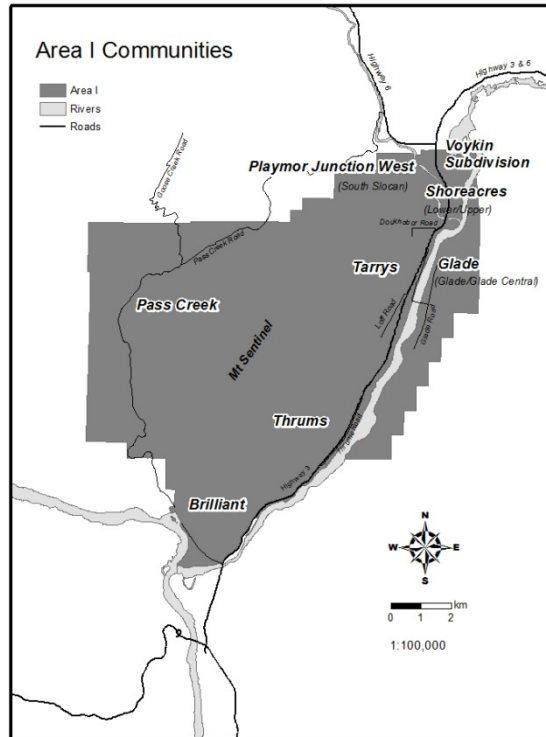




# ELECTORAL AREA I LAND USE PLANNING



## MEETING AGENDA

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



# 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 – large lots are difficult to maintain for aging population

## **CONSTRAINTS**

- Housing stock is primarily single family dwellings and in need of maintenance
- Lands within the Agricultural Land Reserve (ALR) or identified hazard areas (flood or slope)
- Few rentals and single occupancy household options

## **PASS CREEK AND BRILLIANT SPECIFICS**

- Support expressed for allowing duplex dwellings, secondary suites and accessory homes
- Maintenance of mobile home for a relative provisions in Pass Creek
- Concerns over localized drainage and access issues in Pass Creek
- Brilliant community is small lot residential and may not have additional capacity for in-fill



# ELECTORAL AREA I LAND USE PLANNING

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

- There is one commercially assessed property within the Pass Creek community (Pine Tree) and Brilliant (Old School House). There are several industrially assessed properties in Brilliant.

## **CONSTRAINTS**

- Proximity to Castlegar and lack of industrial land within municipal limits puts additional pressure on lands proximate
- Access along Pass Creek Road can be difficult to achieve for commercial or industrial purposes as the road is narrow and adjacent lands steep in localized areas
- Pass Creek Road not designed for heavy trucks and traffic
- Poor internet service to Pass Creek limits home based business opportunity

## **PASS CREEK AND BRILLIANT SPECIFICS**

- Landscaping and screening requirements may not be sufficient or land uses pre-date screening requirements – though it is noted that existing commercial and industrial property owners have been managing operations responsibly
- Home based business regulations seem to be working well in most communities, with the exception of heavy equipment storage and/or parking



# 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;)

- Civic uses within the community include the Pass Creek Community Hall and Ball Park, Firehall, Brilliant Cultural Centre, Men's Club and Cemetery; daycare is provided for at the Brilliant Cultural Centre

## **CONSTRAINTS**

- There is no identified need for additional institutional development in the community but it was noted that volunteerism is increasingly an issue in addition to maintenance costs for many facilities

## **PASS CREEK AND BRILLIANT SPECIFICS**

- Volunteerism needs to be encouraged in the community to increase social connectedness and ensure long term maintenance of community assets
- Child care is available in Brilliant 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
- Continued multi-use of the Pass Creek 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 of Pass Creek - primarily focused on forage, equine and cattle ranching
- There is a high percentage of un-used ALR land within the community and lands are interspersed with residential development

## **CONSTRAINTS**

- Smaller lots and residential use of agricultural land can lead to land use conflicts and nuisance
- A lot of ALR land is non-arable and should be reviewed at a Provincial level
- Weed control an issue where residential properties let lands lie fallow – can impact forage crops and livestock

## **PASS CREEK SPECIFICS (NOTE THAT BRILLIANT DOES NOT CONTAIN AGRICULTURAL LANDS)**

- Strong community support for agriculture and expanded opportunity in farm related business
- Concerns over keeping of farm animals in areas where they need to be concentrated due to land constraints and potential risk to domestic water supply





# 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**

- There is an increasing number of non-resident recreationalist causing congestion along Pass Creek Road (cyclists, walkers, dog walkers and equestrians) and traffic on local forest service roads by ATV and snowmobile clubs is also increasing, putting pressure on existing road networks and potentially increasing invasive weeds and community fire risk - concerns over the Brilliant Flats and Terraces by recreational users

## **PASS CREEK AND BRILLIANT SPECIFICS**

- Enhanced children's play areas and maintenance of ball park needed
- Recreational user education could address increased risk of wildfire in the community by asking people to be cautious and pack out any litter or garbage they bring in at key access points – including parking and facilities for high use areas
- Continued dialogue needed with the Province as to the long term maintenance and increased use of Pass Creek Road to accommodate recreational users



# ELECTORAL AREA I LAND USE PLANNING

## OTHER CONSIDERATIONS

- Public Utilities
  - Brilliant Improvement District, Spud Hill and Upper Pass Creek Water User Groups
- Sand and Gravel
  - Ministry of Transportation Properties
  - Gravel properties used for recreation and liabilities associated with use and fire risk
- Hazards and Environmentally Sensitive Lands
  - Flood and Hazard Management – Emergency Evacuation Routes
  - Potential impacts from industrial resource activities on Crown land and community watershed and increased hazard potential
- 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.

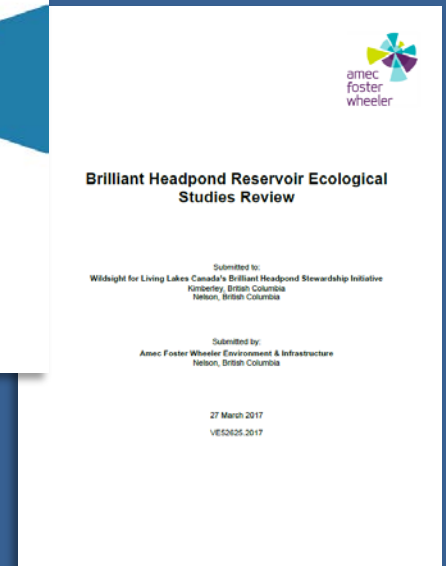
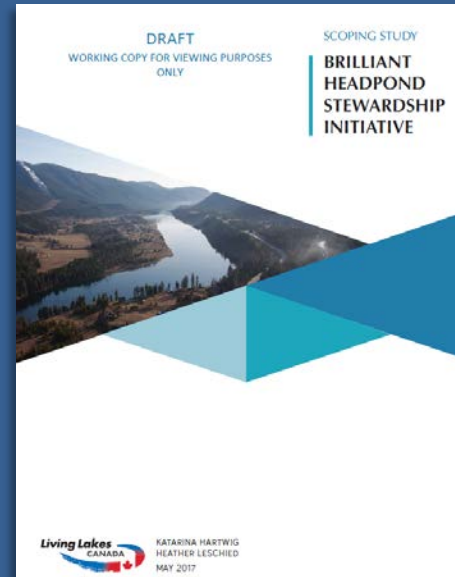


With support from:



# 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:

