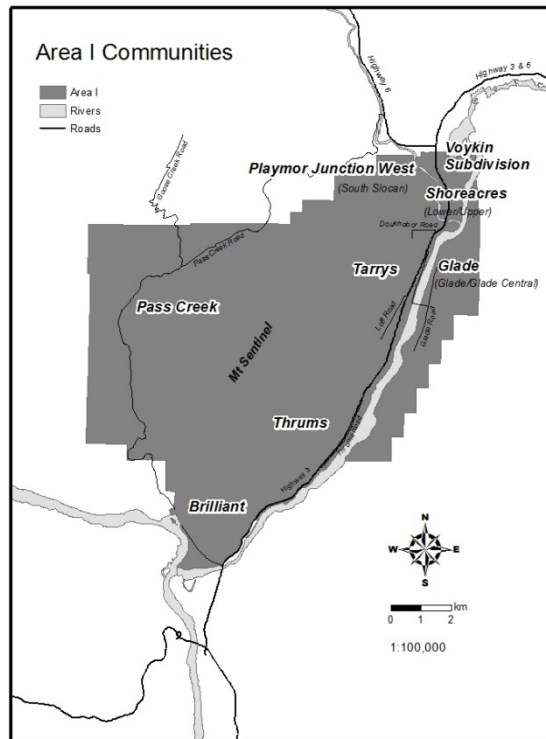




# ELECTORAL AREA I LAND USE PLANNING



## MEETING AGENDA

- **Community Planning**
  - Identified Issues
  - Objectives
  - Options
- **Brilliant Head Ponds**
  - Overview
  - SHIM
  - Shoreline Management
- **Community Wildfire Protection Planning**



# ELECTORAL AREA I LAND USE PLANNING

The Area I Community Plan Review was initiated in the spring of 2016 as required under Part 14 of the Local Government Act. A Community Backgrounder was prepared over the summer of 2016 which was followed by a Land Use Survey distributed to households and property owners over September and October of 2016.

Following the Land Use Survey, a series of community specific workshops were held in November of 2016 which further refined the information gathered from the survey and also provided greater detail as to the issues and values of each community. A Gap Analysis was conducted over the winter of 2017 and additional community meetings are being held to further define community specific options for policy development.

INVENTORY → SURVEY → COMMUNITY WORKSHOPS → GAP ANALYSIS → **OPTIONS**



# ELECTORAL AREA I LAND USE PLANNING

## OFFICIAL COMMUNITY PLAN

An 'Official Community Plan' is a general statement of the broad objectives and policies of a local government respecting the character of existing and proposed land use and servicing needs in the area covered by the Plan.

The purpose of an Official Community Plan is to guide future land use decisions by local and provincial governments. An OCP can be adopted on its own or with a set of bylaws in order to implement the OCP. OCP's themselves can only regulate land use with Development Permit Areas and/or Temporary Industrial and Commercial Use Permits.

## ZONING

If legal controls are desired to govern growth or manage activities, a community would have to set up regulatory bylaws. This is called 'Zoning'.

Zoning bylaws establish specific land use patterns for development; such as permitted uses of land, as well as guidelines to development; such as height restrictions, setbacks from property lines, and appropriate lot sizes for subdivision purposes.

Area I has had land use regulation since 1983, although the community of Brilliant had its own plan by 1980.



# ELECTORAL AREA I LAND USE PLANNING

The following **THEMES** must be considered during the development of an **Official Community Plan**:

- ❑ **RESIDENTIAL** (type and density for anticipated housing needs over a 5 to 10 year period)
- ❑ **COMMERCIAL** (location, amount and type)
- ❑ **INDUSTRIAL** (location, amount and type)
- ❑ **INSTITUTIONAL** (location, amount and type)
- ❑ **AGRICULTURAL** (location, amount and type)
- ❑ **RECREATIONAL** (location, amount and type)
- ❑ **PUBLIC UTILITIES** (location, amount and type)
- ❑ **SAND AND GRAVEL** (location and amount)
- ❑ **HAZARDS AND ENVIRONMENTALLY SENSITIVE LANDS** restrictions on the use of land
- ❑ **ROADS, SEWER AND WATER** the approximate location and phasing
- ❑ **PROPOSED PUBLIC FACILITIES** including schools, parks and waste treatment and disposal sites;
- ❑ **HOUSING POLICIES** respecting affordable housing, rental housing and special needs housing; and
- ❑ **TARGETS** for the reduction of greenhouse gas emissions (**GHGs**) in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.



# ELECTORAL AREA I LAND USE PLANNING

## **RESIDENTIAL AND HOUSING POLICIES** (type and density for anticipated housing needs, housing policies)

- Slow population growth of 6% between 2006 and 2011 and slight decrease in 2016 - but higher population growth in adjacent areas indicate this will not persist
- Expected need for housing for additional 185 persons by 2026 – greater diversity in population and senior population growing

## **CONSTRAINTS**

- Water supply and improvement district capacity for further growth
- Lands within the Agricultural Land Reserve (ALR)
- Few rentals and single occupancy household options

## **GLADE SPECIFICS**

- Survey results indicate a preference for less than 5 acre parcels or a mix of small and large parcels
- Strong preference for single family dwellings and/or mobile homes
- Accessory dwellings such as garage suites or small cabins supported but not permitted in ALR unless for ‘farm help’ or mobile home for ‘family’



# ELECTORAL AREA I LAND USE PLANNING

## **COMMERCIAL AND INDUSTRIAL** (location, amount and type)

- Currently no commercially assessed properties within the community with the exception of smaller home based businesses and agriculture related businesses. One industrially assessed property exists at the end of Division Road which is owned by the Province

## **CONSTRAINTS**

- Lands within the ALR are restricted under ALC regulations if not farm use or agriculture related
- Access to highway and thru traffic constrained by ferry access
- Improvement district capacity for further commercial expansion

## **GLADE SPECIFICS**

- Preference to encourage a variety of home based businesses that are farm and food related due to lands within the ALR and small scale bed and breakfast operations where servicing can be provided
- Concerns expressed over home based businesses or industry that involve auto repair or salvage operations and those that may put constraints on water use and supply
- Concerns with industrial uses across the Kootenay River due to visibility, noise and dust – screening may be required along ALL property lines as a long term solution to this issue



# ELECTORAL AREA I LAND USE PLANNING

**COMMUNITY SERVICES AND PROPOSED PUBLIC FACILITIES** (location, amount and type; including schools, parks and waste treatment and disposal sites;)

- The only institutional development within the community includes the Glade Community Hall and associated recreational facilities

## **CONSTRAINTS**

- There is no identified need for additional institutional development in the community with the exception of low profile senior's housing

## **GLADE SPECIFICS**

- There are a multitude of outdoor options for social gatherings and interactions – community focus has been to welcome newcomers through community events celebrating diversity
- There is an expressed need for low profile housing for senior's
- Child care and educational facilities are provided outside of the community and depend on school busing or private vehicle use - school enrollment in both SD8 and SD20 are increasing
- Multi-use of the community hall is encouraged to allow for child care services and recreational programming



# ELECTORAL AREA I LAND USE PLANNING

## **AGRICULTURAL** (location, amount and type)

- There are a number of small scale agricultural operations within the community and much of the land is within the Agricultural Land Reserve (ALR) (exception of one property with farm assessment on periphery of ALR)

## **CONSTRAINTS**

- Smaller lots and residential use of agricultural land can lead to land use conflicts and nuisance
- Access is limited by the ferry service and difficult to market farm product or transport consistently if ferry service is disrupted
- Weed control an issue where residential properties let lands lie fallow – can impact forage crops and livestock

## **GLADE SPECIFICS**

- Strong community support for agriculture and expanded opportunity in farm related business
- Need for farm worker's housing and flexibility to allow for value added farm related activity





# ELECTORAL AREA I LAND USE PLANNING

## **RECREATIONAL** (location, amount and type)

- There are a multitude of outdoor recreational opportunities within the community
- Indoor recreation is generally served within the community through the recreation complexes in Nelson and Castlegar

## **CONSTRAINTS**

- Lack of facilities at public access points along the Kootenay River (washrooms and garbage disposal)
- Private land ownership or industrial use restricts potential access to Crown lands beyond

## **GLADE SPECIFICS**

- Community preference for recognition of Doukhobor heritage sites and heritage
- Enhanced children's play areas and facilities for beaches
- Enhanced public access to the Kootenay River supported



# ELECTORAL AREA I LAND USE PLANNING

## OTHER CONSIDERATIONS

- Public Utilities
  - Glade Improvement District
- Sand and Gravel
  - Ministry of Transportation Properties
  - Vacant Lands
- Hazards and Environmentally Sensitive Lands
  - Flood and Hazard Management – Emergency Evacuation Routes
  - Potential impacts from industrial resource activities on Crown land and community watershed
- Targets for Greenhouse Gas Emissions
  - SCEEP, Accelerate Kootenays, Woodstove Exchange, Retro-fit Programs



# ELECTORAL AREA I LAND USE PLANNING

## NEXT STEPS

- ✓ Community Mapping
- ✓ Community Policy (Official Community Plan)
- ✓ Land Use Regulation (Zoning)
- ✓ Community Review and Feedback

# Brilliant Headpond Stewardship Collaborative



The Brilliant Headpond Stewardship Collaborative aims to bring together residents of the Brilliant Headpond area, government, First Nations and industry in a collaborative effort to build a stewardship plan that supports informed decision making in order to ensure the area is best managed for ecological, social, cultural and industrial values.

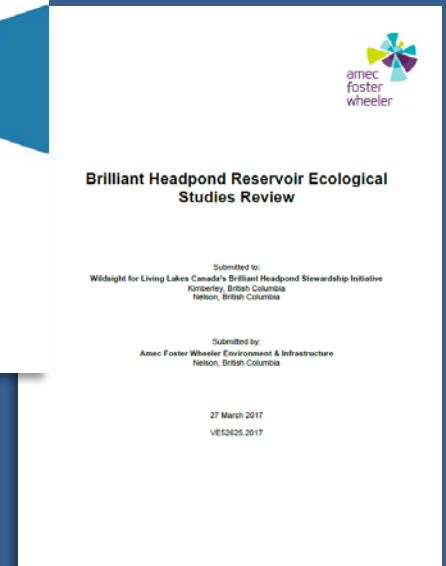
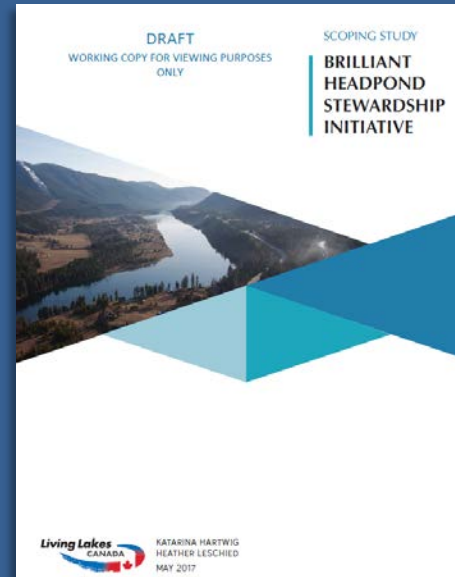


With support from:



# Brilliant Headpond Stewardship Collaborative

Initiated in 2017 following the completion of a Scoping Study that identified opportunities and challenges for stewardship of the headpond area, as well as helped prioritize stewardship activities. The Brilliant Headpond is defined as the area between the Brilliant Dam and Slocan Pools. The Brilliant Headpond Reservoir was created by the damming of the Kootenay River at the Brilliant Canyon in 1944.



With support from:



# Brilliant Headpond Stewardship Collaborative

The Scoping Study was the first phase of the project and was guided by the Brilliant Headpond Stewardship Initiative Steering Committee, which includes leaders from the Brilliant Headpond communities of Tarrys, Thrums, Glade, Shoreacres and South Slocan, representatives from the Ktunaxa First Nation and Okanagan Nation Alliance, the Electoral Area Directors from Area I and H of the Regional District, Regional District staff and representatives from FortisBC and the Columbia Power Corporation. A Literature Review was also completed in 2017.

Since completion of the West Kootenay Power Corps. (now Columbia Power Corporation) Brilliant Dam, the BHPR has been managed solely for hydro-electric generation purposes, and has been referred to as an “industrial commodity”. The priority has been to maximize economic revenue while providing an energy source for area residents and industry. Construction of the dams created more stable flows leading to the establishment of housing developments, recreation and public access. However, fluctuating water levels have impacted riparian areas, caused erosion issues, and increased access has led to the introduction of invasive species. Residents of the Headpond have expressed the need for improved planning and water management (*CRT Local Governments’ Committee, 2014*) (from BHSI Scoping Study, 2017).



With support from:



# Brilliant Headpond Stewardship Collaborative

The priority determined by the Collaborative was to conduct a comprehensive Sensitive Habitat Inventory Mapping project (also known as SHIM). The project involves an inventory and assessment of ecological, archaeological and cultural values along the shoreline of the Headpond in an effort to protect high value shoreline habitat and values. Similar work was completed on Kootenay Lake. As of last week the first component of this work was completed.

The FIM identifies and breaks the shoreline into segments based on land use, shore type, substrate, riparian condition and modifications such as docks or retaining walls.



With support from:



# Brilliant Headpond Stewardship Collaborative

The next stages of this project will include assessment of fisheries and wildlife data, filling gaps and completing the report. We will also be working to incorporate archaeological and cultural values mapping, similarly to Kootenay Lake.

THANK YOU



With support from:

