or email at: Infra@gov.bc.ca



Wynndel Irrigation District, BC

Asset Management Plan Proposal

2024-10-07

1. Our Approach

LandInfo developed a three-step methodology to support smaller communities in the development of their asset management plans:



Step 1: Asset Register

The first step is creating an asset register. Assets are recorded from existing electronic data, hard copy maps and reports. The remaining unknown assets are recorded through field surveys using [Mergin Maps](#), an open-source mobile application. [Civitas Asset Management](#), an open-source GIS based application together with [QGIS](#) are used to capture the data in a predefined data model.

Once the data is captured, Civitas is used to generate reports on the condition, life expectancy, replacement cost, etc. of assets. The goal is to answer the following asset management questions:

- What do we own?
- Where is it?
- What is the condition?
- What is the remaining life

Deliverables at the completion of Step 1 are:

- A fully functional database and geographic information system with the City's assets collected (in QGIS format)

- The asset inventory in spreadsheet format
- A state of infrastructure report breaking down the asset register, renewal estimates and financial projections
- Maps (PDF format) showing the location of the assets captured

Step 2: Asset Prioritization

The second step is prioritizing assets based on risk. This phase is intended to identify Wynndel's critical assets. Probability of failure and consequence of failure values are collected for each asset. Staff knowledge is vital for this phase to be successful.

Deliverables at the completion of Step 2 are:

- Prioritized asset registry
- Risk-based state of infrastructure reports breaking down the asset register by risk level
- Risk heat maps showing high priority assets

Step 3: Capital and Operational Strategies

The third step is to develop operational strategies and to do medium and long-term projections, focusing on high priority assets identified in Steps 1 and 2. This will support staff to identify future capital projects (typically for the next 5 years) and in preparing Wynndel's operational and capital budgets.

2. Proposed Tasks

A total budget of \$15,000 (plus taxes) is assumed for this project. Based on the available information, it is anticipated that we will be able to complete both the Asset Inventory (Step 1) and Asset Prioritization (Step 2) for Wynndel's water treatment and distribution network. The following tasks are proposed:

Set up MyCivitas database schema

- Create project files in PostgreSQL and QGIS
- Create user accounts

Capture asset inventory in Civitas/QGIS format

- Obtain and capture Wynndel's water treatment and distribution system (pipes, valves, hydrants, treatment facilities, etc.) in electronic format
- Verify data with staff and update
- Review life expectancy and replacement costs and update where needed
- Print final maps and generate summary tables and graphs

Mergin Maps mobile survey application

- Create project to be used on any mobile device
- Training for staff in operation of application - giving staff the ability to view existing infrastructure data in the field, add features, query and edit assets

Prioritization

- Generate Probability of Failure (PoF) values for each asset based on remaining life (or condition)
- Workshop with staff (and Council) to determine Probability of Failure values for each asset and capture on Civitas
- Calculate risk value (based on PoF and CoF values)
- Generate risk heatmaps, tables and graphs for review and edit if required

3. Cost estimates

The cost estimates below are for the development of an asset inventory (Step 1) and the prioritization of assets (Step 2). The costs are approximate and might need to be reviewed once more information is available. Aspects that will affect the costs include the availability and quality of the water network data, and support from Wyndel staff with the onsite data capture.

Our cost estimates are:

- Set up Civitas data structure and work space
 - \$1,000
- Capture asset inventory in Civitas/QGIS format
 - \$9,000
- Create and set up Mergin Maps Survey project
 - \$1,000
- Prioritization
 - \$4,000

Note: All costs exclude taxes

It is proposed that billing will be done on a time and cost basis and will not exceed \$15,000 (plus taxes) without approval.

4. Similar Projects

- Village of Warfield
 - Landinfo has been providing asset management and GIS-related consulting services to the Village of Warfield since 2016 - including the development of an asset inventory for the following asset groups:
 - Water treatment and distribution network
 - Wastewater collection and treatment
 - Stormwater collection network
 - Roads, sidewalks and trails
 - Parks, buildings and facilities
 - See article on the approach we followed [here](#)

- Village of Lumby
 - Landinfo has been providing asset management and GIS-related consulting services to the Village of Lumby since 2016. This includes the capture and maintenance of an asset inventory for the following asset groups:
 - Water treatment and distribution network
 - Wastewater collection and treatment
 - Stormwater collection network
 - Roads, sidewalks and trails
 - Parks, buildings and facilities
 - See "[Village of Lumby, Capital Program 2022 to 2026](#)" for more information.

5. Project Team and Experience

Team Member	Normal Charge-out Rate
<p>Tjaart Van den Berg Tjaart has more than 30 years experience in the development and implementation of GIS and Management Information Systems in the municipal sector. During the last seven years, Tjaart’s primary focus was to develop and support open-source Asset Management solutions for smaller communities in Canada. Tjaart is an active contributor and supporter of the use of open-source software and open data.</p> <p>Role: Tjaart will provide project oversight and technical support throughout the project.</p>	\$150/hour
Team Member (cont.)	Normal Charge-out Rate
<p>Matt Delorme, P. Eng. Matt is a civil/environmental engineer with 25 years of experience in design, management and consulting. Through his work with municipalities and provincial governments, Matt has developed a strong conviction that a simple, cost-conscious approach that focuses on service provision is key to the long-term sustainability of municipal infrastructure management in Canada.</p>	\$160/hour

<p>Role: Matt will provide civil engineering support throughout the project, in particular with the development of the condition assessment framework.</p>	
<p>Edward Van den Berg Edward is responsible for the development and maintenance of asset inventories for various towns in BC and Atlantic Canada. He is also actively involved in the development of Civitas Asset Management (an open-source software application to be used in the project) and is responsible for the setup and support of all LandInfo’s mobile application users (Mergin Maps). Role: Edward will be responsible for project management as well as setting up the Civitas database and mobile application.</p>	\$125/hour
<p>Asia Winter Asia is a graduate of the GIS Advanced Diploma at BCIT with 8 years of experience in the GIS field. With technical mapping experience and a degree in Geography at the University of Winnipeg, she is passionate about applying data, programming, and mapping skills towards creating comprehensive maps. Role: Asia will be responsible for the capture of all data in GIS, data analysis, and the generation of maps and summary reports.</p>	\$110/hour

In addition, LandInfo will collaborate with Scott Wallace, P. Eng. at TRUE Consulting, who has extensive experience with the hydraulic model of the network.

Contact information

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