



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**AREA A ADVISORY PLANNING AND HERITAGE  
COMMISSION  
OPEN MEETING AGENDA**

**2:00PM**

**Monday, September 23, 2024**

**Hybrid Meeting**

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

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/93600476609?pwd=zSKf9LhwTxfh3YZ0f6BT97sBKFup6l.1>

**Join by Phone:** 778 907 207

**Meeting Number (access code):** 936 0047 6609

**Meeting Password:** 123456

**In-Person Location:** Gray Creek Hall

**1. CALL TO ORDER**

Chair March called the meeting to order at \_\_\_\_ p.m

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the August 19, 2024 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried/Defeated**

**4. RECEIPT OF MINUTES**

The July 15, 2024 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 Temporary Use Permit Application – Laurie Venning**

The Referral Package T2405A dated July 15, 2024 from Planner Zachari Giacomazzo, has been received.

**Moved** and seconded,

AND Resolved:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Temporary Use Permit Application to Laurie Venning for the property located no civic address, Kuskanook, and legally described as LOT D DISTRICT LOT 15873 KOOTENAY DISTRICT PLAN 16329, and 9703 Highway 3A, Kuskanook, Lot 1 DISTRICT LOTS 14535 AND 15414 KOOTENAY DISTRICT PLAN NEP75099.

**Carried/Defeated**

**5.2 Development Variance Permit Application – Bevan and Rhonda May**

The Referral Package V2411A dated August 8, 2024 from Planner Sadie Chezenko, has been received.

**Moved** and seconded,

AND Resolved:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Bevan and Rhonda May for the property located 10377 Highway 3A, Sanca, and legally described as LOT A DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN EPP129647

**Carried/Defeated**

**5.3 Development Variance Permit Application – Wyndell Foods Ltd c/o Five Star Permits (Cy Atkinson and David Atkinson)**

The Referral Package V2412A dated August 30, 2024 from Planner Sadie Chezenko, has been received.

**Moved** and seconded,

AND Resolved:

That the Area A Advisory Planning Commission **SUPPORT/NOT SUPPORT** the Development Variance Permit Application to Wyndell Foods Ltd c/o Five Star Permits (Cy Atkinson and David Atkinson) for the property located 5128 Highway 3A, Wyndell, and legally described as LOT B DISTRICT LOT 191 KOOTENAY DISTRICT PLAN NEP72950

**Carried/Defeated**

**6. NEW BUSINESS**

**6.1 Planning Service Work Plan Review**

The Committee Report dated July 4, 2024 from Nelson Wight, Planning Manager, has been received.

**7. PUBLIC TIME**

The Chair will call for questions from the public at \_\_\_\_ p.m.

**8. NEXT MEETING**

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for October 3, 2024 at 2:00pm at the Gray Creek Hall.

**9. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at \_\_\_\_ p.m.



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**AREA A ADVISORY PLANNING AND HERITAGE  
COMMISSION  
OPEN MEETING AGENDA**

**2:00PM**

**Monday, July 15, 2024**

**Hybrid Meeting**

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<https://rdck-bc-ca.zoom.us/j/93600476609?pwd=zSKf9LhwTxfh3YZ0f6BT97sBKfup6l.1>

**Join by Phone:** 778 907 207

**Meeting Number (access code):** 936 0047 6609

**Meeting Password:** 123456

**In-Person Location:** Gray Creek Hall

**COMMISSIONERS PRESENT**

Commissioner Shawn Ryks

Electoral Area A

Commissioner Michella Moss

Electoral Area A

Commissioner Branca Lewandowski

Electoral Area A – online

Commissioner Julie March

Electoral Area A, Chair

**COMMISSIONERS ABSENT**

Commissioner Adam Tschritter

Electoral Area A

**DIRECTORS**

Garry Jackman

Electoral Area A, Director

**STAFF**

Sadie Chezenko

Planning Technician

Shelly Kindred-Fawcett

Administrative Assistant



**PUBLIC**

Ken Crowe  
Sandra Crowe

**1. CALL TO ORDER**

Chair March called the meeting to order at 2:04 p.m

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the July 15, 2024 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The April 24, 2024 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 Development Permit Application - 1068616 BC LTD. c/o Ken Crowe**

The Referral Package DP2403A dated June 07, 2024 from Planner Stephanie Johnson, has been received.

**Moved** and seconded,  
AND Resolved that it be recommended to the Board:

That the Area A Advisory Planning Commission **SUPPORT** the Development Permit Application to 1068616 BC LTD. c/o Ken Crowe for the property located 129 Boulder Beach Road, Kootenay Bay and legally described as LOT 5 DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN 811, EXCEPT PARTS INCLUDED IN PLANS 3062, 16541, R127, NEP60734, NEP68076, NEP69201 AND NEP72451

**Carried**

**6. NEW BUSINESS**

**6.1 Meeting Times**

The commission determined that the Area A APHC meeting dates for the remainder of the year will fall on the third Monday of each month at 2:00 p.m. mountain time. Director Jackman also proposed adding the Rural Affairs Committee Report dated July 04, 2024 from Nelson Wight as an agenda item to the next meeting.

**6.2 Chair Discussion**

Chair March will remain as Chair of the Area A Advisory Planning and Heritage Commission.

**7. PUBLIC TIME**

The Chair will call for questions from the public at 2:56 p.m.

**8. NEXT MEETING**

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for August 19, 2024 at 2:00 pm at the Gray Creek Hall.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at 2:57 p.m.



# Temporary Use Permit Application

Referral Form – RDCK File T2405A

Date: July 15, 2024

You are requested to comment on the attached TEMPORARY USE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO AUGUST 15, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**LEGAL DESCRIPTION & GENERAL LOCATION:**

No civic address, Kuskanook, Electoral Area 'A'  
LOT D DISTRICT LOT 15873 KOOTENAY DISTRICT PLAN 16329 (PID: 008-980-560), and;  
9703 Highway 3A, Kuskanook, Electoral Area 'A'  
LOT 1 DISTRICT LOTS 14535 AND 15414 KOOTENAY DISTRICT PLAN NEP75099 (PID: 025-871-552)

**PRESENT USE AND PURPOSE OF THE TEMPORARY USE PERMIT:**

This Temporary Use Permit has been submitted for two different properties: Lot 'D' is presently vacant, Lot '1' (9703 Hwy 3A) is presently being used for residential purposes and has two separate dwellings on the portion of lot located between Kootenay Lake and Highway 3A.

The purpose of the proposed Temporary Use Permit (TUP) is to allow for the extraction of topsoil, sand, rock and gravel from the portions of the properties that are east of Highway 3A. Material from the excavations will be used and redistributed to the lower part of the property by the homes for fill, parking and driveway maintenance. Any excess materials that need to be removed will be sold to finance the further development of the properties.

This TUP is required because Quarries and Gravel Pits are not permitted in the County Residential (R2) zone. If the TUP is approved the applicant will submit a mines act permit (or mines act exemption permit) in order to allow the extraction of the material and to authorize the material to be moved to other sites and to be sold.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
Lot 'D': 1.6 ha (3.86 acres)	N/A	Country Residential (R2)	Country Residential (RC)
Lot '1': 3.0 ha (7.49 acres)			

**APPLICANT/AGENT:**

Laurie Venning

**OTHER INFORMATION: ADVISORY PLANNING AND HERITAGE COMMISSION PLEASE NOTE:**

If your Advisory Planning and Heritage Commission plans to hold a meeting to discuss this Temporary Use Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

*"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."*

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

ZACHARI GIACOMAZZO, PLANNER  
REGIONAL DISTRICT OF CENTRAL KOOTENAY

TRANSPORTATION West Kootenay  
 HABITAT BRANCH

REGIONAL DISTRICT OF CENTRAL KOOTENAY  
DIRECTORS FOR:

<input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD)	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J
<input type="checkbox"/> AGRICULTURAL LAND COMMISSION	<input type="checkbox"/> K
<input type="checkbox"/> REGIONAL AGROLOGIST	ALTERNATIVE DIRECTORS FOR:
<input checked="" type="checkbox"/> ENERGY & MINES	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J
<input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	<input type="checkbox"/> K
<input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson	<input checked="" type="checkbox"/> APHC AREA 'A'
<input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP	<input checked="" type="checkbox"/> RDCK FIRE SERVICES
<input type="checkbox"/> SCHOOL DISTRICT NO.	<input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES
<input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT	<input checked="" type="checkbox"/> RDCK BUILDING SERVICES
<input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO)	<input type="checkbox"/> RDCK UTILITY SERVICES
	<input type="checkbox"/> RDCK REGIONAL PARKS

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: T2405A APPLICANT: LAURIE VENNING**

**Name:**

**Date:**

**Agency:**

**Title:**

RETURN TO: ZACHARI GIACOMAZZO, PLANNER  
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
BOX 590, 202 LAKESIDE DRIVE  
NELSON, BC V1L 5R4  
Ph. 250-352-8190  
Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

# RDCK Map








Esri Community Maps  
Contributors, District of  
East Kootenay, Esri  
Canada, Esri, TomTom,  
Garmin, SafeGraph,



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
Phone: 1-800-268-7325 [www.rdck.bc.ca](http://www.rdck.bc.ca)  
[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

### Legend

-  Building Footprints
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

### Map Scale:

1:9,028

Date: June 10, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



# RDCK Map








Esri Community Maps  
Contributors, District of  
East Kootenay, Esri  
Canada, Esri, TomTom,  
Garmin, SafeGraph,



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
Phone: 1-800-268-7325 www.rdck.bc.ca  
maps@rdck.bc.ca

## Legend

-  Flood Construction Levels - 1990
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

## Map Scale:

1:9,028

Date: June 10, 2024



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# RDCK Map



Esri Community Maps  
Contributors, District of  
East Kootenay, Esri  
Canada, Esri, TomTom,  
Garmin, SafeGraph,



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Phone: 1-800-268-7325 [www.rdck.bc.ca](http://www.rdck.bc.ca)  
[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

- Lakes and Rivers
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Map Scale:

1:9,028

Date: June 10, 2024



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# RDCK Map






Esri Community Maps  
Contributors, District of  
East Kootenay, Esri  
Canada, Esri TomTom,  
Garmin, SafeGraph,








REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
Phone: 1-800-268-7325 www.rdck.bc.ca  
maps@rdck.bc.ca

## Zoning Class

-  Forest Resource/ Reserve
-  Residential 2
-  Residential 3

## Legend

-  <all other values>
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

## Map Scale:

1:9,028

Date: June 10, 2024



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# RDCK Map



Esri Community Maps Contributors, District of East Kootenay, Esri Canada, Esri TomTom, Garmin, SafeGraph



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 Box 590, 202 Lakeside Drive,  
 Nelson, BC V1L 5R4  
 Phone: 1-800-268-7325 www.rdck.bc.ca  
 maps@rdck.bc.ca

### Legend

- Rural Residential
- Electoral Areas
- Country Residential
- Forest Reserve
- Resource Area
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Official Community Plan

### Map Scale:

1:9,028

Date: June 10, 2024



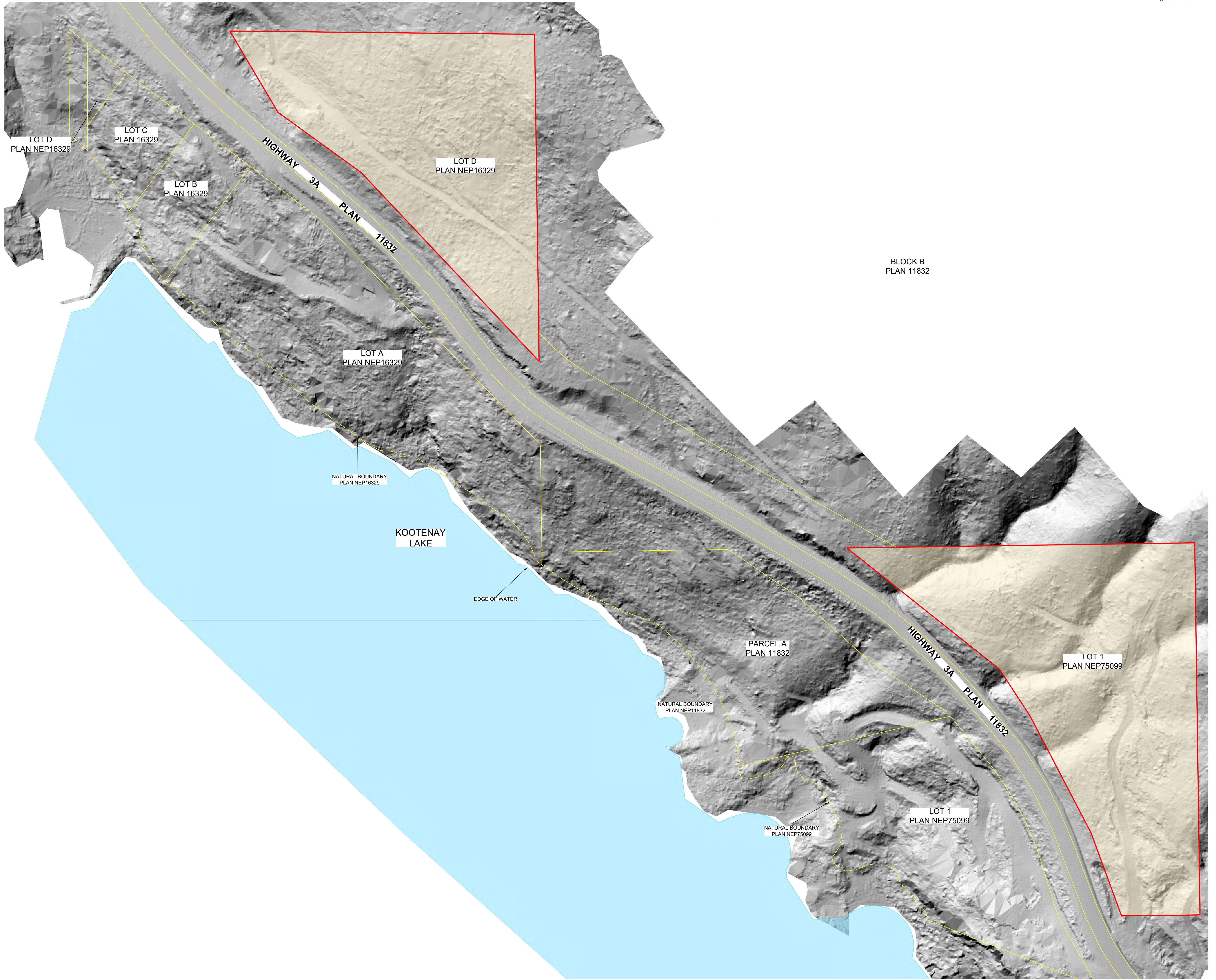
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**SITE SURVEY**

**SHOWING**

**PART OF LOT 1 DISTRICT LOT 14535 AND  
15414 KOOTENAY DISTRICT PLAN NEP75099  
AND  
PART OF LOT D, DISTRICT LOT 15873  
KOOTENAY DISTRICT PLAN 16329**



The intended plot size of this plan is  
560 mm in width by 432 mm in height (C size)  
when plotted at a scale of 1:1 000.

**NOTES:**

Distances are in metres and decimals thereof.  
Distances shown are horizontal and at ground level.  
Drawing and associated coordinates are Grid (UTM NAD 83, Zone 11 CM 117°W)  
Combined Scale factor is 0.999519.  
Elevations are based on geodetic datum (CGVD28 HT2\_0) derived from GNSS  
Observations to British Columbia Active Control Point 382358, Elevation = 459.284  
Contours derived from LiDAR data.

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expressed consent and authority of Adam Brash, B.C.L.S.

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**LEGEND:**

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Major Contour shown thus..... -801.00 Spot elevation shown thus.....  
Minor Contour shown thus..... -800.00  
Major Contour spacing is 5.0m  
Minor Contour spacing is 1.0m

**LAND SURVEYOR**

**Adam Brash, B.C.L.S.**

Date of Survey: March 7th, 2024  
Certified Correct this 22th day of March, 2024

Civic Address: Highway 3A, BC  
PID: 025-871-552  
Title No: CA5585840  
Title Search: March 20, 2024  
Lot 1 is subject to the following non financial charges and interests which  
may affect the positioning of structures on the property:  
Right of way: 39590D  
Easement: 44418D.XC32626

PID: 008-980-560  
Title No: CA4428847  
Title Search: March 20, 2024  
Lot D is subject to the following non financial charges and interests which  
may affect the positioning of structures on the property:  
Right of way: 46607D  
Statutory Right of Way: T27064  
Restrictive Covenant: T27069

\*\*\* This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYS INC.  
and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted  
from this plan. All underground installations should be located by the respective authorities prior to construction. \*\*\*  
**CALL BC ONE CALL: 1-800-474-6886 bc1c.ca**

**REVISIONS**

REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	22 Mar 2024



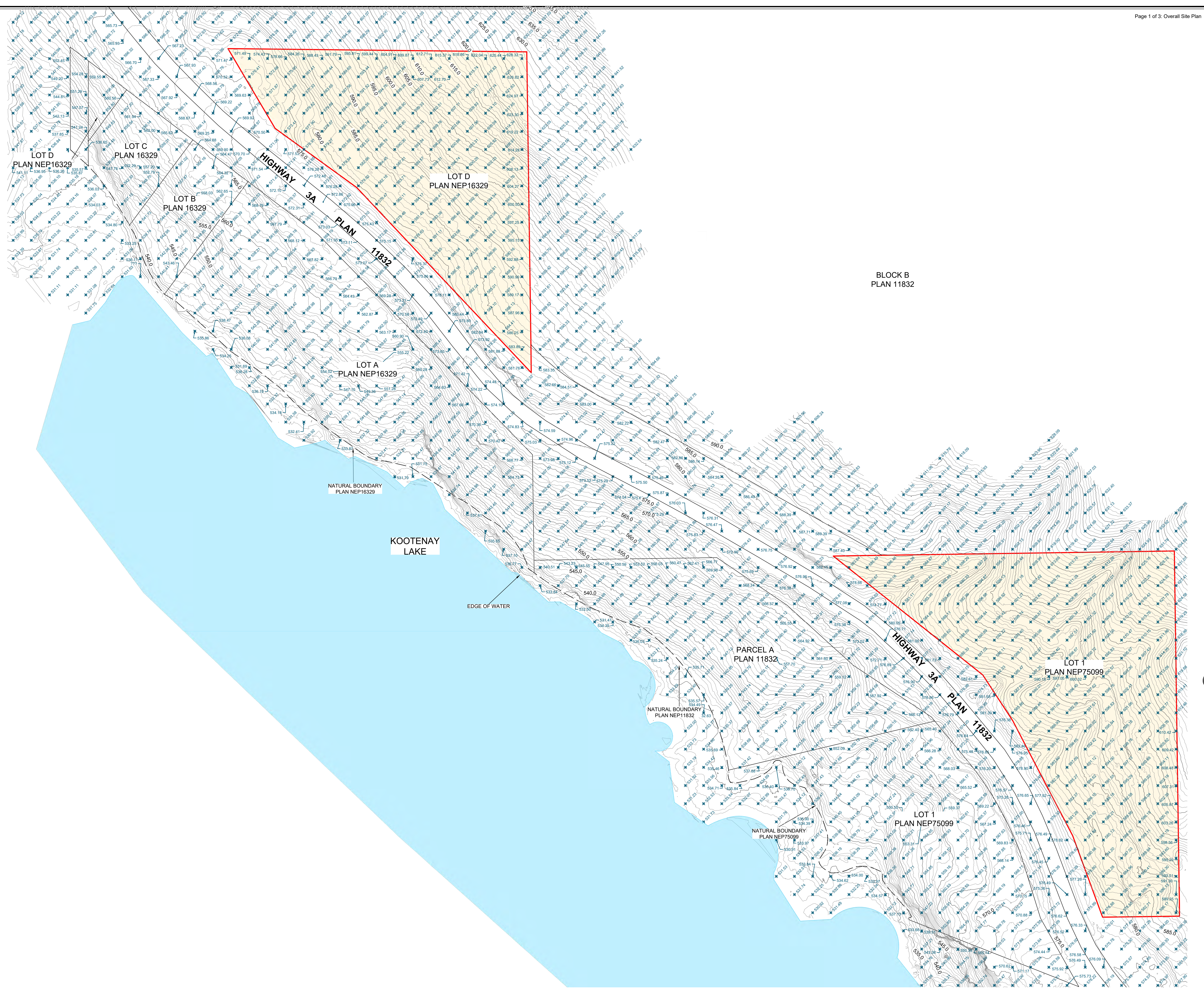
GLOBAL RAYMAC LAND SURVEYING  
& ENGINEERING LTD  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250-409-5157 www.globalraymac.ca

Client: Laurie Venning	Client File No.:
Date: March 22nd, 2024	
Job No.: 24IC0027	GRS File No.: 24IC0027.dwg
Surveyed: DH	Checked: DRS
	Drawn: VK





**SITE SURVEY**  
**SHOWING**  
**PART OF LOT 1 DISTRICT LOT 14535 AND**  
**15414 KOOTENAY DISTRICT PLAN NEP75099**  
**AND**  
**PART OF LOT D, DISTRICT LOT 15873**  
**KOOTENAY DISTRICT PLAN 16329**



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when plotted at a scale of 1:1 000.

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Combined Scale factor is 0.999519.  
Elevations are based on geodetic datum (CGVD28 HT2\_0) derived from GNSS  
Observations to British Columbia Active Control Point 382358, Elevation = 459.284  
Contours derived from LIDAR data.

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Minor Contour shown thus ..... 800.00  
Major Contour spacing is 5.0m  
Minor Contour spacing is 1.0m

**LAND SURVEYOR**

**Adam Brash, B.C.L.S.**  
Date of Survey: March 7th, 2024  
Certified Correct this 22th day of March, 2024

Civic Address: Highway 3A, BC  
PID: 025-871-552  
Title No: CA5585840  
Title Search: March 20, 2024  
Lot 1 is subject to the following non financial charges and interests which  
may affect the positioning of structures on the property:  
Right of way: 39590D  
Easement: 44418D.XC32626

PID: 008-980-560  
Title No: CA4428647  
Title Search: March 20, 2024  
Lot D is subject to the following non financial charges and interests which  
may affect the positioning of structures on the property:  
Right of way: 46507D  
Statutory Right of Way: T27064  
Restrictive Covenant: T27069

\*\*\* This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYS INC.  
and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown or omitted  
from this plan. All underground installations should be located by the respective authorities prior to construction. \*\*\*  
**CALL BC ONE CALL: 1-800-474-6886 bctc.ca**

**REVISIONS**

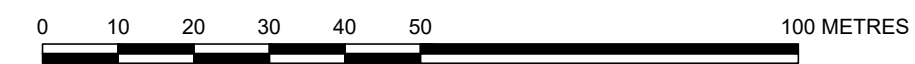
REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	22 Mar 2024



Client: Laurie Venning Client File No.:  
Date: March 22nd, 2024  
Job No.: 24IC0027 GRS File No.: 24IC0027.dwg  
Surveyed: DH Checked: DRS Drawn: VK



**SITE SURVEY**  
 SHOWING  
**PART OF LOT 1 DISTRICT LOT 14535 AND 15414 KOOTENAY DISTRICT PLAN NEP75099 AND PART OF LOT D, DISTRICT LOT 15873 KOOTENAY DISTRICT PLAN 16329**



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:1 000.

**NOTES:**  
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 Elevations are based on geodetic datum (CGVD28 HT2\_0) derived from GNSS  
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 Contours derived from LIDAR data.

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**LEGEND:**  
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Major Contour shown thus..... 801.00 Spot elevation shown thus..... 499.00  
 Minor Contour shown thus..... 800.00  
 Major Contour spacing is 5.0m  
 Minor Contour spacing is 1.0m

**LAND SURVEYOR**  
**Adam Brash, B.C.L.S.**  
 Date of Survey: March 7th, 2024  
 Certified Correct this 22th day of March, 2024

Civic Address: Highway 3A, BC  
 PID: 025-871-552  
 Title No: CA5563940  
 Title Search: March 20, 2024  
 Lot 1 is subject to the following non financial charges and interests which may affect the positioning of structures on the property:  
 Right of way: 39590D  
 Easement: 44418D.XC32626

PID: 008-990-960  
 Title No: CA4428847  
 Title Search: March 20, 2024  
 Lot D is subject to the following non financial charges and interests which may affect the positioning of structures on the property:  
 Right of way: 46607D  
 Statutory Right of Way: T27064  
 Restrictive Covenant: T27069

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**CALL BC ONE CALL: 1-800-474-6886 bc1c.ca**

REVISIONS		
REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	22 Mar 2024

**global raymac**  
 GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD  
 1022B 7th Avenue, Invermere, BC V0A 1K0  
 Ph: 250-409-5157 www.globalraymac.ca

Client: Laurie Venning Client File No.:  
 Date: March 22nd, 2024  
 Job No.: 24IC0027 GRS File No.: 24IC0027.dwg  
 Surveyed: DH Checked: DRS Drawn: VK





# L Venning Owner C/O representative C. Haggar

## TEMPORARY WORK PERMIT PROPOSAL SUMMARY 9703 – PID: 025-871-552

---

Planning Department  
RDCK - Creston Office  
531B 16th Ave S  
Creston BC V0B 1G5

Subject: **LOT 1 PLAN NEP75099 DISTRICT LOT 14535 KOOTENAY LAND DISTRICT & DL 15414.**

Please accept this document as the formal proposal summary for a temporary use permit to supplement a development project PID:025-871-522

**Proposed Use:** The owner intends to refurbish single-family dwellings, growing landings for special plant-based food harvesting and hiking / bike path trails. **At this time there is no plan to build any permanent structures; therefore' we will not be filing for a Building Permit.** Prior to any building permit, subdivision application and **or** subsequent planning, the owner must prepare the land to enable easement access, assessment, benching, bedrock elevations and implementation of erosion control measures. **Appendix A - 9703 Map & 2024 Property Assessment**

To offset development costs, the owner is requesting a temporary use permit to allow for the extraction of topsoil, sand, rock and gravel from the property. The extracted material **can** be relocated as fill to the lower part of the Lot Sales Development Property. **Appendix B Lot D, Land Map Details -** Material from the excavations to be undertaken, will be used and redistributed to the lower part of the property by the homes for fill, parking and beach road maintenance. Any excess materials needed to be removed will be sold to finance the further development of all wholly owned properties. **Appendix C – 3<sup>rd</sup> Party Right of ways** Upon an approved temporary use permit, we will apply for an exemption mine permit to allow the material to be moved to other sites and to be sold. **PLEASE NOTE: We intend to load, transport and relocate all materials off site; therefore, we will not be conducting any material processing on rock, aggregate or sand on this location.**

**Location and Length of Operation:** The development and earth extraction will occur approximately 90 meters East of highway 3A. The operation will commence as soon as possible and we would be asking for a 3 year term with the possibility of a renewal as per section 497 (1) (b) of the local government act. **Appendix D - Volume Calculation map prepared by Global Raymac.**

**Remediation Plans:** The project commits to a comprehensive remediation plan to restore the property to its original state or better. The plan will be available upon request, the supplement information includes but not limited too:

- Immediate reinforcement and stabilization of existing access points.
- Ongoing monitoring of soil extraction and road development progress.
- Continuous assessment of safety measures in alignment with the WCB / Safe Work BC requirements.
- Transformation of the site into an ergonomic and sustainable development, incorporating foliage and selective tree replanting.
- Implementation of erosion control measures to minimize environmental impact on access and 3<sup>rd</sup> part right of ways.
- Utilization of highly skilled professionals to ensure effective execution and compliance with regulatory standards.

Authorized Representative of Owner  
Chris Haggar 250-688-6950  
[shiftboss.wolfemininginc@gmail.com](mailto:shiftboss.wolfemininginc@gmail.com)

*Chris Haggar*

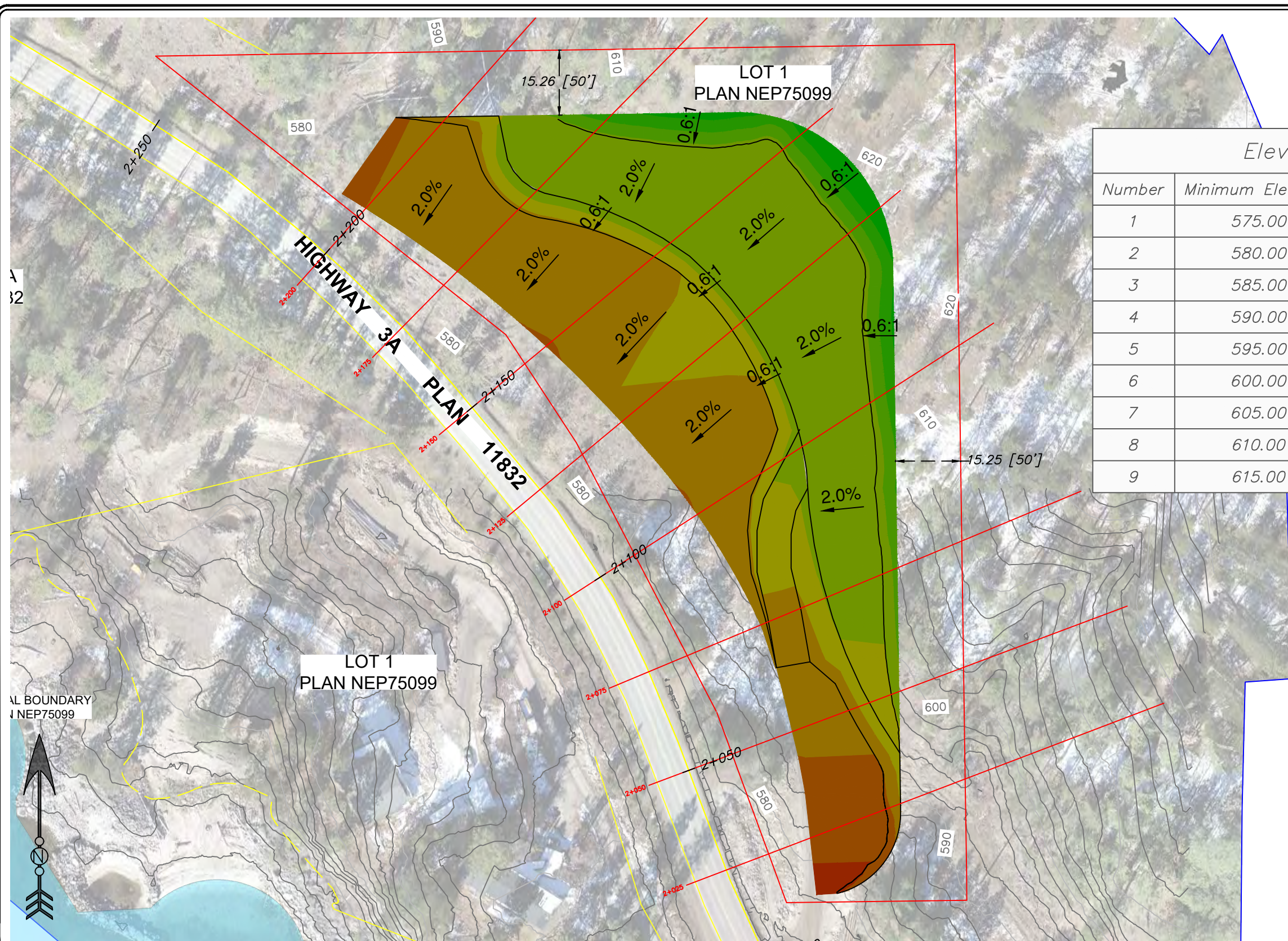
Signature of rep

Legal Land (s) Owner  
L. A. Venning 780.909.5632

Signature of Owner

Appendix A, B, C & D Attached





**NOTES:**

- All dimensions are in meters unless otherwise shown.
- Excavation volume = 37,290m<sup>3</sup>
- Fill volume = 1,212.16m<sup>3</sup>
- \*\*Fill to maintain bench widths\*\*

*Elevations Table*

Number	Minimum Elevation	Maximum Elevation	Color
1	575.00	580.00	
2	580.00	585.00	
3	585.00	590.00	
4	590.00	595.00	
5	595.00	600.00	
6	600.00	605.00	
7	605.00	610.00	
8	610.00	615.00	
9	615.00	620.00	

SCALE: 1:1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 17" IN WIDTH BY 11" IN HEIGHT (LEDGER SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

VOLUMES CALCULATIONS ARE DERIVED FROM GNSS GROUND TRUTHED LIDAR DATA. ALL VOLUMES ARE TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PLAN SHOWING  
**VOLUME REPORT**  
 FOR  
 LOT 1, DISTRICT LOT 14535



Ph: 403.283.5455 www.globalraymac.ca

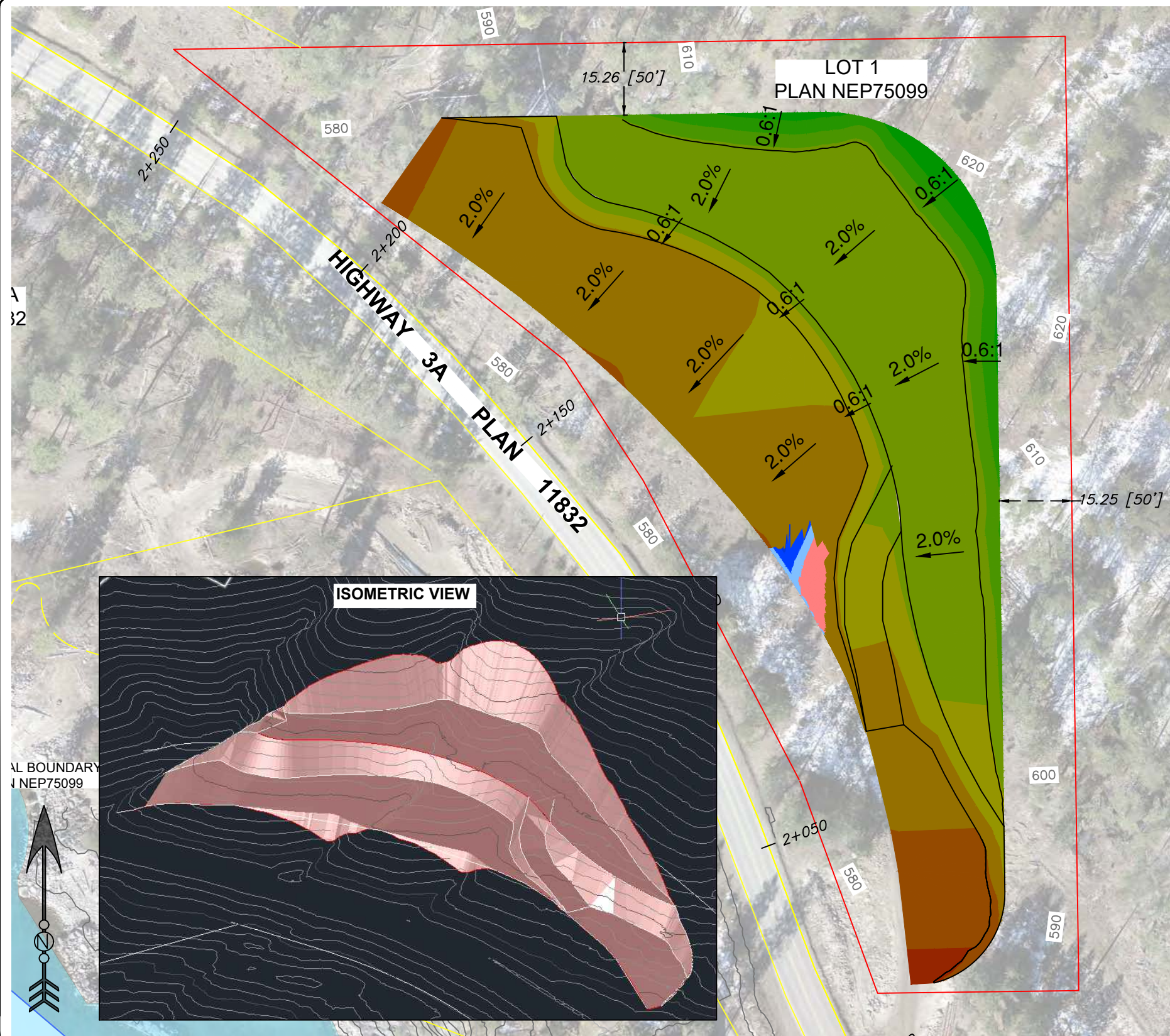
Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027

Surveyed by:

Drawn by: JK





**NOTES:**

- All dimensions are in meters unless otherwise shown.
- Excavation volume = 37,290m<sup>3</sup>
- Fill volume = 1,212.16m<sup>3</sup>
- \*\*Fill to maintain bench widths\*\*

*Elevations Table*

Number	Minimum Elevation	Maximum Elevation	Color
1	-15.00	-10.00	Red
2	-10.00	-5.00	Red
3	-5.00	0.00	Light Red
4	0.00	1.00	Light Blue
5	1.00	2.50	Blue
6	2.50	5.00	Dark Blue

SCALE: 1:1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 17" IN WIDTH BY 11" IN HEIGHT (LEDGER SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

VOLUMES CALCULATIONS ARE DERIVED FROM GNSS GROUND TRUTHED LIDAR DATA. ALL VOLUMES ARE TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PLAN SHOWING  
**VOLUME REPORT - CUT/FILL**  
 FOR  
 LOT 1, DISTRICT LOT 14535



Ph: 403.283.5455 www.globalraymac.ca

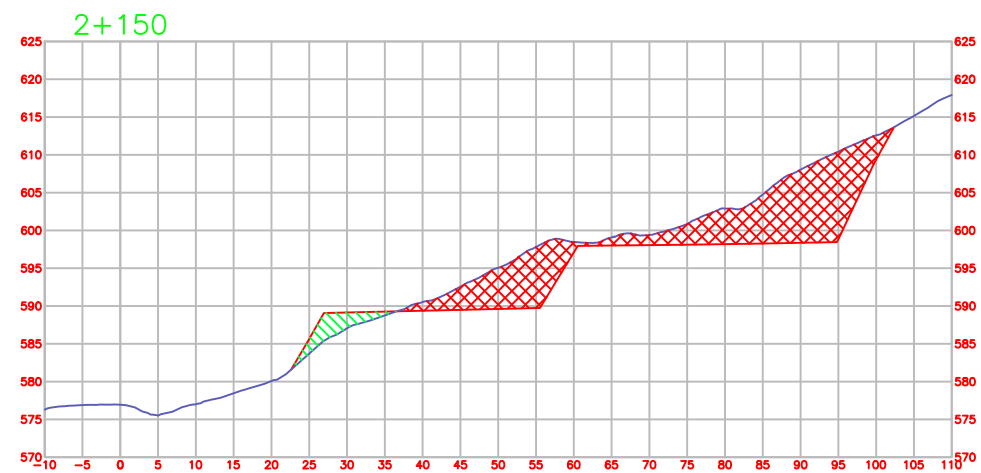
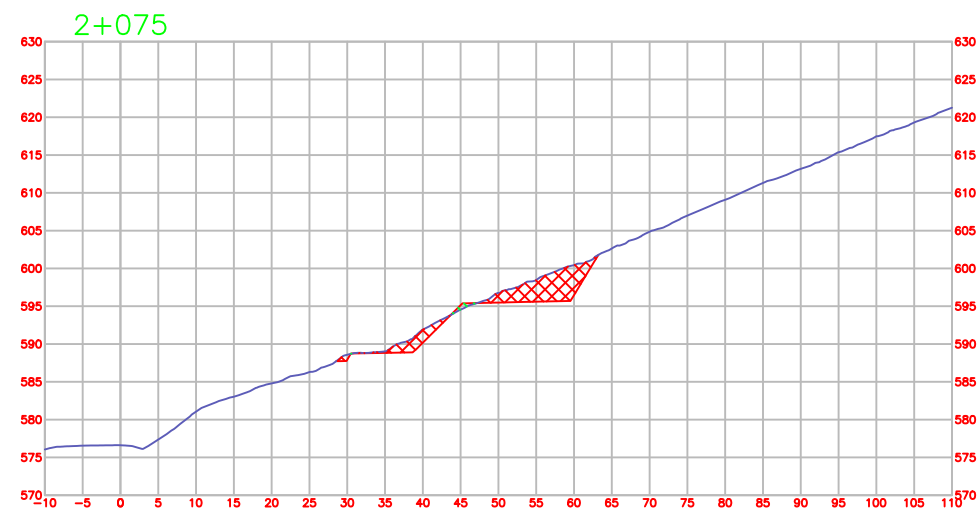
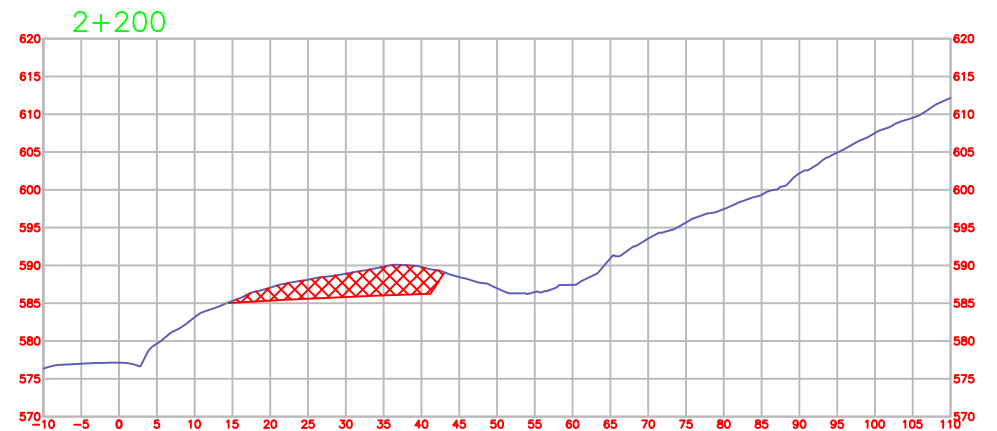
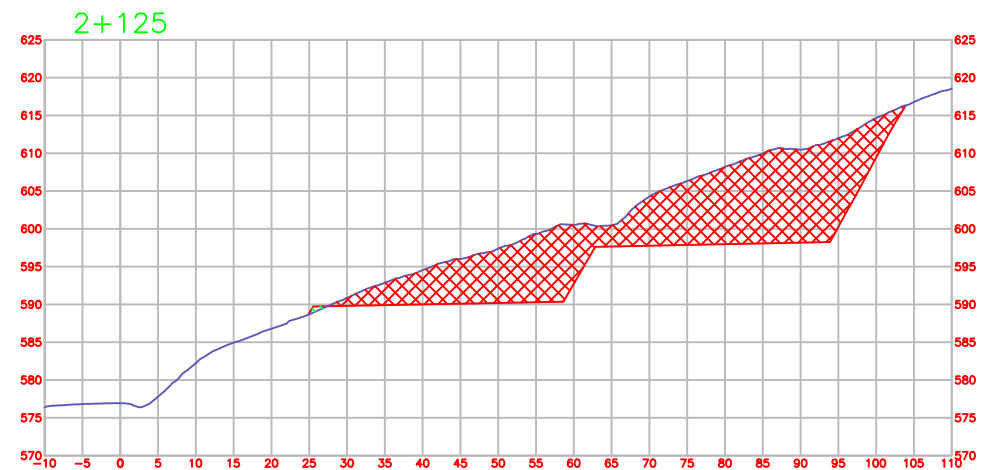
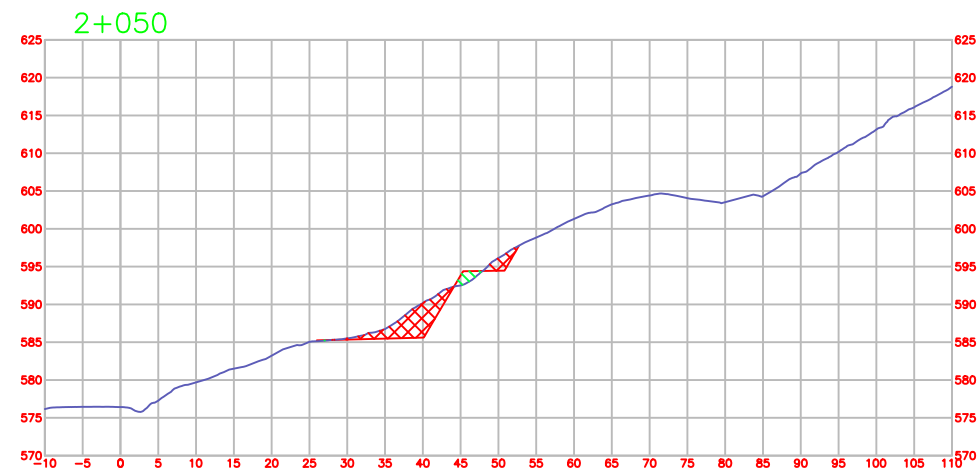
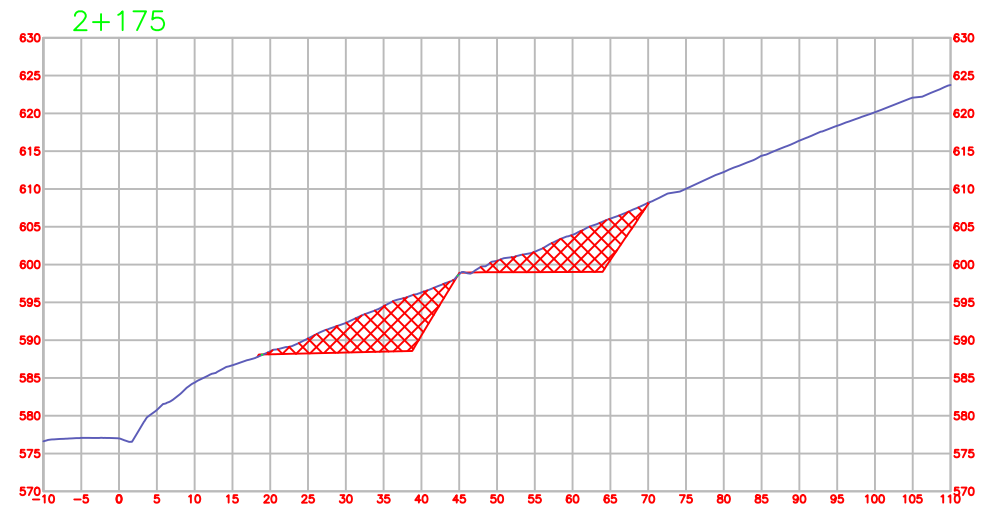
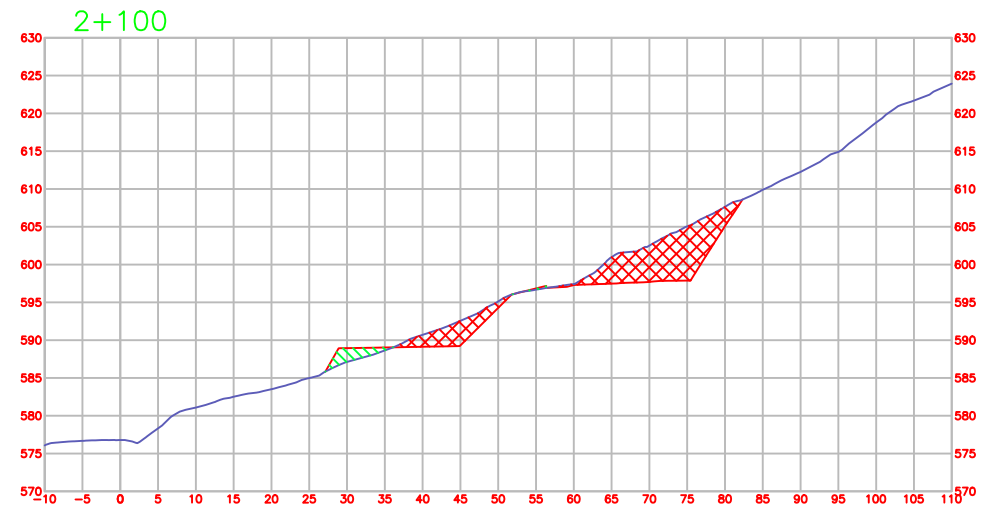
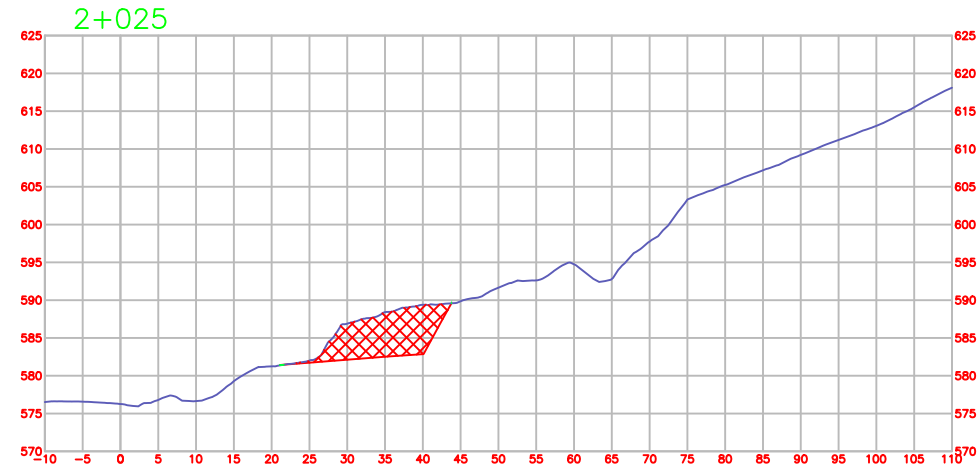
Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027

Surveyed by:

Drawn by: JK





VOLUMES CALCULATIONS ARE DERIVED FROM GNSS GROUND TRUTHED LIDAR DATA.  
ALL VOLUMES ARE TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PLAN SHOWING  
**VOLUME REPORT - SECTIONS**  
 FOR  
 LOT 1, DISTRICT LOT 14535



Ph: 403.283.5455 www.globalraymac.ca

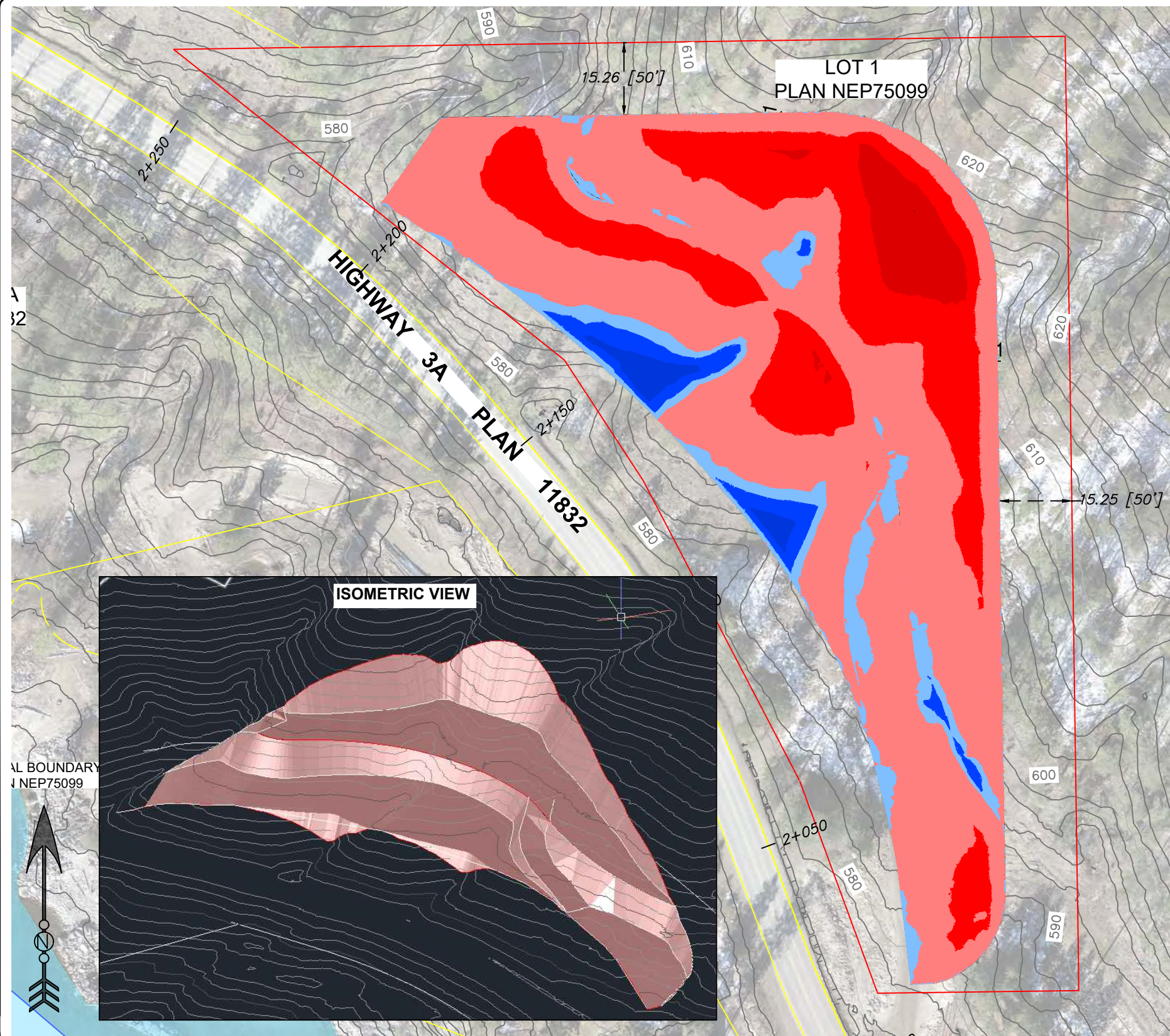
Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027

Surveyed by:

Drawn by: JK





**NOTES:**

- All dimensions are in meters unless otherwise shown.
- Excavation volume = 37,290m<sup>3</sup>
- Fill volume = 1,212.16m<sup>3</sup>
- \*\*Fill to maintain bench widths\*\*

*Elevations Table*

Number	Minimum Elevation	Maximum Elevation	Color
1	-15.00	-10.00	Red
2	-10.00	-5.00	Red
3	-5.00	0.00	Light Red
4	0.00	1.00	Light Blue
5	1.00	2.50	Blue
6	2.50	5.00	Blue

SCALE: 1:1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 17" IN WIDTH BY 11" IN HEIGHT (LEDGER SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

PLAN SHOWING  
**VOLUME REPORT - CUT/FILL**  
 FOR  
 LOT 1, DISTRICT LOT 14535



Ph: 403.283.5455 www.globalraymac.ca

Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027

Surveyed by:

Drawn by: JK



L Venning Owner C/O representative C. Haggar

## TEMPORARY WORK PERMIT PROPOSAL SUMMARY LotD Hwy 3 A – PID: 008-980-560

---

Planning Department  
RDCK - Creston Office  
531B 16th Ave S  
Creston BC V0B 1G5

Subject: **LOT D PLAN NEP16329 DISTRICT LOT 15873 KOOTENAY LAND DISTRICT & DL 166329.**

Please accept this document as the formal proposal summary for a temporary use permit to supplement a development project PID:008-980-560

**Proposed Use:** We intend to use the site for RV storage - no buildings or covered structures will be erected; however, we would like to build gardens herbs and vegetables not for resale, just personal consumption. The benches or landings would be utilized for bike path or hiking trails. At this time there is no plan to build any permanent structures; therefore we will not be filing for a Building Permit. Prior to any building permit, subdivision application and or subsequent planning, the owner must prepare the land to enable easement access, assessment, benching, bedrock elevations and implementation of erosion control measures. **Appendix A, Lot D, 3.86 Acres / 1.56 Hectares, Land Map Details & Property Assessment PLEASE NOTE:** The owner intends to develop the 3 lower lots, lake front below Hwy 3A (9779 LOT B, 9775 LOT C, & 9777 LOT A) for sale or long term rentals for single-family dwellings,

To offset development costs, the owner is requesting a temporary use permit to allow for the extraction of topsoil, sand, rock and gravel from the property. The extracted material will be relocated to the lower part of the Property for landscaping and beautification, **Appendix B 9703 Map** Material from the excavations to be undertaken, will be used and redistributed to other properties owned by L Venning, the temp work application stakeholder. Any excess materials needed to be removed will be removed from the site and taken to a secondary site for processing and sold to finance the further development of all wholly owned properties. Upon an approved temporary use permit, we will apply for an exemption mine permit to allow the material to be moved to other sites and to be sold. **Appendix C – 3<sup>rd</sup> Party Right of ways**

**Location and Length of Operation:** The development and earth extraction will occur approximately 90 meters East of highway 3A. The operation will commence as soon as possible and we would be asking for a 3 year term with the possibility of a renewal as per section 497 (1) (b) of the local government act.

**Appendix D - Volume Calculation map prepared by Global Raymac. PLEASE NOTE:** We intend to load, transport and relocate all materials off site; therefore, we will not be conducting any material processing on rock, aggregate or sand on this location.

**Remediation Plans:** The project commits to a comprehensive remediation plan to restore the property to its original state or better. The plan will be available upon request, the supplement information includes but not limited too:

- Immediate reinforcement and stabilization of existing access points.
- Ongoing monitoring of soil extraction and road development progress.
- Continuous assessment of safety measures in alignment with the WCB / Safe Work BC requirements.
- Transformation of the site into an ergonomic and sustainable development, incorporating foliage and selective tree replanting.
- Implementation of erosion control measures to minimize environmental impact on access and 3<sup>rd</sup> part right of ways.
- Utilization of highly skilled professionals to ensure effective execution and compliance with regulatory standards.

Authorized Representative of Owner  
Chris Haggar 250.688.6950  
shiftboss.wolfemininginc@gmail.com

Signature of rep

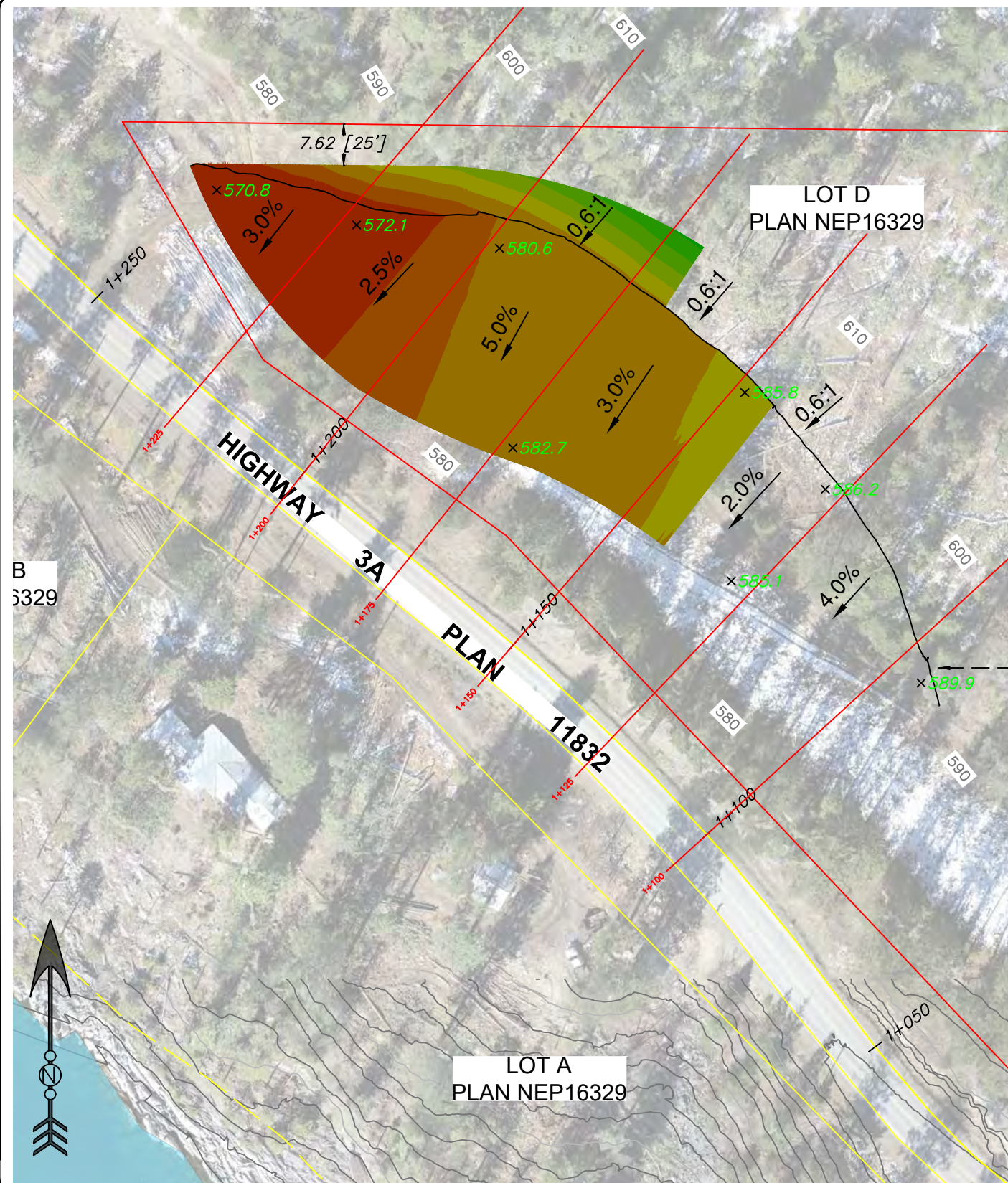
*Chris Haggar*

Legal Land (s) Owner  
L. A. Venning 780.909.5632

Signature of Owner

Appendix A, B, C & D Attached



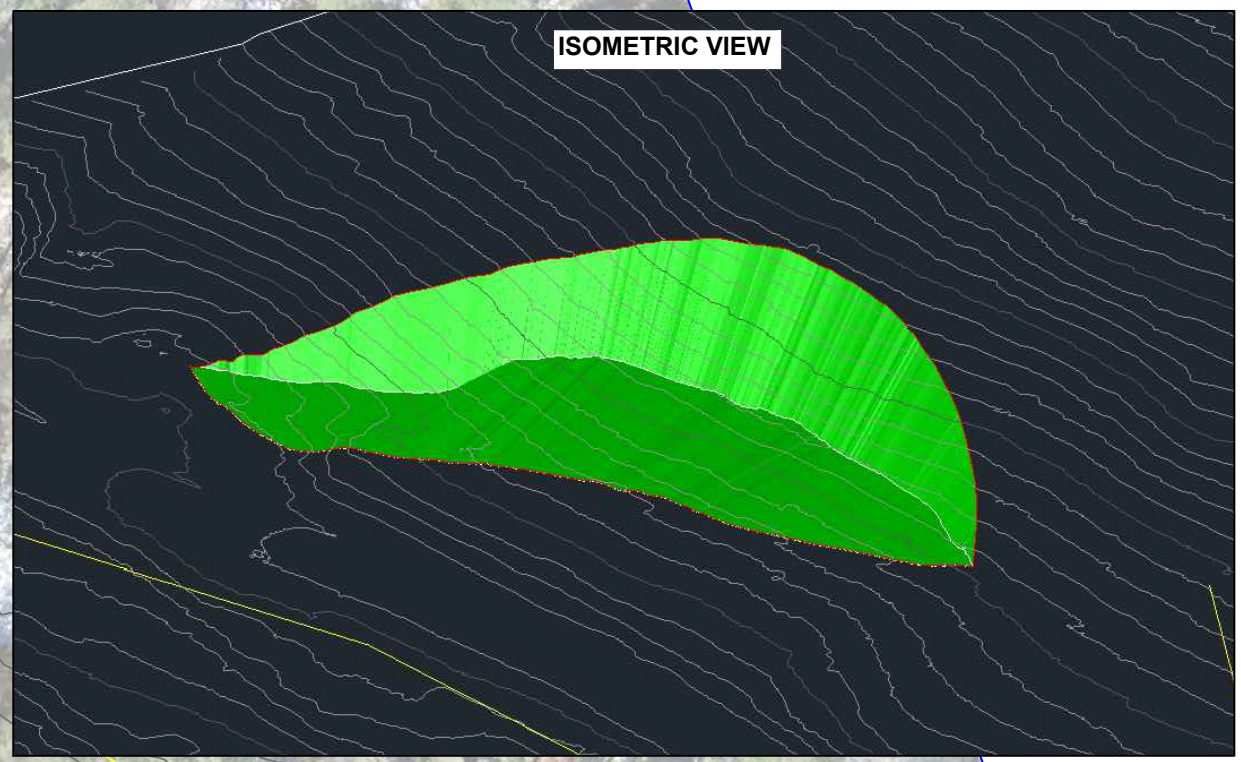


Number	Minimum Elevation	Maximum Elevation	Color
1	570.00	575.00	Dark Red
2	575.00	580.00	Brown
3	580.00	585.00	Dark Olive
4	585.00	590.00	Light Olive
5	590.00	595.00	Yellow-Green
6	595.00	600.00	Light Green
7	600.00	605.00	Medium Green
8	605.00	610.00	Dark Green

- NOTES:**
- All dimensions are in meters unless otherwise shown.
  - Excavation volume = 36,804m<sup>3</sup>



THE INTENDED PLOT SIZE OF THIS PLAN IS 17" IN WIDTH BY 11" IN HEIGHT (LEDGER SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



BLOCK B  
PLAN 11832

VOLUMES CALCULATIONS ARE DERIVED FROM GNSS GROUND TRUTHED LIDAR DATA. ALL VOLUMES ARE TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PLAN SHOWING  
**VOLUME REPORT**  
FOR  
LOT D, DISTRICT LOT 15873

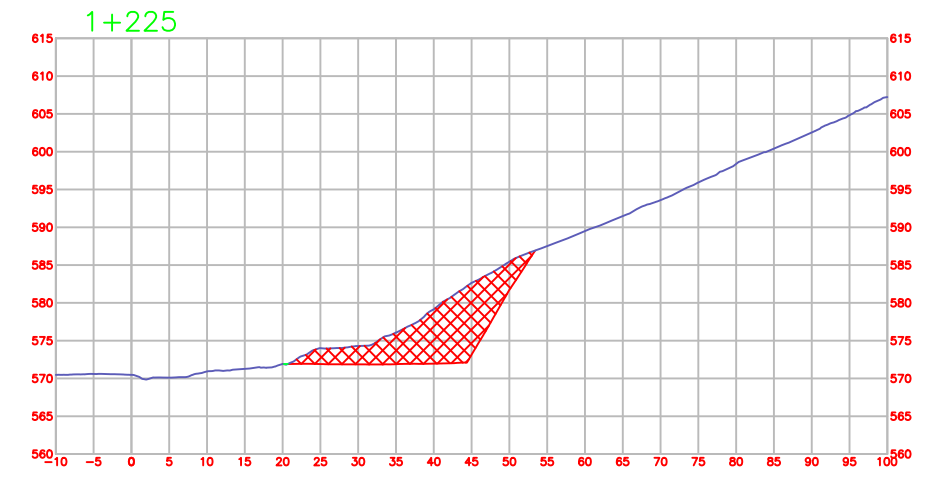
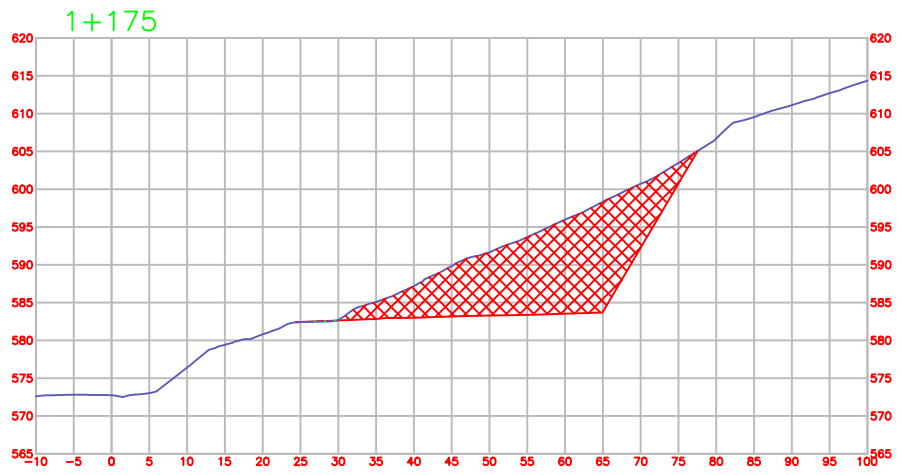
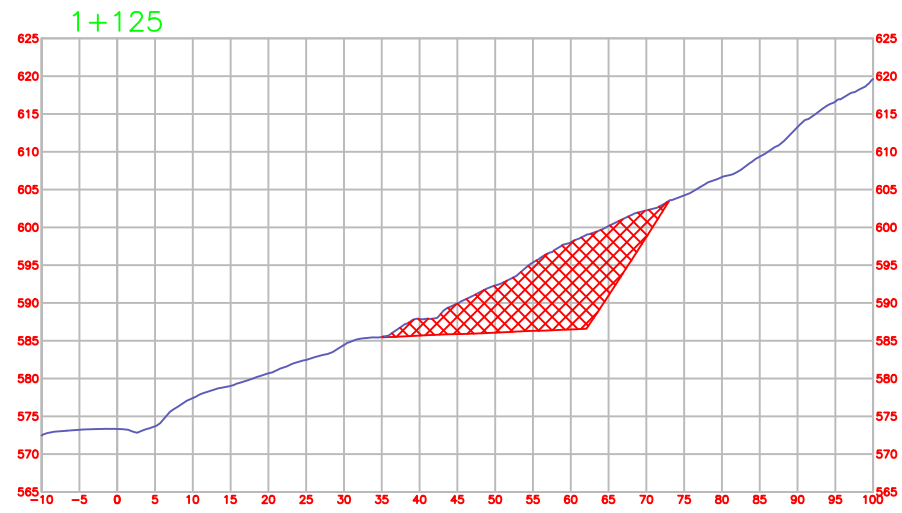
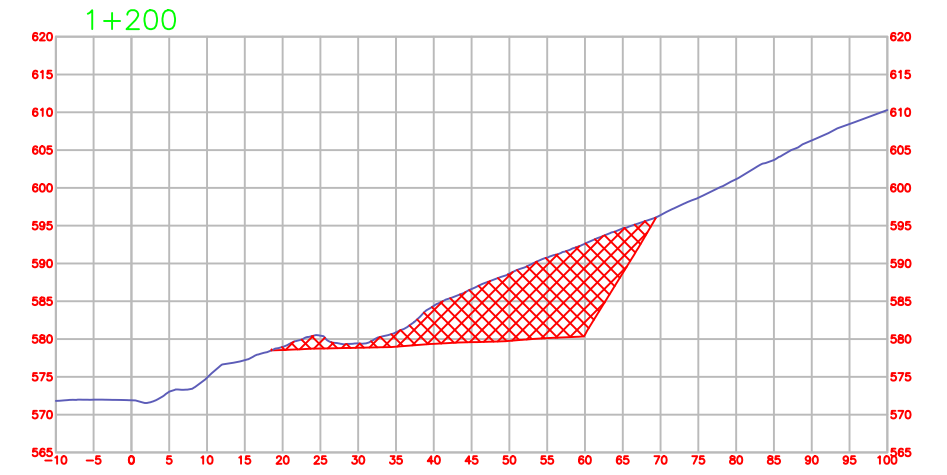
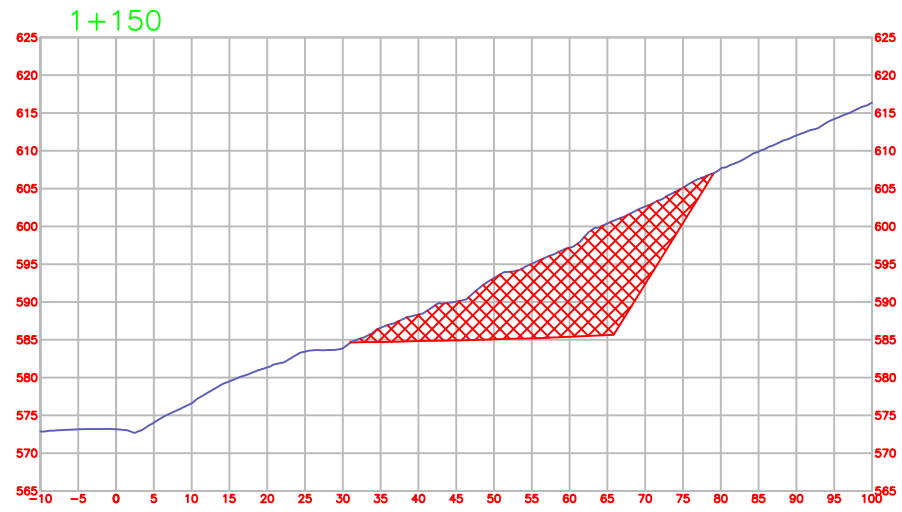
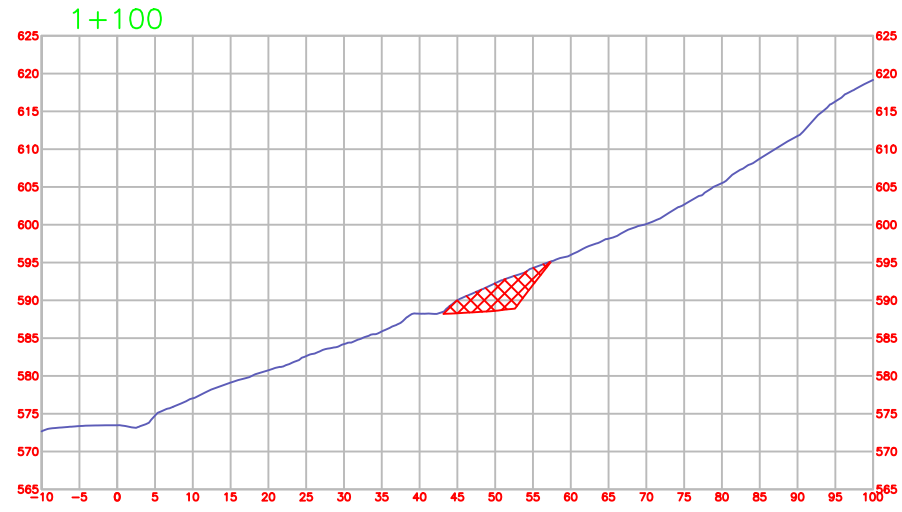


Ph: 403.283.5455 www.globalraymac.ca

Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027      Surveyed by:      Drawn by: JK





VOLUMES CALCULATIONS ARE DERIVED FROM GNSS GROUND TRUTHED LIDAR DATA.  
ALL VOLUMES ARE TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PLAN SHOWING  
**VOLUME REPORT - SECTIONS**  
 FOR  
 LOT D, DISTRICT LOT 15873



Ph: 403.283.5455 www.globalraymac.ca

Rev.	Date	Description
	Apr 8, 2024	

Job No. 24IC0027

Surveyed by:

Drawn by: JK



**SITE SURVEY**  
 SHOWING  
**PART OF LOT 1 DISTRICT LOT 14535 AND 15414 KOOTENAY DISTRICT PLAN NEP75099 AND PART OF LOT D, DISTRICT LOT 15873 KOOTENAY DISTRICT PLAN 16329**

**Proposed locations of Fill placement and driveway improvements are identified with red lines. - ZG**



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:1 000.

**NOTES:**  
 Distances are in metres and decimals thereof.  
 Distances shown are horizontal and at ground level.  
 Drawing and associated coordinates are Grid (UTM NAD 83, Zone 11 CM 117°W)  
 Combined Scale factor is 0.999519.  
 Elevations are based on geodetic datum (CGVD28 HT2\_0) derived from GNSS Observations to British Columbia Active Control Point 382358, Elevation = 459.284  
 Contours derived from LIDAR data.

This plan was prepared for design purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without the consent of the signatory.

Any subsequent users of this plan or digital file cannot rely on the information contained herein without the expressed consent and authority of Adam Brash, B.C.L.S.

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**LEGEND:**  
 ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Major Contour shown thus ..... -801.00 Spot elevation shown thus .....

Minor Contour shown thus ..... -800.00

Major Contour spacing is 5.0m

Minor Contour spacing is 1.0m

**LAND SURVEYOR**  
**Adam Brash, B.C.L.S.**  
 Date of Survey: March 22nd, 2024  
 Certified Correct this 22nd of March, 2024.

Civic Address: Highway 3A, BC  
 PID: 025-871-552  
 Title No: CA423847  
 Title Search: March 20, 2024  
 Lot 1 is subject to the following non financial charges and interests which may affect the positioning of structures on the property:  
 Right of way: 39590 D  
 Easement: 44418D, XC32626

PID: 008-990-560  
 Title No: CA4423847  
 Title Search: March 20, 2024  
 Lot D is subject to the following non financial charges and interests which may affect the positioning of structures on the property:  
 Right of way: 46607 D  
 Statutory Right of Way: T27064  
 Restrictive Covenant: T27069

\*\*\* This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYS INC and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction. \*\*\*  
**CALL BC ONE CALL: 1-800-474-8886 bc1c.ca**

**REVISIONS**

REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	22 Mar 2024

**global raymac**  
 GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD  
 10228 7th Avenue, Invermere, BC V0A 1K0  
 Ph: 250.409.5157 www.globalraymac.ca

Client: Laurie Venning Client File No: \_\_\_\_\_  
 Date: March 22nd, 2024  
 Job No.: 24IC0027 GRS File No.: 24IC0027.dwg  
 Surveyed: DH Checked: DRS Drawn: VK





## 20.0 COUNTRY RESIDENTIAL (R2)

### Permitted Uses

1. Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Temporary Guest Accommodation
- Portable Sawmills (for processing of materials harvested on-site only)

### Development Regulations

2. The minimum lot size is 1.0 hectare.
- 2b. The maximum density is 2 Dwelling Units.
3. The minimum lot size for a parcel subdivided for a relative under Section 514 of the *Local Government Act*, with the approval of the Interior Health Authority, shall be 0.8 hectares.
4. The maximum site coverage permitted shall be 50 percent of the lot area.
5. The keeping of farm animals shall comply with the requirements of Section 18.0 (78).
6. Buildings and structures in the case of a lot that may be further sub-divided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.
7. *Removed by Bylaw 2747.*
8. The maximum height of any accessory building or structure shall not exceed 8 metres.
9. The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
10. The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

11. *Removed by Bylaw 2953.*
12. *Removed by Bylaw 2953.*
13. *Removed by Bylaw 2953.*
14. *Removed by Bylaw 2953.*

#### **Temporary Guest Accommodation**

15. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a single family or two-family dwelling subject to the following:
  - a. the minimum site area for a cabin shall be 1.4 hectares (ha); and
  - b. the maximum gross floor area for a cabin shall not exceed 100 square metres (m<sup>2</sup>).
16. Subject to subsection 15, a recreation vehicle may be used for temporary guest accommodation provided that no more than two (2) recreation vehicles shall be located on a lot at any one time. Recreation vehicles shall be required to be licensed and remain mobile consistent with the original design of the vehicle. A recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin and must conform with the density provisions under subsection 15.
17. The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
18. Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.





# Development Variance Permit Application

Referral Form – RDCK File V2411A

Date: August 08, 2024

**You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 08, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**LEGAL DESCRIPTION & GENERAL LOCATION:**

10377 Highway 3A, Sanca, Electoral Area 'A'  
 LOT A DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN EPP129647 (PID: 032-204-451)

**PRESENT USE AND PURPOSE OF PERMIT REQUESTED:**

The property is presently being used for residential purposes and has been improved with a single detached dwelling.

This Development Variance Permit (DVP) seeks to vary Section 18.17 of Comprehensive Land Use Bylaw No. 2315, 2013 which requires all buildings to be setback a minimum of 2.5 metres from the rear lot line. This permit, if issued, would authorize the new boathouse to be constructed 0.2 metres from the rear lot line on the west side of the property along Kootenay Lake.

Following the issuance of this DVP, an Environmentally Sensitive Development Permit (EDSP) would need to be issued prior to the issuance of a Building Permit and construction. Boathouses are exempt from both the Floodplain Setbacks and the Flood Construction Levels specified in Floodplain Management Bylaw No. 2080, 2009 provided that they are not used for Habitable Area and the land owner has registered a covenant in favour of the Province and the Regional District of Central Kootenay which states that the deck or boathouse will not be used as a Habitable Area.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCF
1.24 hectares (3.06 acres)	N/A	Country Residential (R2)	Country Residential (RC)

**APPLICANT:** Bevan and Rhonda May

**OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Variance Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

*"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."*

**Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.**

**SADIE CHEZENKO, PLANNER**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment) <input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA A <input checked="" type="checkbox"/> RDCK FIRE SERVICES
---	--

<input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	<input type="checkbox"/> RDCK EMERGENCY SERVICES
<input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM	<input checked="" type="checkbox"/> RDCK BUILDING SERVICES
<input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)	<input type="checkbox"/> RDCK UTILITY SERVICES
<input type="checkbox"/> SCHOOL DISTRICT NO.	<input type="checkbox"/> RDCK RESOURCE RECOVERY
<input type="checkbox"/> OOTISHCENIA IMPROVEMENT DISTRICT	<input type="checkbox"/> RDCK REGIONAL PARKS
<input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, COLUMBIA POWER)	INSERT COMMENTS ON REVERSE . . .
<input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH	

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: V2411A APPLICANT: BEVAN AND RHONDA MAY**

**Name:**

**Date:**

**Agency:**

**Title:**

RETURN TO: SADIE CHEZENKO, PLANNER  
DEVELOPMENT SERVICES  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
BOX 590, 202 LAKESIDE DRIVE  
NELSON, BC V1L 5R4  
Ph. 250-352-8190  
Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

# RDCK Map



Esri Canada, Esri,  
TomTom, Garmin,  
SafeGraph,  
GeoTechnologies, Inc.,  
METI/NASA, USGS, EPA



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Box 590, 202 Lakeside Drive,  
Nelson, BC V1L 5R4  
Phone: 1-800-268-7325 [www.rdck.bc.ca](http://www.rdck.bc.ca)  
[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

 Electoral Areas

**Map Scale:**

1:144,448

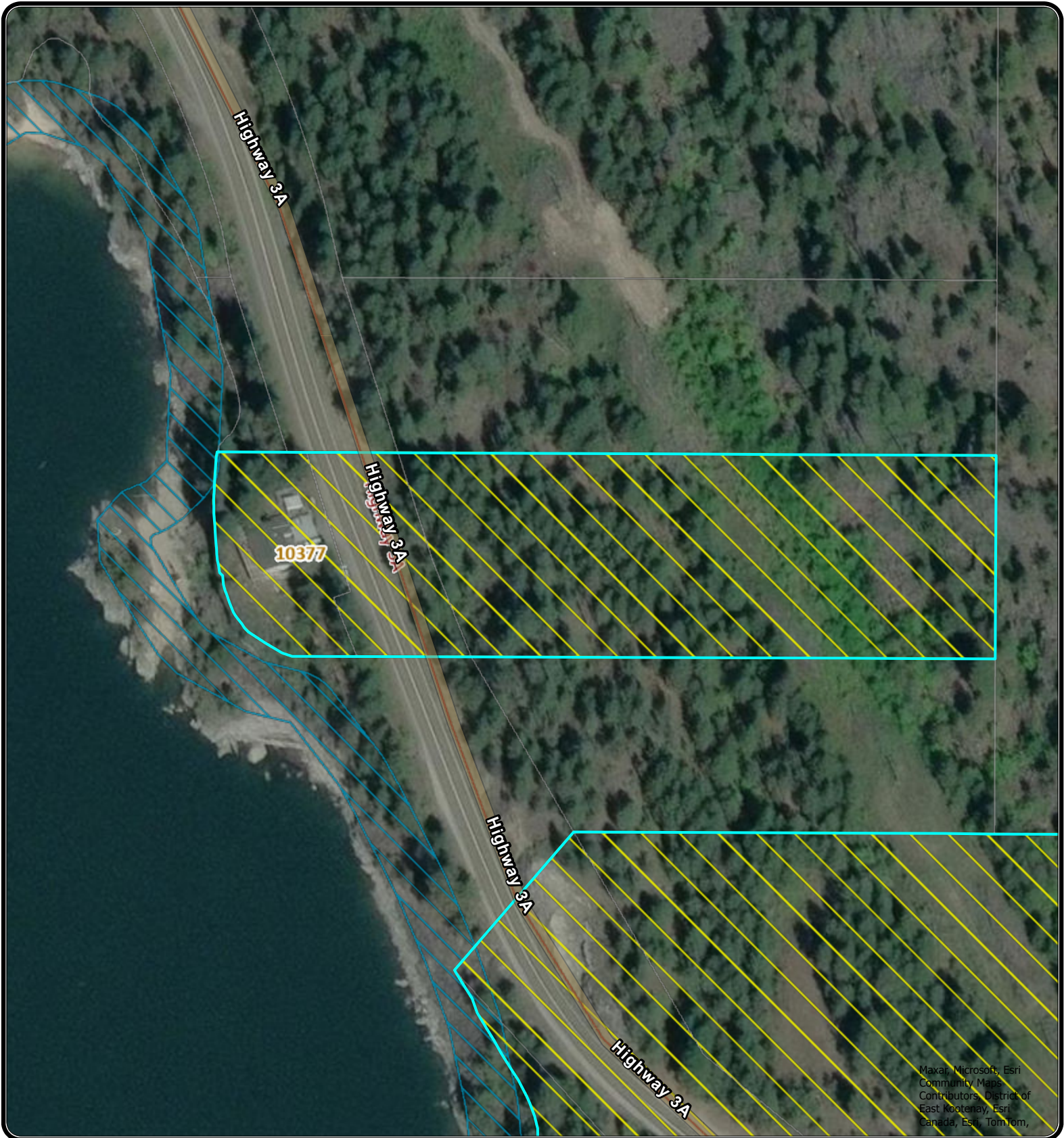
Date: April 29, 2024



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## Development Permit Areas

- Environmentally Sensitive
- Residential Cluster

## Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Map Scale:

1:2,257

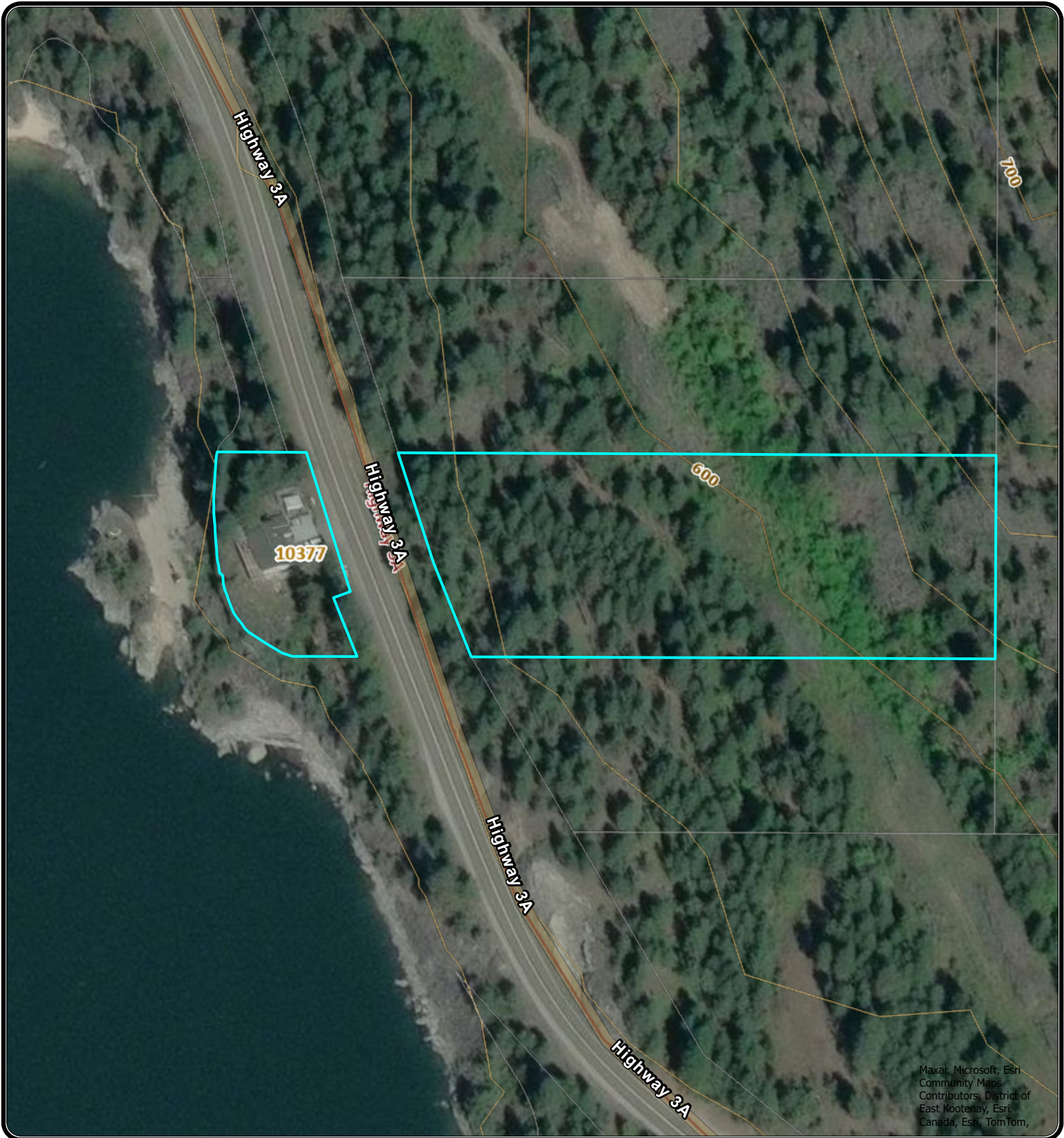
Date: April 29, 2024



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## 20 Meter Contours

- 20 meter
- 100 meter

## Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Map Scale:

1:2,257

Date: April 29, 2024



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# RDCK Map



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[maps@rdck.bc.ca](mailto:maps@rdck.bc.ca)

## Legend

- Streams and Shorelines
- RDCK Streets
- Lakes and Rivers
- Cadastre - Property Lines
- Electoral Areas
- Address Points

## Map Scale:

1:2,257

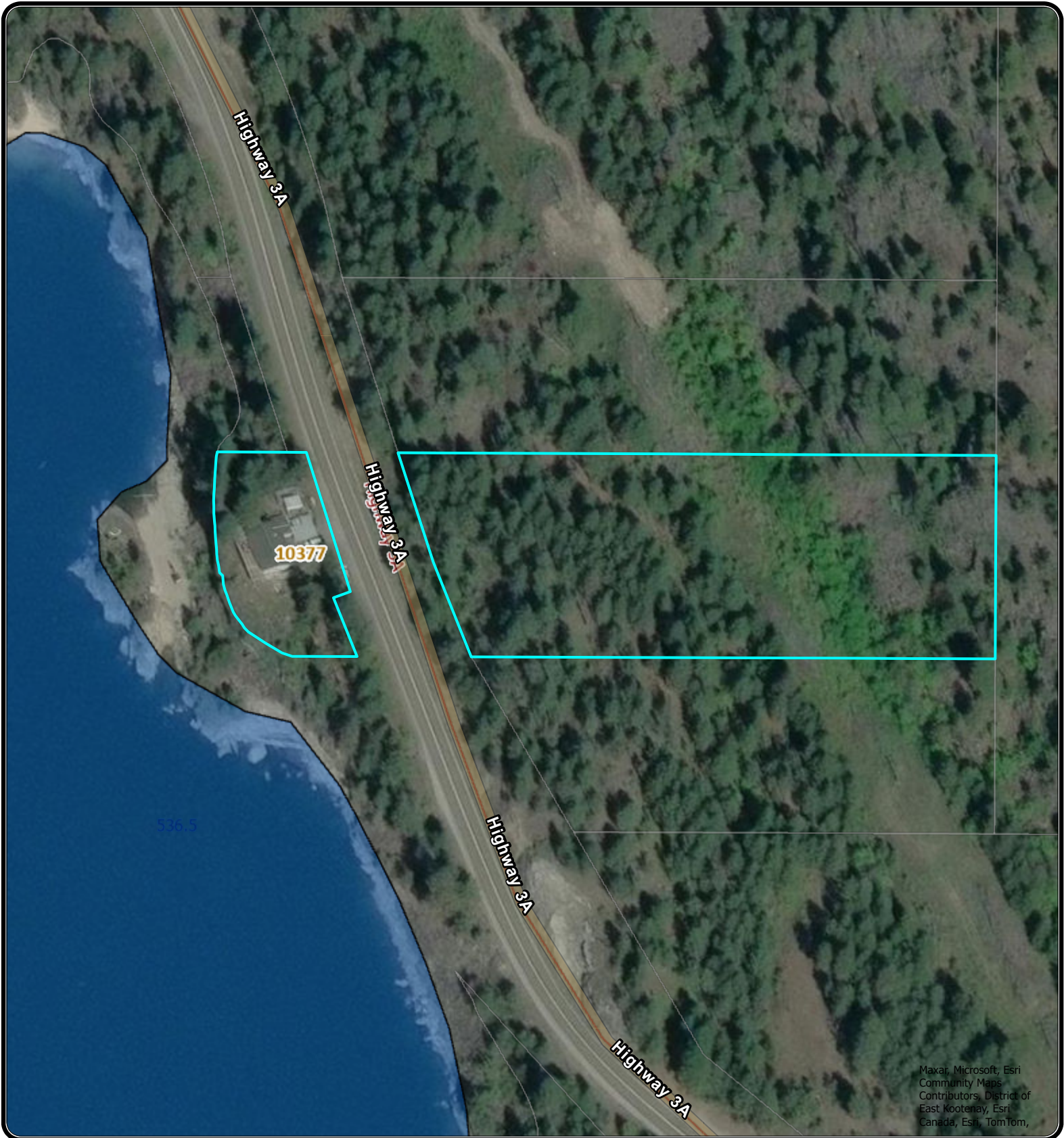
Date: April 29, 2024



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## Legend

-  Flood Construction Levels - 1990
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

## Map Scale:

1:2,257

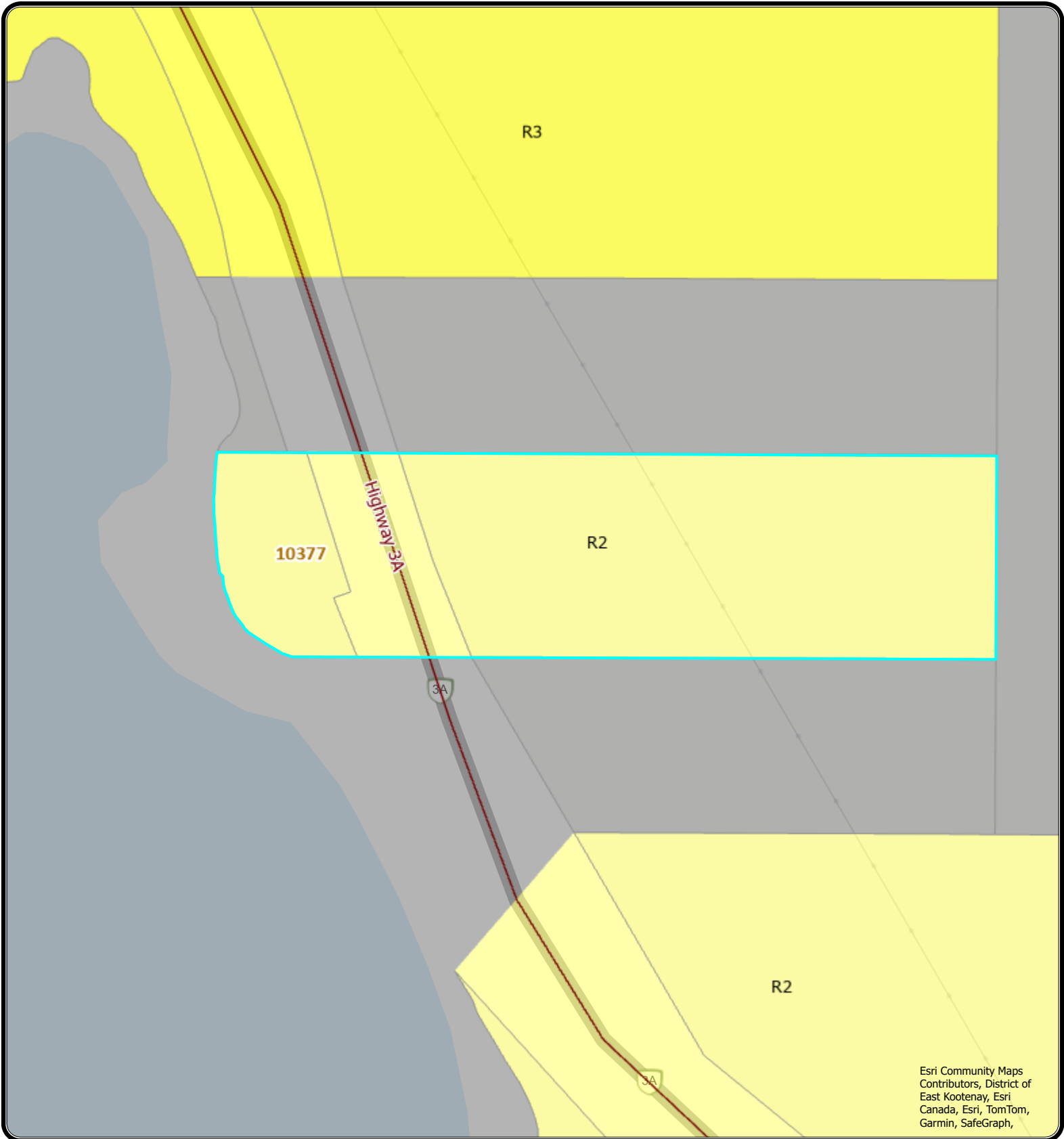
Date: April 29, 2024



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maps@rdck.bc.ca

## Legend

### Zoning Class

- Residential 2
- Residential 3
- <all other values>

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

### Map Scale:

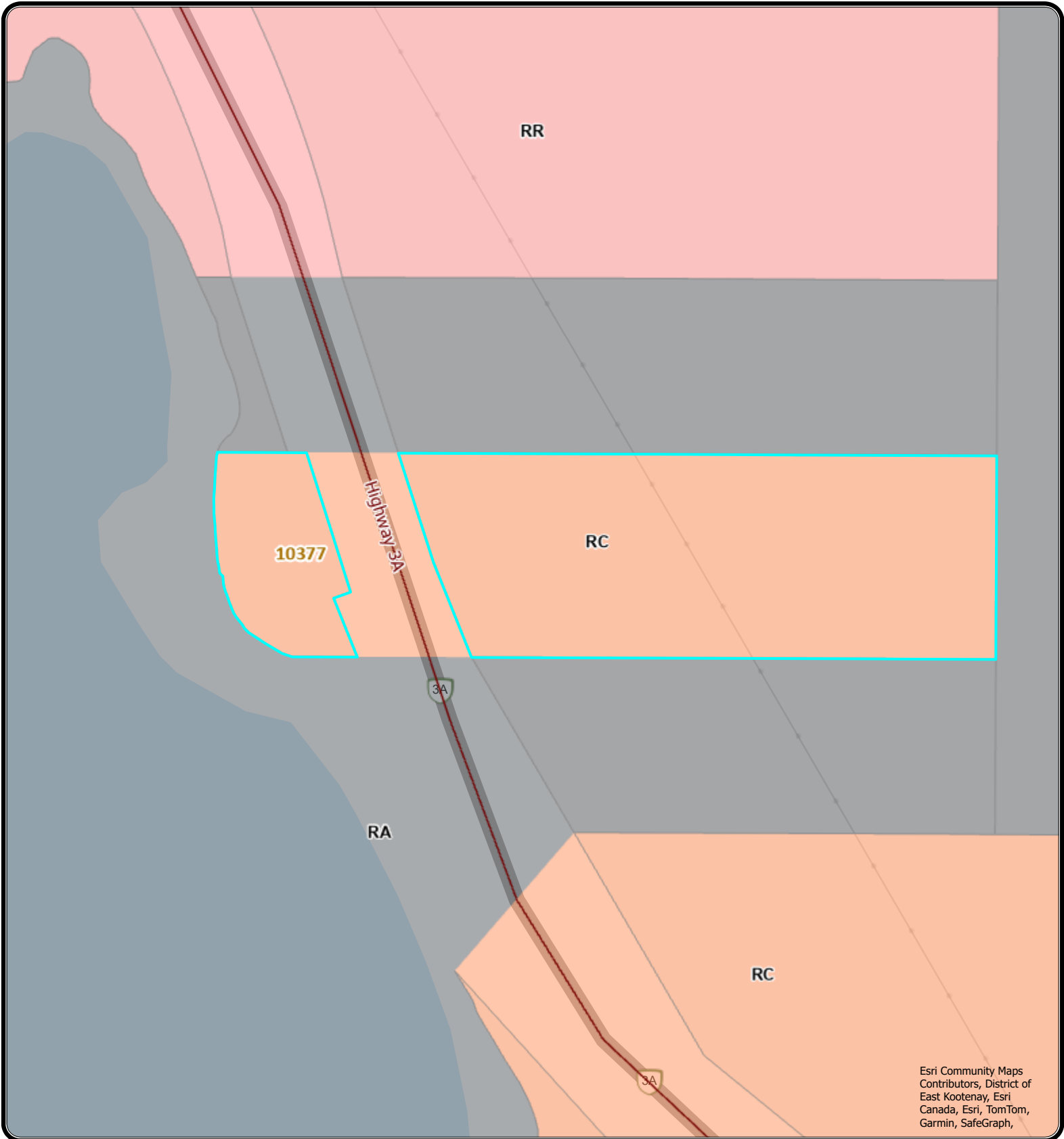
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Date: April 29, 2024



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# RDCK Map



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## Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points
- Country Residential
- Resource Area
- Rural Residential

## Official Community Plan

## Map Scale:

1:2,257

Date: April 29, 2024



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*Applicant: Bevan and Rhonda May*

*Address: 10377 Hwy 3A, Sanca, BC, V0B 1A2*

*Legal Description –LOT A DISTRICT LOT 4595 KOOTENAY DISTRICT PLAN EPP129647*

### **RDCK Development Variance Permit (DVP) Proposal Summary**

The purpose of this Development Variance Permit (DVP) application is to request to vary Section 16.17 of 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. This variance is being requested to permit the construction of a 57m<sup>2</sup> boathouse.

The specific variance relates to the location of the boathouse relative to the west property boundary shown on the site plan in orange.

It is the owner's understanding a normal rear property line normally requires a 2.5m setback for any building placements. In this specific case however, the location of the Funicular combined with the presence of a rock cliff to the east means a placement would result in the far northwest corner of the boathouse being 0.2 m from the West property line. The southwest corner of the boathouse will be greater than the 2.5m setback since the boathouse placement is not parallel with, nor is the property line straight at this part of the property. The proposed location of the boathouse is driven by the location of the Funicular base/landing area which was driven by the rock formations at the base of the cliff area such that a boat passing down the marine rail system can clear beside the Funicular base.

If this DVP is issued, it will be followed by an Environmentally Sensitive Development Permit (ESDP) application as well as a Building Permit Application.

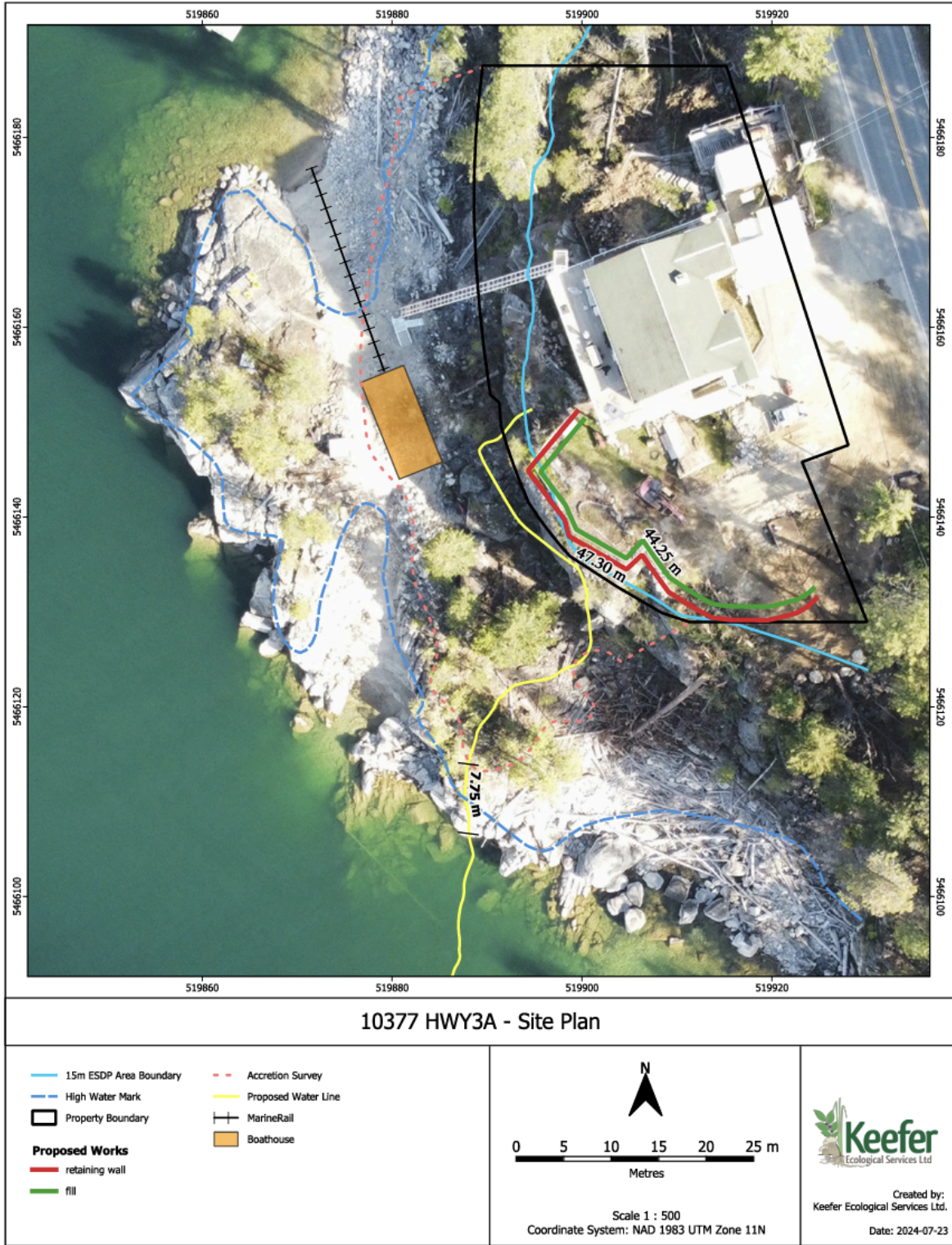
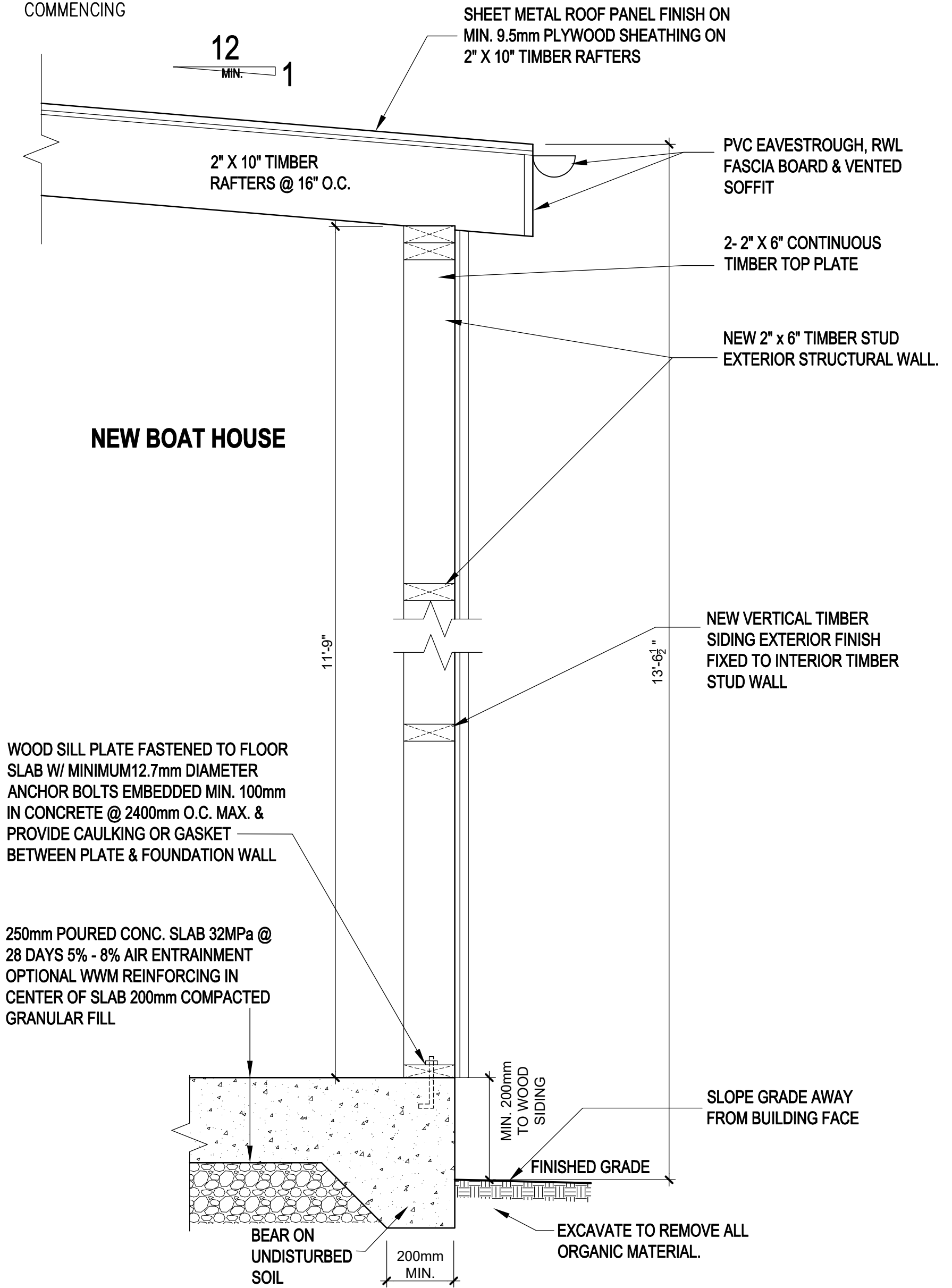


Figure 2. Site plan for proposed works.



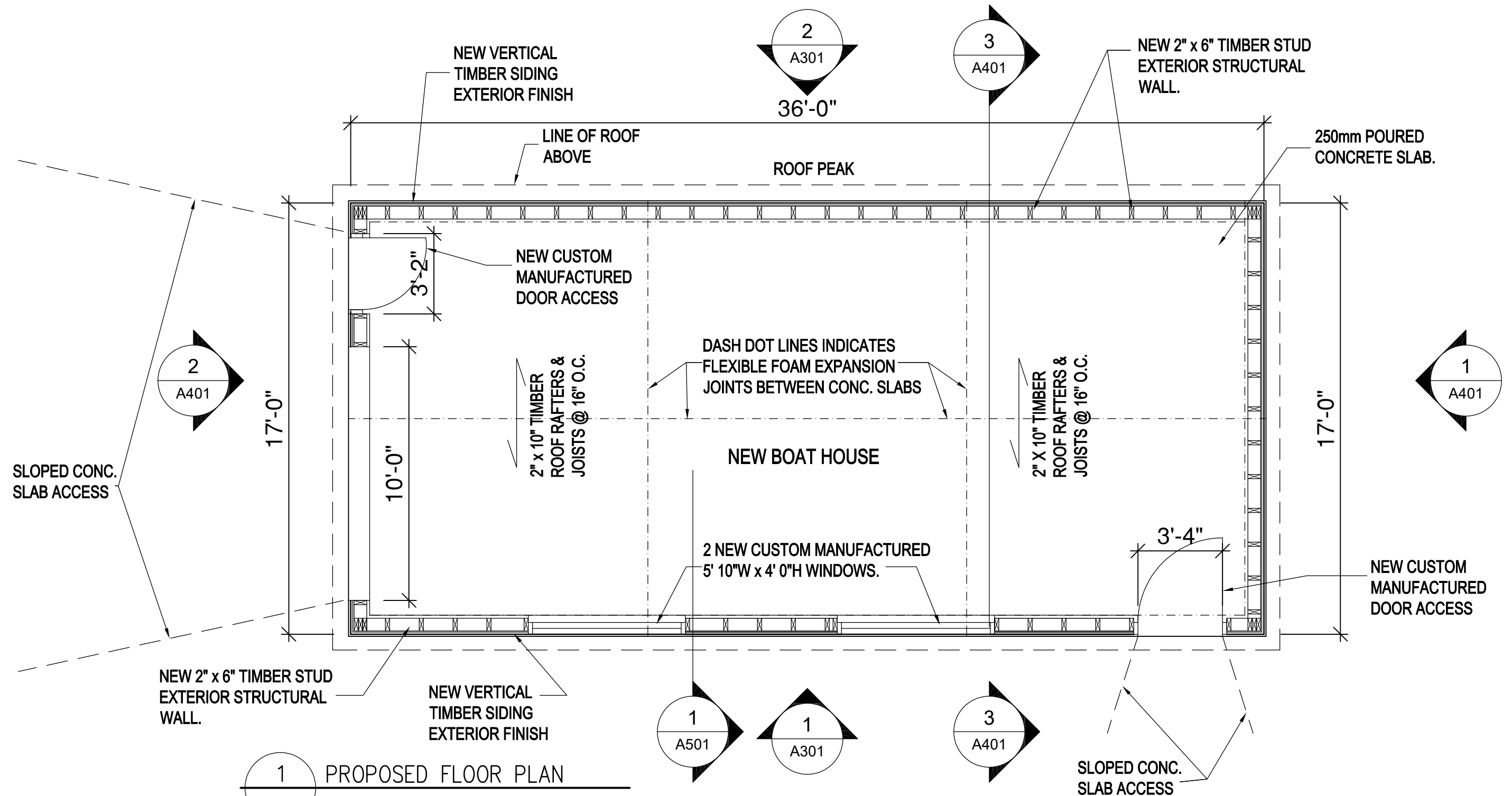
\*\*\* ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO WORK COMMENCING



1 PROPOSED SECTION  
A501 1" = 1'-0"

PROJECT ADDRESS: Kootenay Lake, British Columbia		DATE: May 10th 2024
DRAWING TITLE: Proposed Wall/Eave Detail	SHEET: A-501	SCALE: 1" = 1'-0"

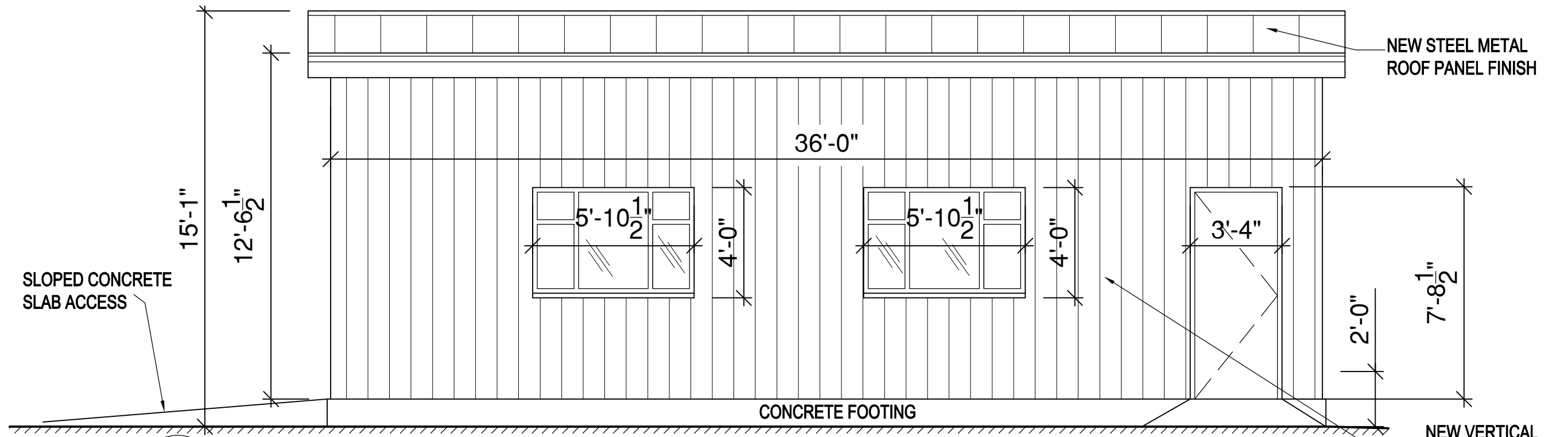




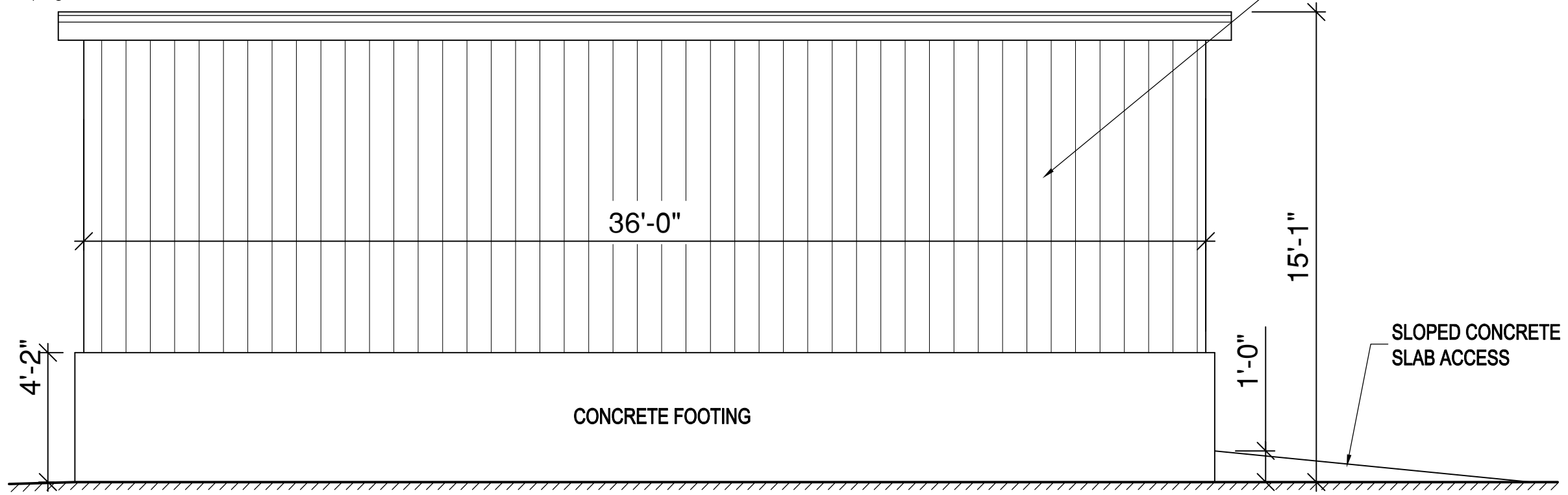
1 PROPOSED FLOOR PLAN  
A201 1/4" = 1'-0"

\*\*\* ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO WORK COMMENCING

PROJECT ADDRESS: Kootenay Lake, British Columbia		DATE: May 10th 2024
DRAWING TITLE: New Boat House Floor plan	SHEET: A-201	SCALE: 1/4"=1'-0"



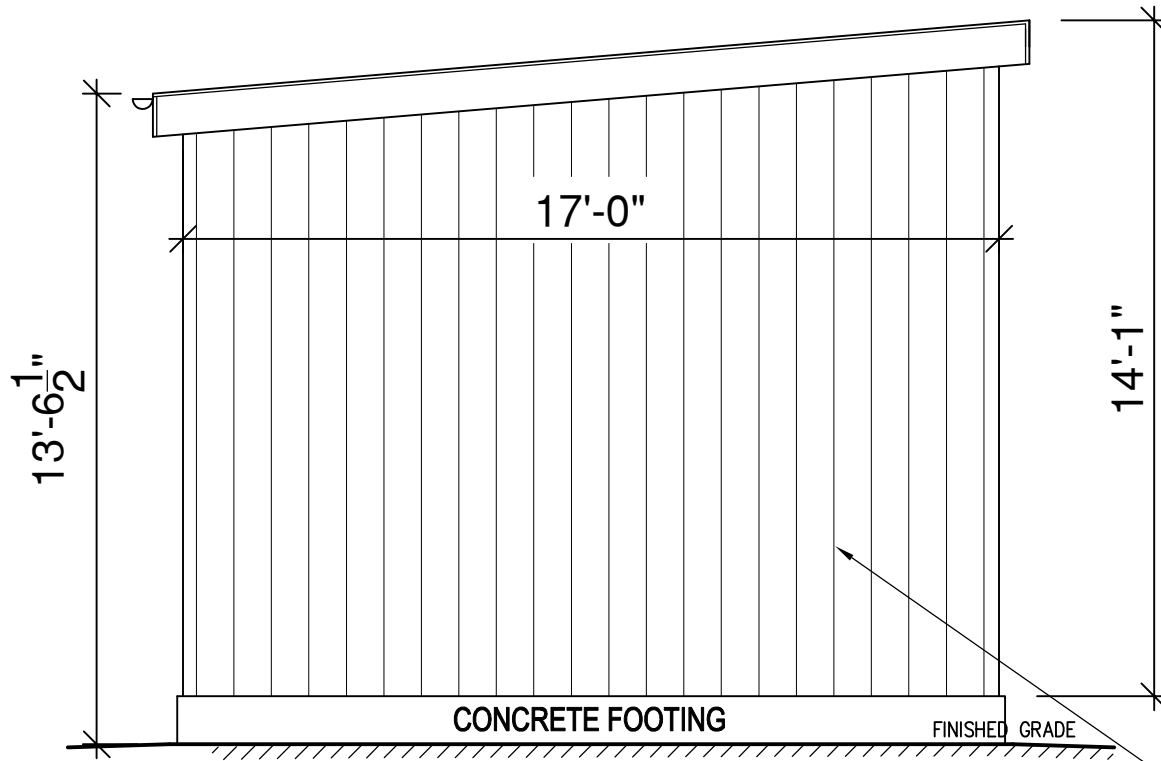
1 PROPOSED WEST SIDE ELEVATION  
 A301 1/4" = 1'-0"



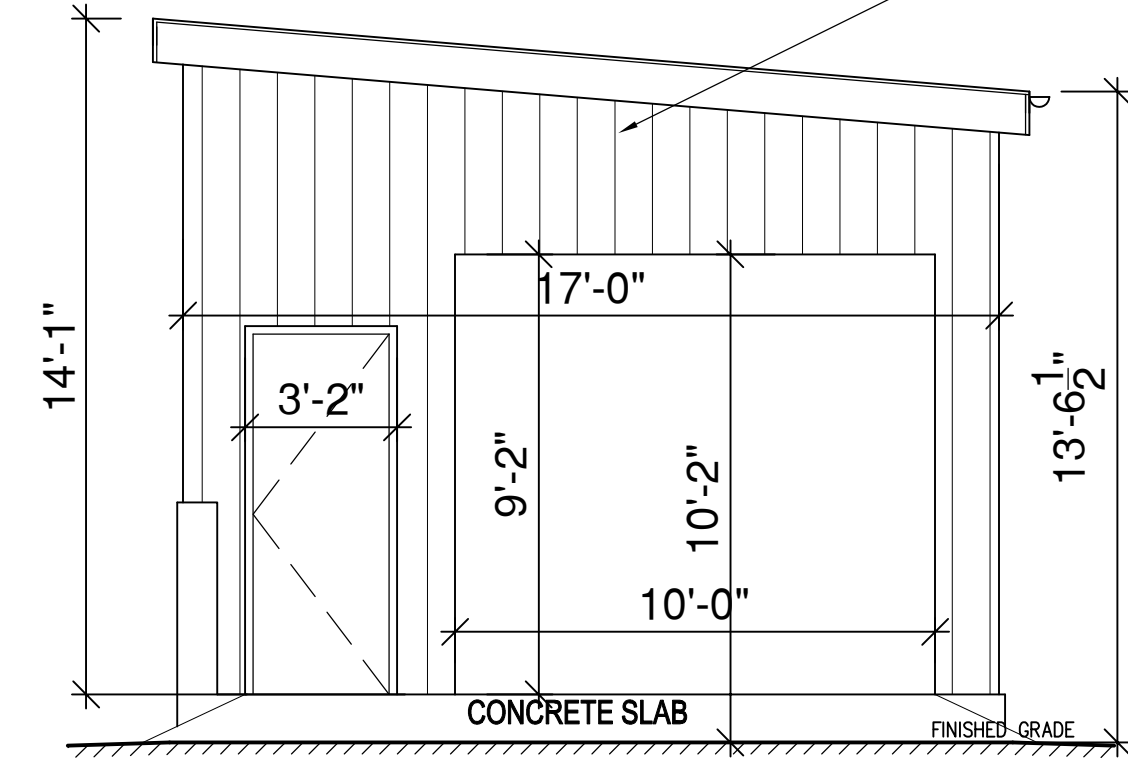
2 PROPOSED EAST SIDE ELEVATION  
 A301 1/4" = 1'-0"

\*\*\* ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO WORK COMMENCING

PROJECT ADDRESS: Kootenay Lake, British Columbia		DATE: May 10th 2024
DRAWING TITLE: New Boat House Elevations	SHEET: A-301	SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION  
A401 1/4" = 1'-0"

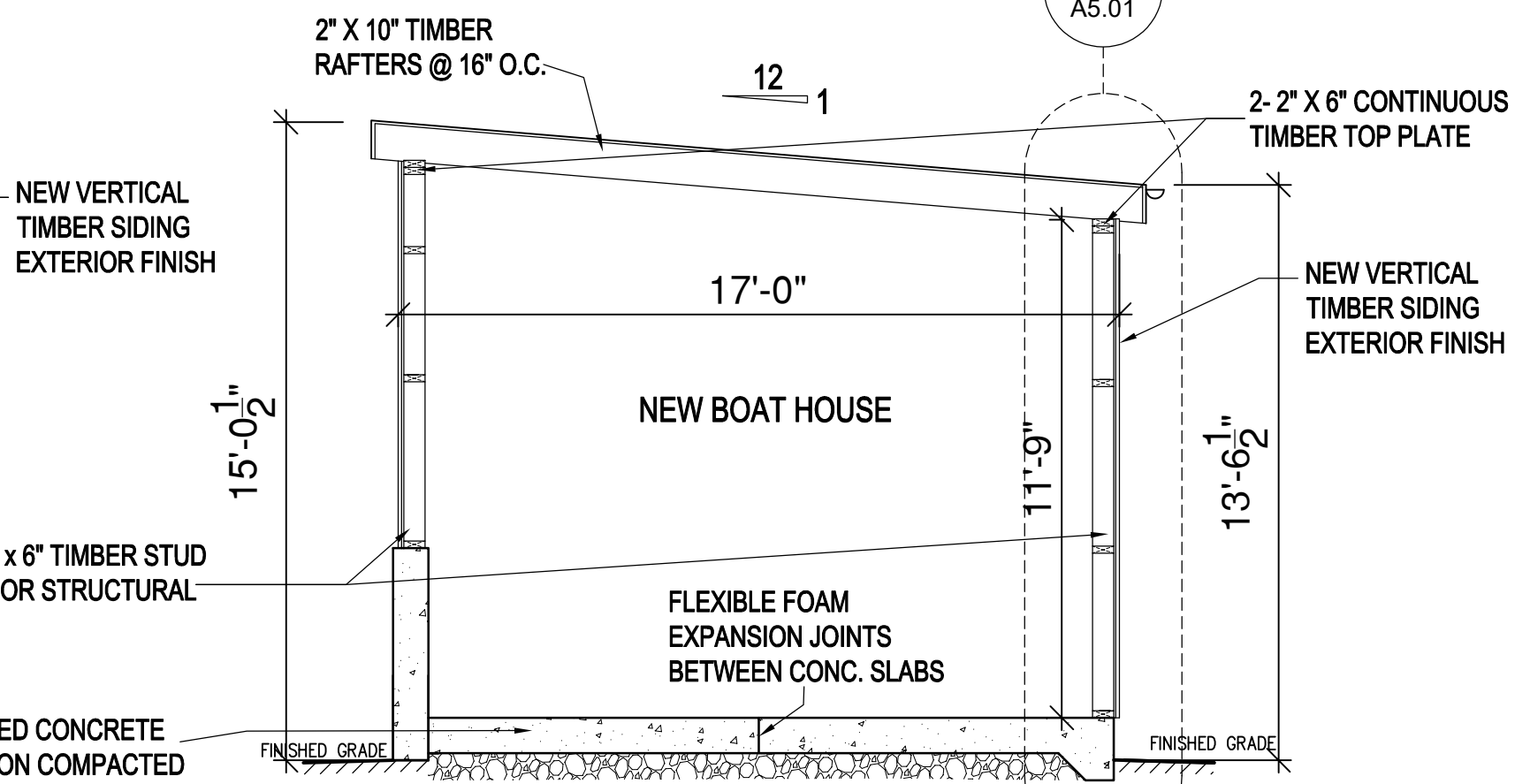


2 PROPOSED NORTH ELEVATION  
A401 1/4" = 1'-0"

**GENERAL CONSTRUCTION NOTES**

- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL- GARAGE SLAB SHALL BE 32Mpa
- GARAGE SLAB SHALL BE 32Mpa CONCRETE W/5%-8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE
- ALL NEW EXPOSED LUMBER TO BE PRESSURE TREATED

\*\*\* ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO WORK COMMENCING



3 PROPOSED SECTION  
A401 1/4" = 1'-0"

PROJECT ADDRESS: Kootenay Lake, British Columbia		DATE: May 10th 2024
DRAWING TITLE: New Boat House Elevations & Section	SHEET: A-401	SCALE: 1/4"=1'-0"



allow property owners to legitimize the structure as long as no lot is reduced in site area.

### **Subdivision Servicing Requirements**

14. All subdivisions shall comply with the provisions of the *Local Services Act* and the Subdivision Regulations thereto.
15. All subdivisions shall be in full compliance with any Regional District of Central Kootenay Subdivision Bylaw currently in effect for the area.
16. All subdivisions shall comply with the *Drinking Water Protection Act*, the *Health Act* and the *Waste Management Act*.

### **Setback Requirements**

17. Unless otherwise stated, no principal or accessory building or structure except a fence may be located within 7.5 metres of a front or exterior side lot line or within 2.5 metres of any other lot line. Lands on the Kootenay Lake side of Highway 3A shall be permitted a 3.0 metre setback from front or exterior side lot line due to general topographical constraints, subject to approval by the Ministry of Transportation and Infrastructure.
18. Despite sub-section 17, buildings or structures shall be setback a minimum of fifteen (15) metres from lot lines adjacent to the Agricultural Land Reserve.
19. Unless otherwise stated, no portable sawmill may be located within 100 metres from a property line.
20. Despite sub-section 17, on all lots less than 0.2 hectares in area, the minimum setback to front or exterior lot lines shall be 4.5 metres, with the exception of lots on the Kootenay Lake side of Highway 3A that shall be permitted a 3.0 meter setback from front or exterior side lot lines due to general topographical constraints, subject to approval by the Ministry of Transportation and Infrastructure.

### **Setback Exceptions**

21. Where the top surface of an underground structure projects no more than 0.6 metre above the average finished ground elevation, that structure may be sited in any portion of a lot.
22. Freestanding lighting poles, warning devices, antennae, masts, solar collectors, utility poles, wires, flagpoles, up to ten (10) metres in height may be sited on any portion of a lot.
23. Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of the building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may



# Development Variance Permit Application

Referral Form – RDCK File V2412A

Date: August 30, 2024

**You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 30, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**LEGAL DESCRIPTION & GENERAL LOCATION:**

5128 Highway 3A, Wynndel, Electoral Area 'A'  
LOT B DISTRICT LOT 191 KOOTENAY DISTRICT PLAN NEP72950 (PID: 025-606-158)

**PRESENT USE AND PURPOSE OF PERMIT REQUESTED:**

This property is currently used as a gas station and convenience store. The branding for business is changing from "FasGas" to "Canco," and the applicants are proposing to upgrade their three signs to reflect this.

This Development Variance Permit (DVP) seeks to vary the sign regulations of Comprehensive Land Use Bylaw No. 2315, 2013 to permit the proposed upgrades as follows:

**Section 18.83:**

- From: No sign shall be located within 1.5 meters of any lot line or on any portion of the lot subject to vision triangle requirements
- To: No sign shall be located within 0.0 meters of any lot line or on any portion of the lot subject to vision triangle requirements (for the freestanding sign)

**Section 18.84(a):**

- From: Signs shall be limited to a maximum height of 5.0 metres
- To: Signs shall be limited to a maximum height of 6.3 metres (for the freestanding sign)

**Section 18.84(b):**

- From: Signs shall be limited to a maximum area of 6.0 square metres
- To: Signs shall be limited to a maximum area of 9.03 square metres (for the freestanding sign)

**Section 18.84(c):**

- From: Signs shall be limited to a maximum width of 2.5 metres
- To: Signs shall be limited to a maximum width of 5.5 metres (for the fascia sign)

**Section 18.84(d):**

- From: Signs shall be limited to a one (1) sign for each public road access
- To: Signs shall be limited to one (1) sign for each public road access, plus one additional sign for this property.

This permit, if issued, would authorize the installation of the three signs, one on the roof, one on the fascia and one near the road as shown in the attached design plans.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
1.23 hectares (3.04 acres)	N/A	General Commercial (C2) Country Residential (R2)	General Commercial (C)

**APPLICANT:** Wynndel Foods LTD c/o Five Star Permits (Cy Atkinson and David Atkinson)

**OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Variance Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

*"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."*

**Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.**

**SADIE CHEZENKO, PLANNER  
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
- HABITAT BRANCH (Environment)
- FRONTCOUNTER BC (MFLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH, HBE TEAM
- KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO.
- UTILITIES (FORTIS, BC HYDRO, COLUMBIA POWER)
- ARCHAEOLOGY BRANCH

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

A  B  C  D  E  F  G  H  I  J  K

ALTERNATIVE DIRECTORS FOR:

A  B  C  D  E  F  G  H  I  J  K

APHC AREA A

RDCK FIRE SERVICES

RDCK EMERGENCY SERVICES

RDCK BUILDING SERVICES

RDCK UTILITY SERVICES

RDCK RESOURCE RECOVERY

RDCK REGIONAL PARKS

INSERT COMMENTS ON REVERSE . . .



The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**

**FILE: V2412A APPLICANT: Wynndel Foods LTD c/o Five Star Permits (Cy Atkinson and David Atkinson)**

**Name:**

**Date:**

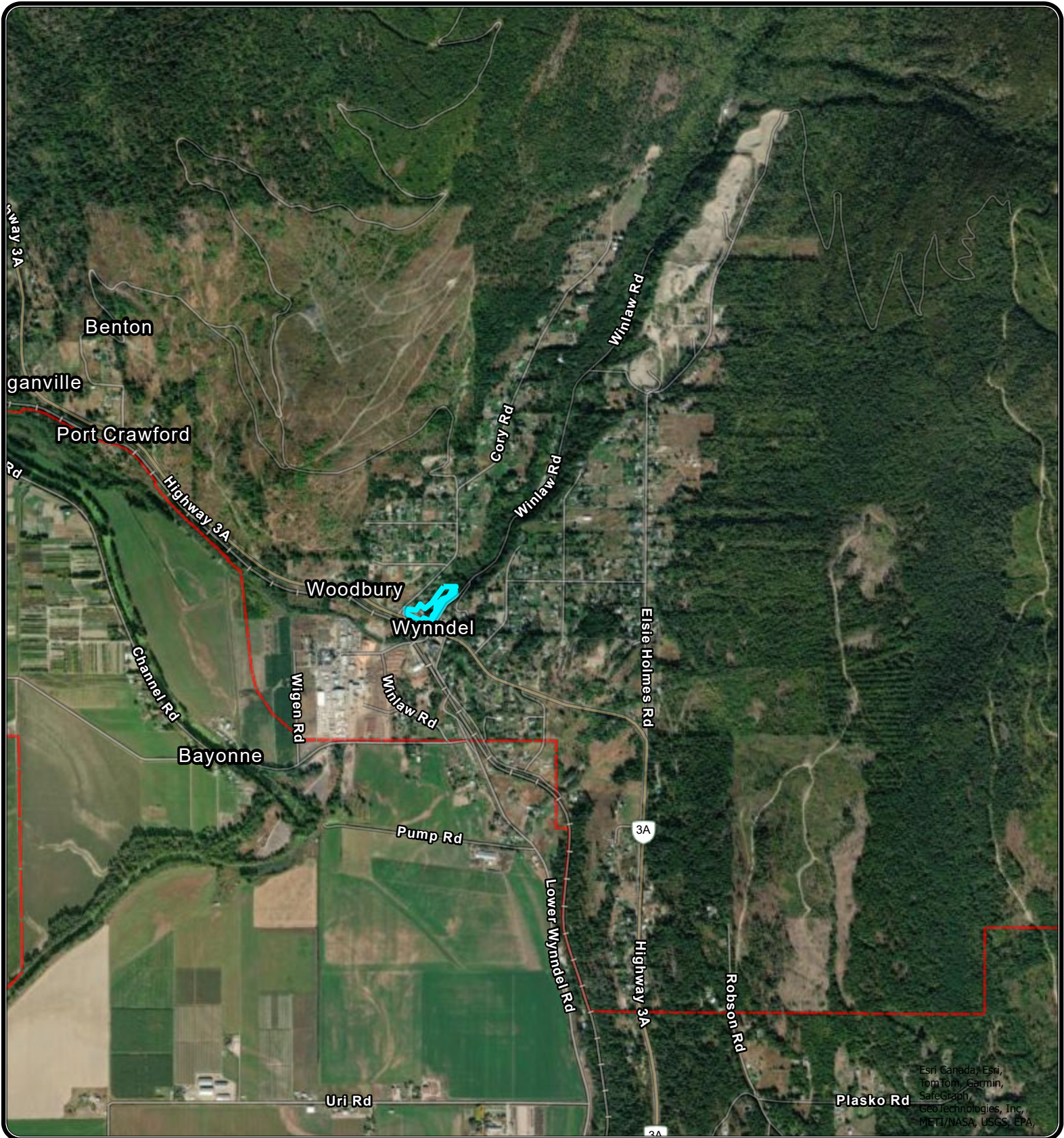
**Agency:**

**Title:**

RETURN TO: SADIE CHEZENKO, PLANNER  
DEVELOPMENT SERVICES  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
BOX 590, 202 LAKESIDE DRIVE

NELSON, BC V1L 5R4  
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Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

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Phone: 1-800-268-7325 www.rdck.bc.ca  
maps@rdck.bc.ca

### Legend

 Electoral Areas

### Map Scale:

1:36,112

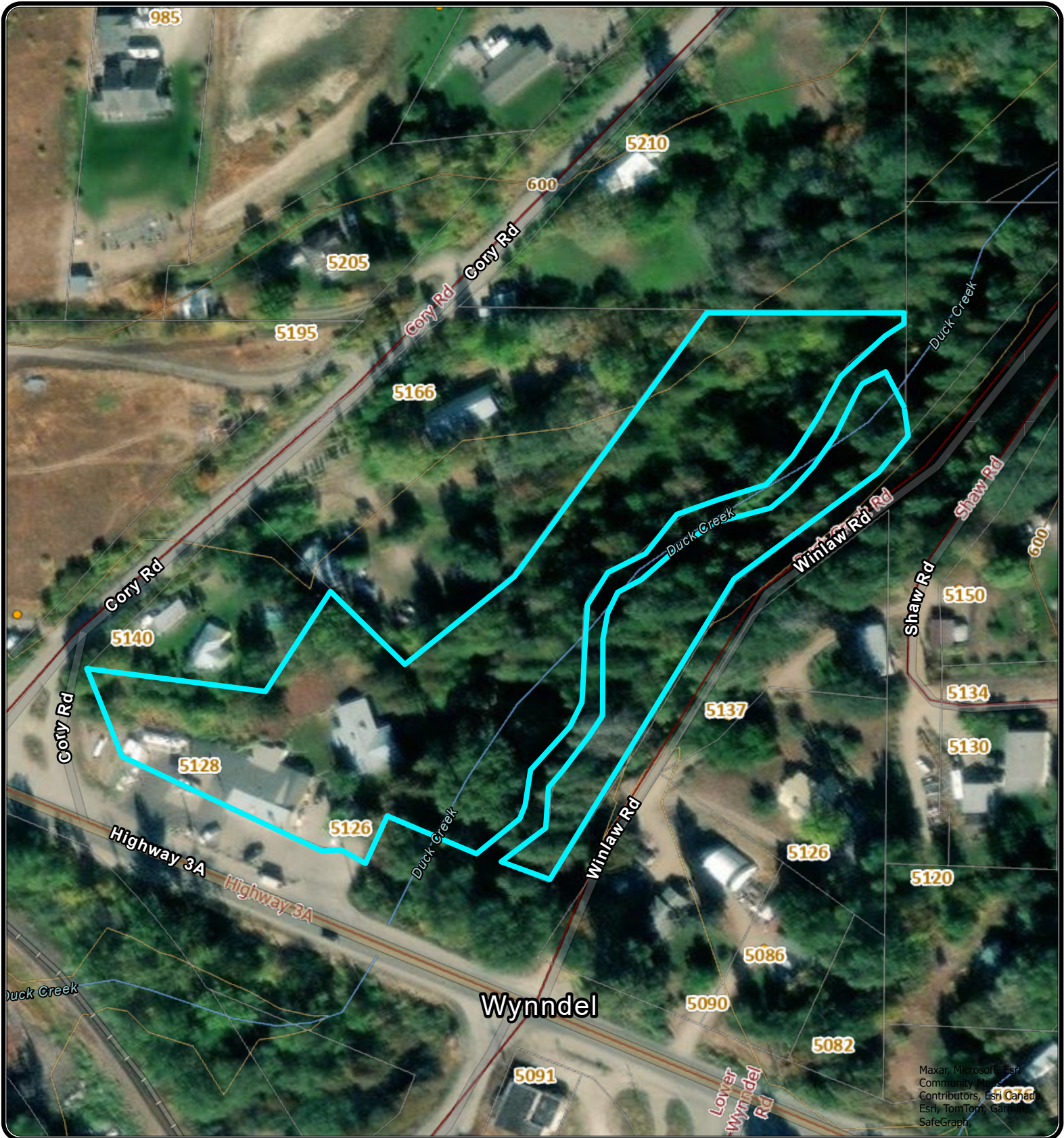
Date: June 24, 2024



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### Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- 20 meter
- 100 meter
- Streams and Shorelines
- Address Points

### Map Scale:

1:2,257

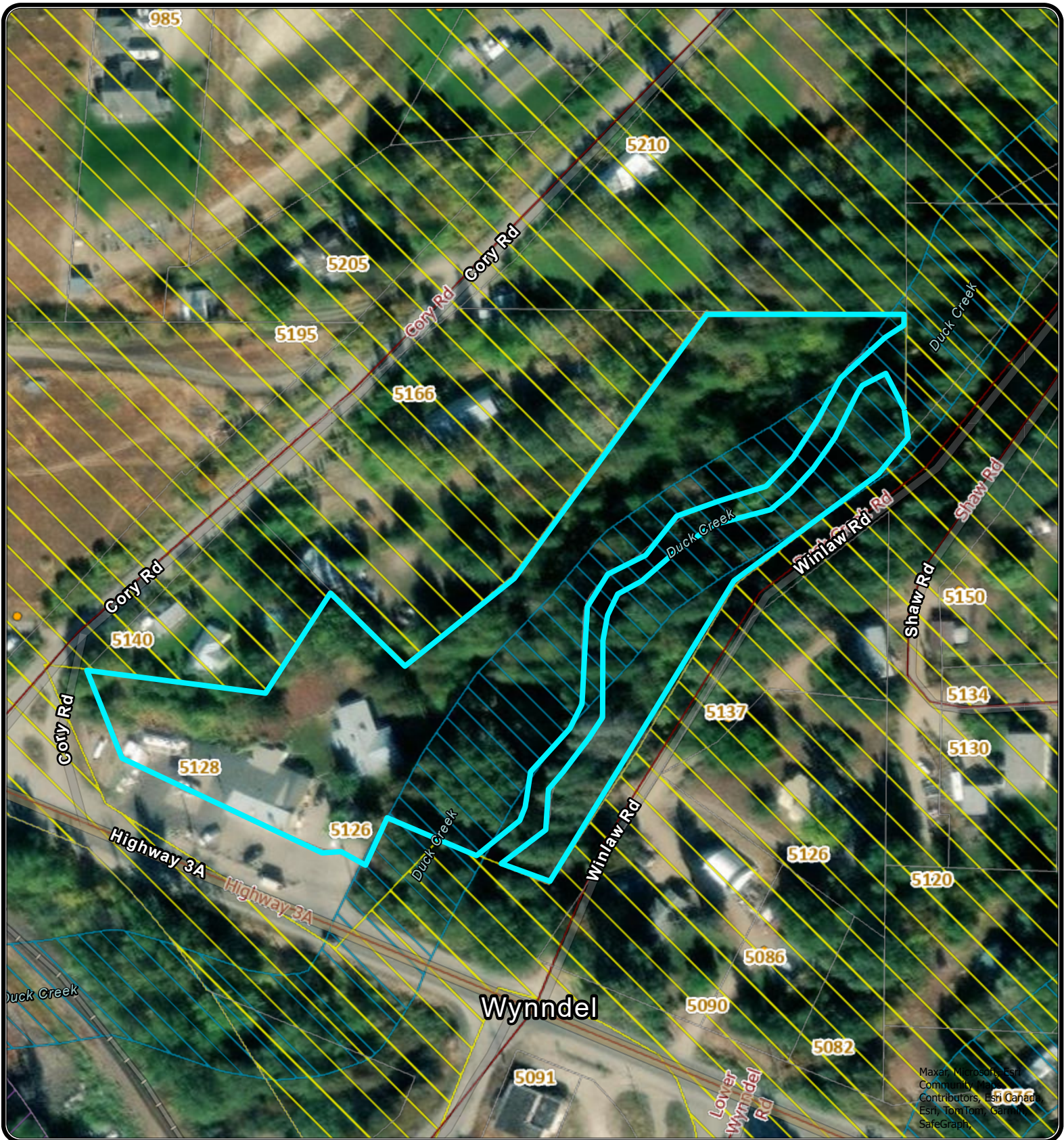
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## Development Permit Areas

- Environmentally Sensitive
- Industrial

## Legend

- Residential Cluster
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Map Scale:

1:2,257

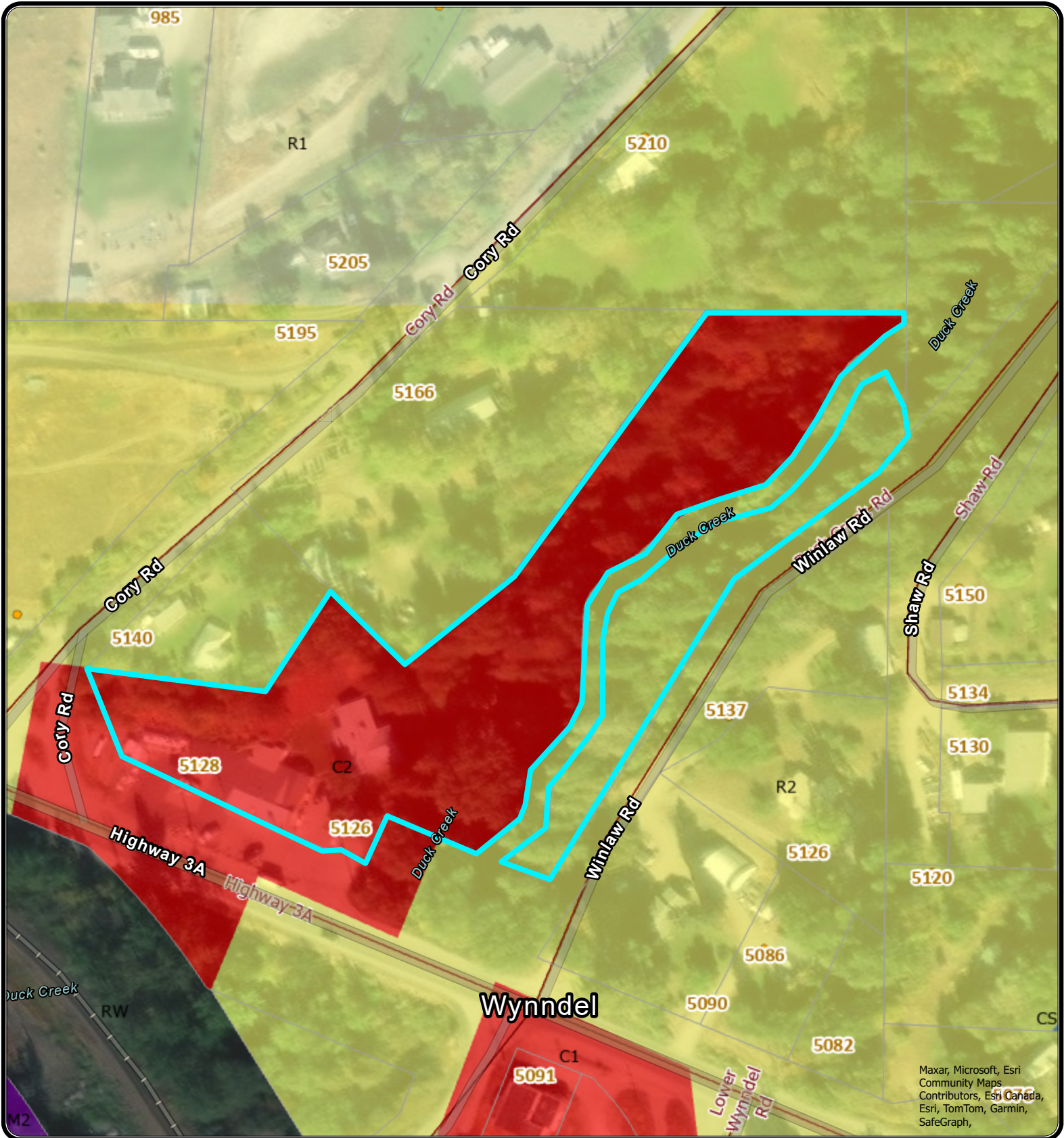
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## Zoning Class

- Commercial
- Community Services
- Industrial
- Railway
- Residential 1

## Legend

- Residential 2
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

## Map Scale:

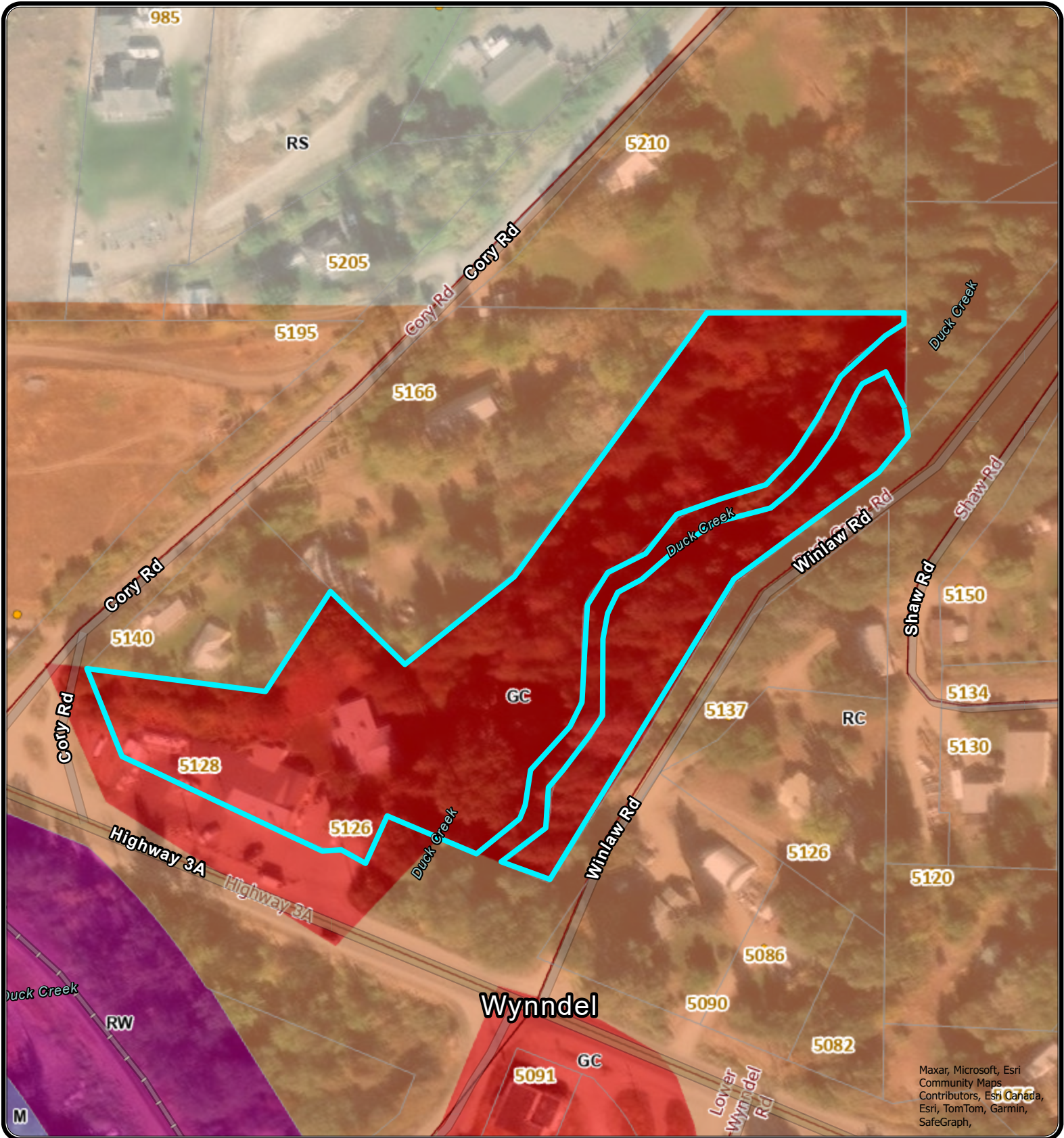
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### Legend

- Official  
Community Plan**
- Commercial
  - Country Residential
  - Industrial
  - Suburban Residential

- Utility, Railway and Transportation
- Electoral Areas
- Cadastre - Property Lines
- Address Points

### Map Scale:

1:2,257

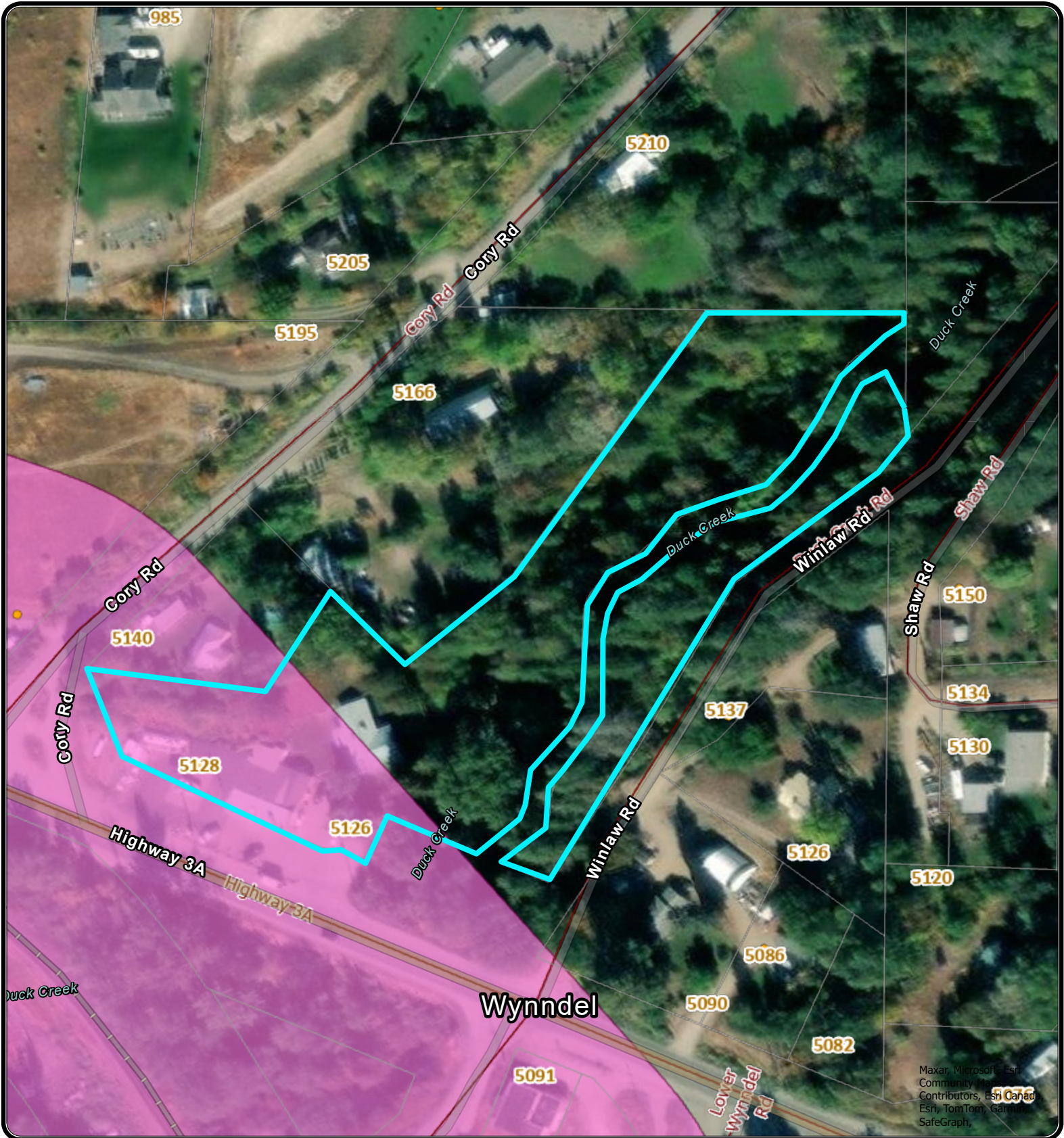
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### Legend

- Community Heritage Register
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

### Map Scale:

1:2,257

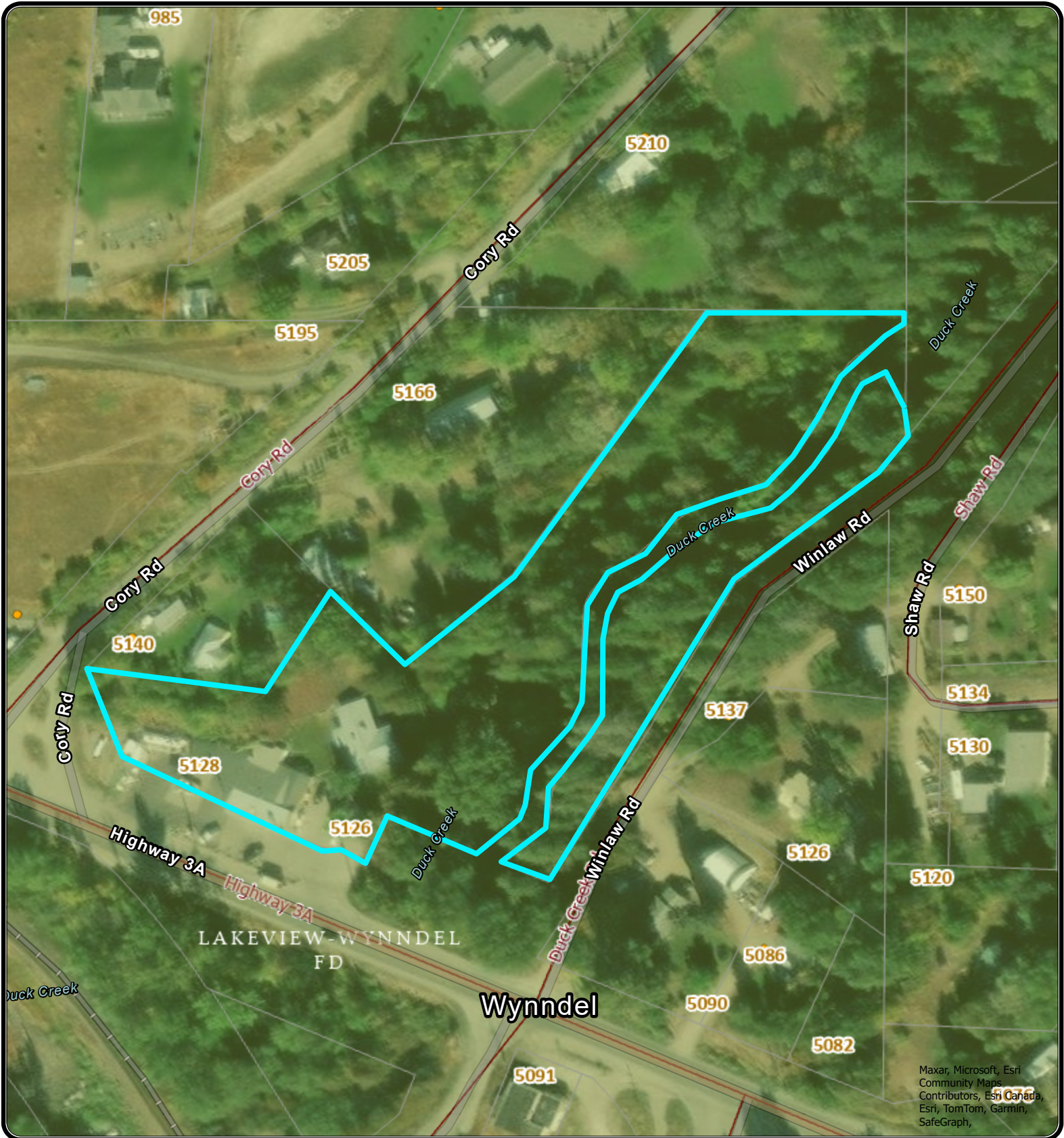
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## Legend

- RDCK Streets
- Cadastre - Property Lines
- Electoral Areas
- Address Points

## Fire Service Areas

- LAKEVIEW-WYNNDEL

## Map Scale:

1:2,257

Date: June 24, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

## Signs

Unless otherwise prescribed in this bylaw, all signs are subject to the requirements that:

83. No sign shall be located within 1.5 meters of any lot line or on any portion of the lot subject to vision triangle requirements.
84. Signs shall be limited to the following:
  - a. a maximum height of 5.0 metres;
  - b. a maximum area of 6.0 square metres;
  - c. a maximum width of 2.5 metres; and
  - d. one (1) sign for each public road access.
85. *Removed by Bylaw 2686.*
86. Signs advertising community events or public service announcements or political campaign signs during an election are exempt from the requirements of sub-sections 83 and 84.
87. Signs associated with the operation of on-site businesses and activities such as parking, loading, vehicle movement, employee and visitor safety and other similar signs are exempt from the requirements of subsections 83 and 84.
88. Signs may be illuminated provided that glare is contained on-site when adjacent to any residential, agricultural, institutional, park and recreation zoned property.



www.fivestarpermits.com

July 11, 2024

Regional District of Central Kootenay  
PO Box 590  
Nelson BC V1L 5R4

Re: Development Variance Application  
Canco Signage Proposal  
5218 BC-3A, Wynndel, BC V0B 2N0  
PID: 025-606-158

The branding for the gas station and convenience store at this address is changing from Fas Gas to Canco, and an upgrade to the signage is required.

Variances to the Sign Section of the Electrical Area A Comprehensive Land Use Bylaw are required:

Number of signs:

- The number of signs allowed is two: one for each public road access
  - o Number of signs proposed is three: one freestanding, one fascia, and one roof sign.
  - o These signs are currently existing, and we are proposing to update them

For the freestanding sign:

- Maximum height allowed is 5.0 m
  - o Height Proposed is 6.3 m
- Maximum sign area allowed is 6.0 m<sup>2</sup>
  - o Area proposed is 9.03 m<sup>2</sup>
- Minimum 1.5 m setback from any lot line
  - o Setback proposed is 0 m. The sign abuts the property line.

For the fascia sign on the store:

- Maximum width allowed is 2.5 m
  - o Width proposed is 5.5 m

We believe that the proposed sign areas are reasonable to the scale of the property and the convenience store building. We hope that you agree and will grant this variance.

Thank you for your consideration.

Sincerely,

Cy Leah Atkinson  
Co-Founder / Permit Specialist





Callout box 1: [Illegible text]

Callout box 2: [Illegible text]

Callout box 3: [Illegible text]



1:1,128  
-116.555 49.182 Degrees

Maxar, Microsoft | Esri Community Maps Contributors, District of East Kootenay, Esri Canada, Esri, Tom



# 24\_WYNNDEL\_CANCO\_24-6644\_P01

P:\24-6644\_Canco\_Wynndel, BC\Design



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Page: 2 of 2



CORPORATE PROGRAM

## Description

Photo Overlay

Quantity: 1

Scale: NTS

## Revisions

#1

Date:

Details:

#2

Date:

Details:

## Client Approval

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

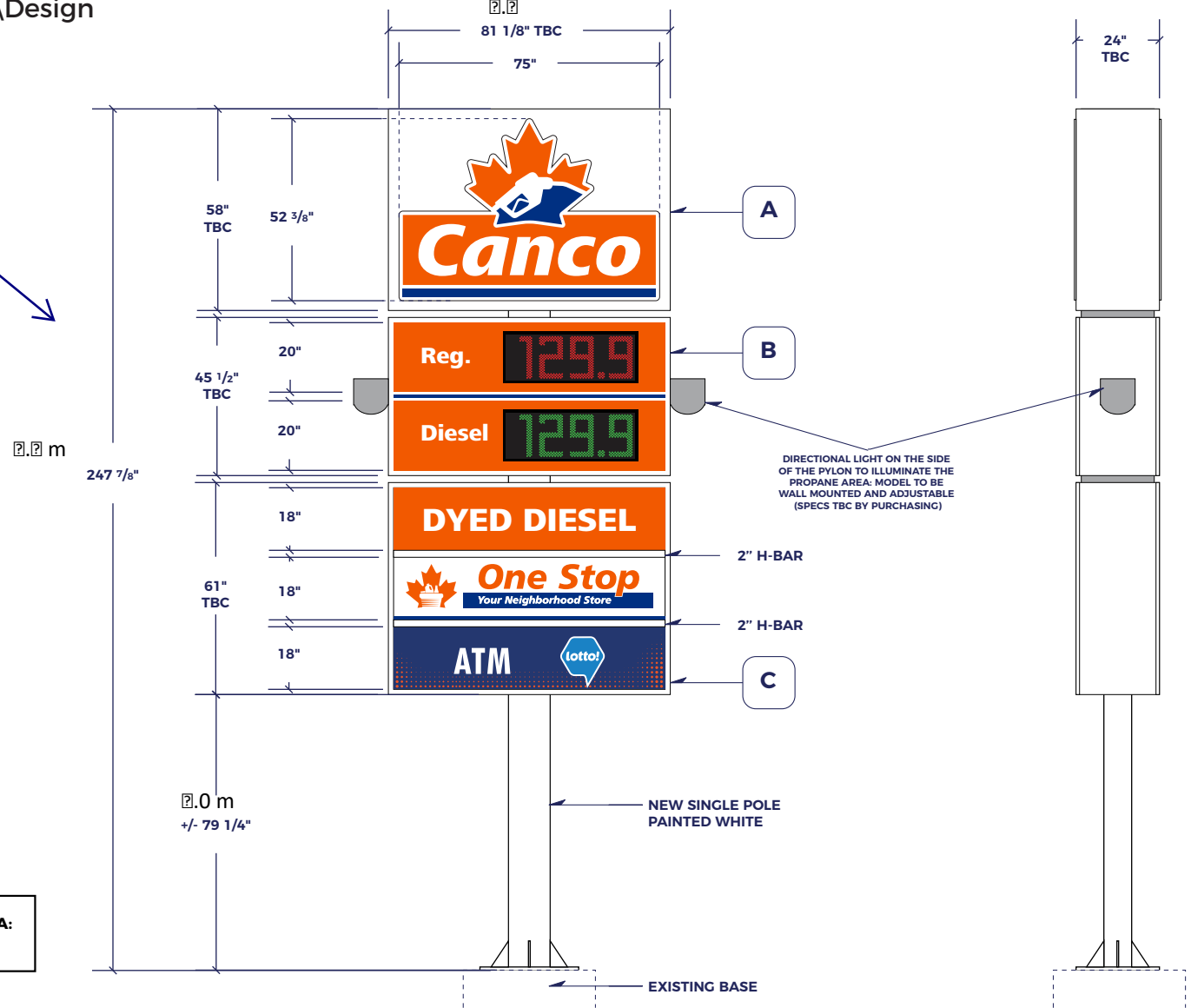


# 24\_WYNNDEL\_CANCO\_24-6644\_P01

P:\24-6644\_Canco\_Wynndel, BC\Design

9.00 m 24" TBC

2.0 m 247 7/8" 81 1/8" TBC 75" 58" TBC 52 3/8" 45 1/2" TBC 20" 20" 18" 61" TBC 18" 18" 2.0 m +/- 79 1/4" 24" TBC



**EXISTING SIGN AREA:** 8,680" sq  
**PROPOSED SIGN AREA:** 13,345" sq



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Page: 1 of 2



CORPORATE PROGRAM

**Description**

New D/S Pylon /w existing base

**Quantity:** 1

**Scale:** 1/4"=1'-0"

**Revisions**

#1  
 Date:  
 Details:

#2  
 Date:  
 Details:

**Client Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco Address: Wynndel, BC Project Manager: Cacey Byrd Designer: MI Date: 03/07/24

**(A) CONSTRUCTION: ROUTER & PUSH - THRU LETTERS & SHAPES**  
**SUBSTRATE:** 0.125" WHITE ALUMINUM FACE & SIDES WITH 3/4" CLEAR ACRYLIC ROUTERED & PUSHED THROUGH FACE C/W GRAPHICS FIRST SURFACE & DIFFUSER SECOND SURFACE  
**ILLUMINATION:** WHITE LED

**(B) CONSTRUCTION: D/F CABINETS**  
**PRICE CHANGERS:** 12" UNITS 2 RED AND 2 GREEN  
**SUBSTRATE:** 4.5MM WHITE POLYCARBONATE C/W APPLIED VINYL  
**CABINET:** WHITE  
**RETAINER:** EX-7 WHITE  
**ILLUMINATION:** WHITE LED

**(C) CONSTRUCTION: D/F CABINETS**  
**SUBSTRATE:** WHITE POLYCARBONATE C/W APPLIED VINYL GRAPHICS  
**CABINET:** WHITE  
**RETAINER:** EX-7 WHITE  
**H-BAR:** 2" WHITE  
**ILLUMINATION:** WHITE LED

**COLOUR SPECIFICATIONS:**  
**CANCO ORANGE:** 3630-44 ORANGE  
**CANCO BLUE:** 3630-157 SULTAN BLUE  
**LOTTO LOGO:** DIGITAL PRINT



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CORPORATE PROGRAM

**Description**  
Photo Overlay

**Quantity:** 1

**Scale:** NTS

**Revisions**

#1  
Date:  
Details:

#2  
Date:  
Details:

**Client Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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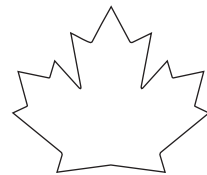
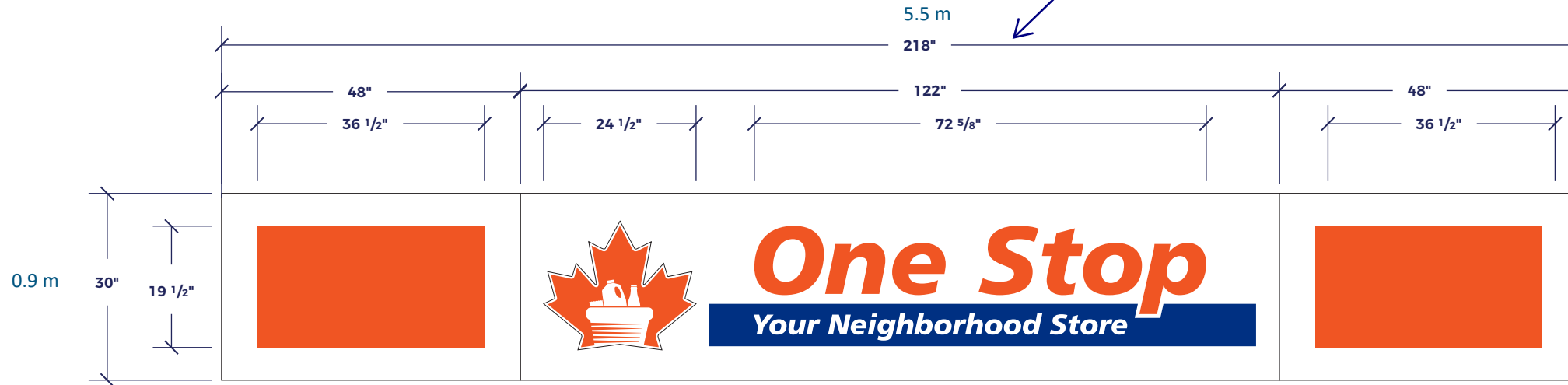




# 24\_WYNNDEL\_CANCO\_24-6644\_F01

P:\24-6644\_Canco\_Wynndel, BC\Design

21777 2m?? ? 21?? 222.5 m



*One Stop*  
Your Neighborhood Store



**ROUTERED & PUSHED - THRU LETTERS & SHAPES:**



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Page: 1 of 2



CORPORATE PROGRAM

**Description**  
S/F Pushed-Thru Cabinet

**Quantity:** 1

**Scale:** 1/2"=1'-0"

**Revisions**

#1  
Date:  
Details:

#2  
Date:  
Details:

**Client Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

**CONSTRUCTION: ROUTERED & PUSHED - THRU LETTERS & SHAPE**

**SUBSTRATE:** 0.125" ALUMINIUM FACE & SIDES

WITH 1/2" CLEAR ACRYLIC ROUTERED & PUSHED THROUGH FACE

WHITE DIFFUSER FIRST & SECONUD SURFACE C/W 3M VINYL FIRST SURFACE

**ILLUMINATION:** LED

**INSTALLATION DETAILS:** MOUNT CENTERED TO EXISTING WOOD STRAPPING

**"Canco" COLOUR SPECIFICATIONS:**

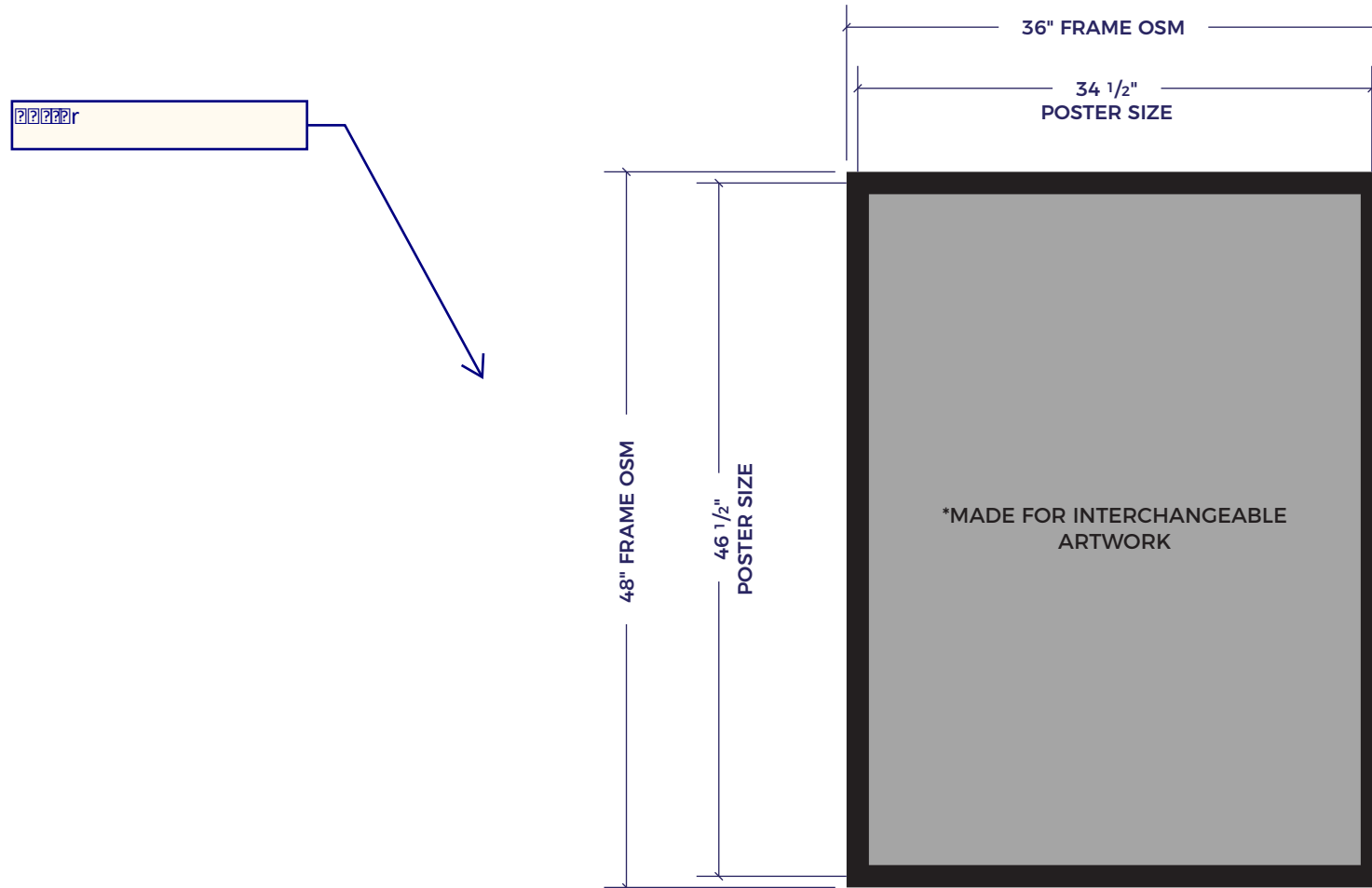
■ **ORANGE:** 3M 3630-44

■ **SULTAN BLUE:** 3M 3630-157



# 24\_WYNNDEL\_CANCO\_24-6644\_D06

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Page: 1 of 1



CORPORATE PROGRAM

**Description**  
**POP snap frame signs**

**Quantity:** TBC

**Scale:** 1"=1'-0"

**Revisions**

#1  
Date:  
Details:

#2  
Date:  
Details:

**Client Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

**CONSTRUCTION: P.O.P. SIGN FRAME**

**RETAINER: BLACK MOUNTING FRAME, FACES TO BE INTERCHANGEABLE**

**BACKER: 3MM ACM BACKER PIECE**

**FACE: 3MM CLEAR ACRYLIC TO PROTECT POSTER**



# 24\_WYNNDEL\_CANCO\_24-6644\_F02

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Page: 2 of 2



CORPORATE PROGRAM

### Description

Photo Overlay

Quantity: 1

Scale: NTS

### Revisions

#1  
Date:  
Details:

#2  
Date:  
Details:

### Client Approval

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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PROPOSED:



????????

EXISTING:





# 24\_WYNNDEL\_CANCO\_24-6644\_F02

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Page: 1 of 2



CORPORATE PROGRAM

### Description

Face & Frame replacement for  
S/F Cabinet

Quantity: 1

Scale: 3/4"=1'-0"

### Revisions

#1

Date:

Details:

#2

Date:

Details:

### Client Approval

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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and perspectives of the signs are being  
achieved.

Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

### CONSTRUCTION: FACE & FRAME REPLACEMENT FOR S/F CABINET

**SUBSTRATE:** POLYCARBONATE FACE C/W 3M VINYL

**CABINET:** EXISTING

**RETAINERS:** EX-7 PAINTED WHITE

**ILLUMINATION:** LED

**INSTALLATION DETAILS:** REPLACE EXISTING FACE & FRAME  
/W EXISTING CABINET & STRUCTURE

### "Canco" COLOUR SPECIFICATIONS:

■ **ORANGE:** 3M 3630-44

■ **SULTAN BLUE:** 3M 3630-157



# 24\_WYNNDEL\_CANCO\_24-6644\_D04

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Page: 2 of 2



CORPORATE PROGRAM

Description  
Photo Overlay

Quantity: 3 BLADES

Scale: NTS

Revisions

#1  
Date:  
Details:

#2  
Date:  
Details:

Client Approval

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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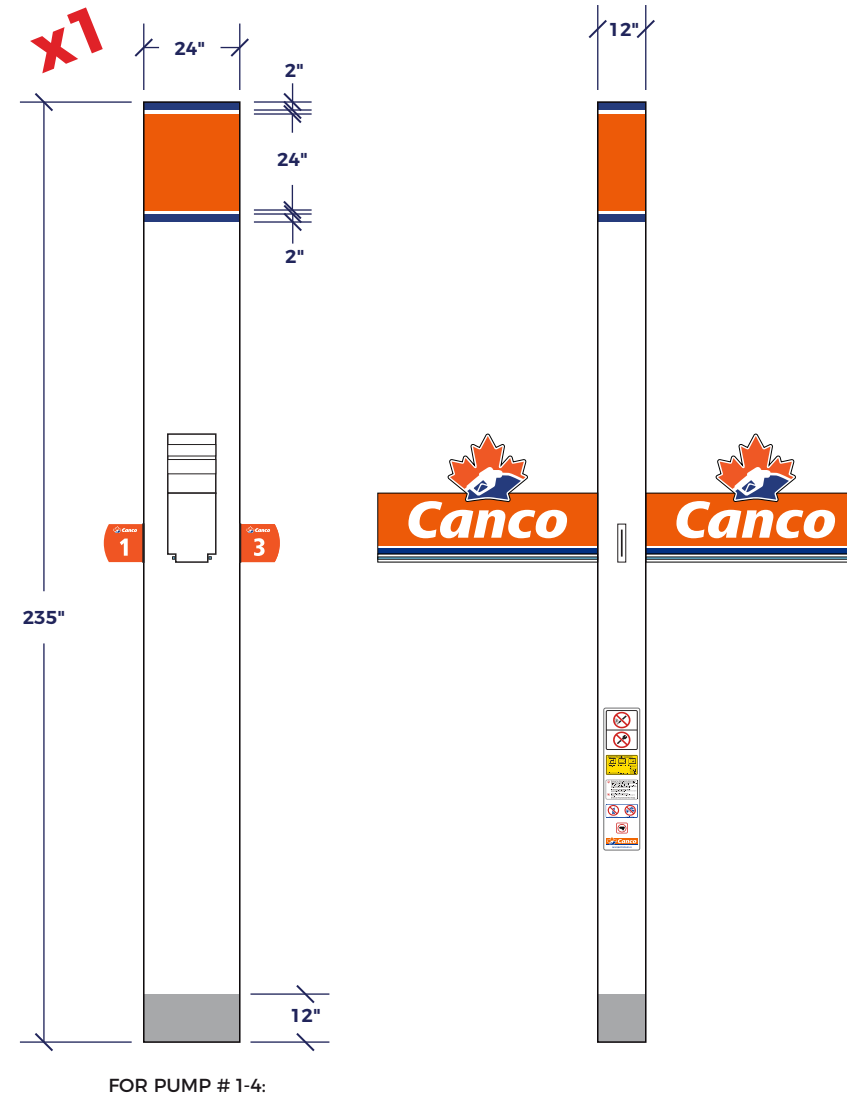
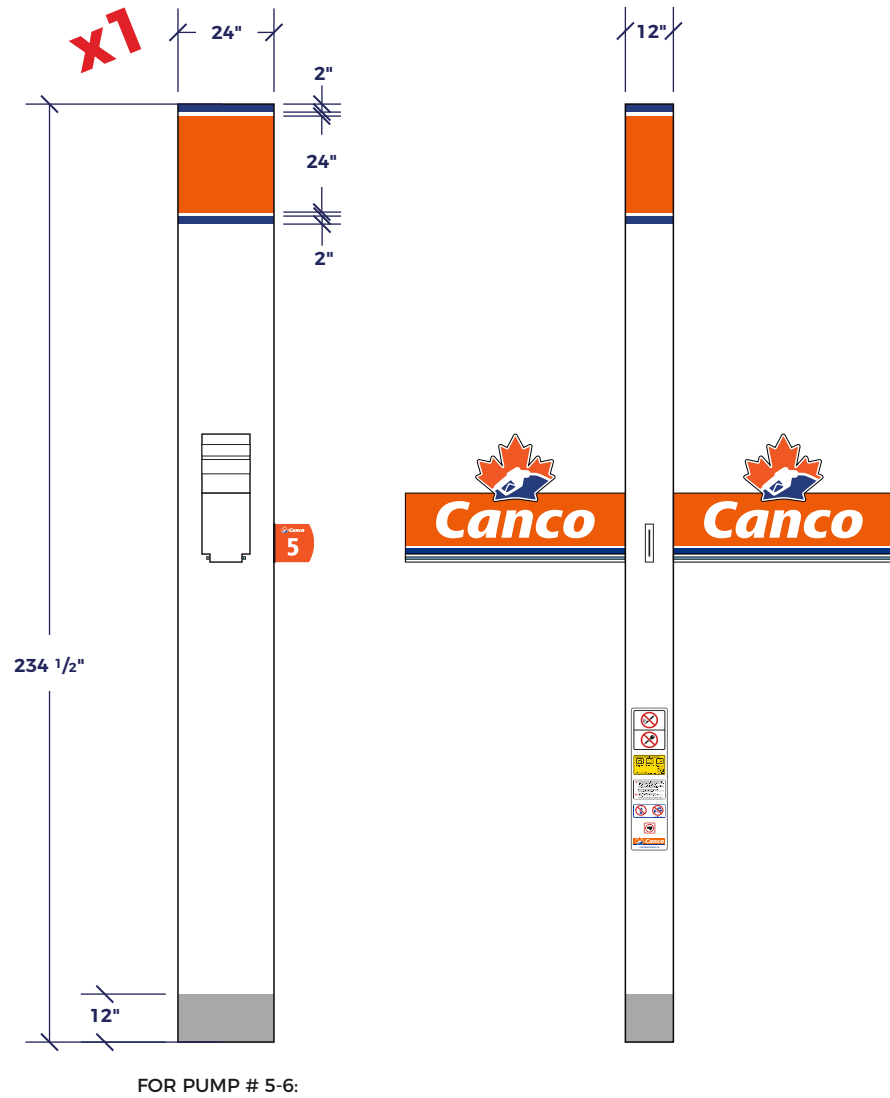
Perspective renditions in this drawing are  
by the designer. Only approximate sizes  
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**Description**  
ACM CLADDING

**Quantity:** 2 Sets

**Scale:** 1/4"=1'-0"

**Revisions**

#1  
Date:  
Details:

#2  
Date:  
Details:

**Client Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

**CONSTRUCTION:** 4 SIDED ACM CLADDING 24" X 12"

**SUBSTRATE:** 3MM WHITE ACM C/W C/W ORANGE & BLUE VINYL STRIPS AT THE TOP OF THE CLADDING, AND PAINTED /W DARK GREY - BOTTOM PART (AKZONOBEL SIGN 871 - SATIN FINISH)

**COLOUR SPECIFICATIONS:**

■ **ORANGE:** 3M 3630-44

■ **SULTAN BLUE:** 3M 3630-157

■ **DARK GREY:** PAINTED - AKZONOBEL SIGN 871 - SATIN FINISH

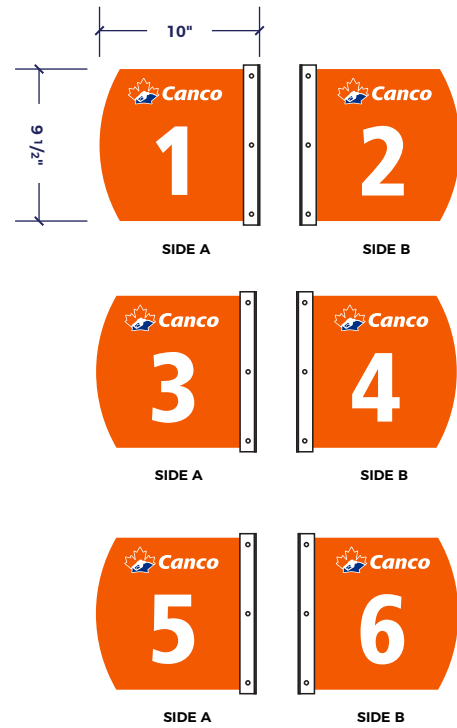




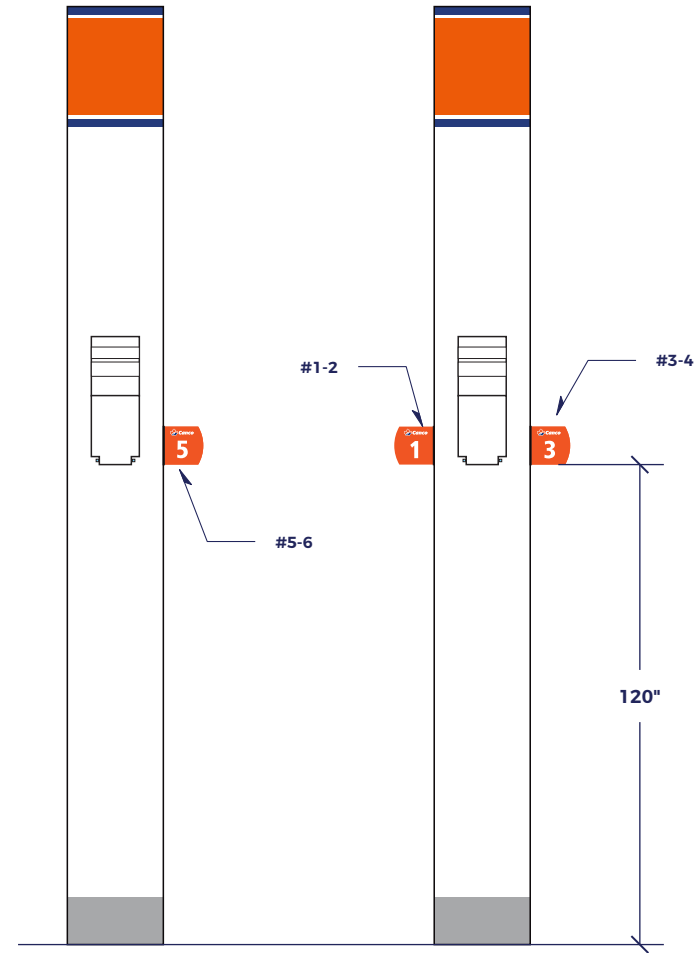
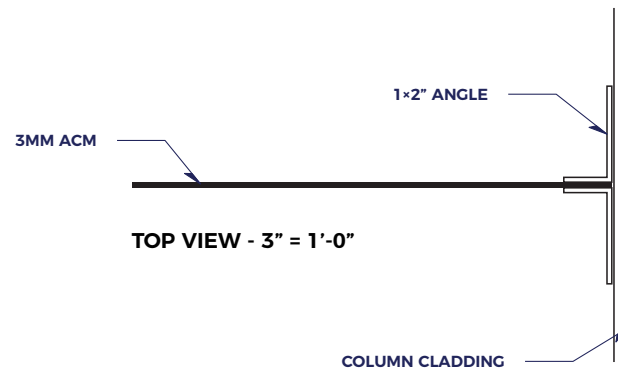


# 24\_WYNNDEL\_CANCO\_24-6644\_D04

P:\24-6644\_Canco\_Wynndel, BC\Design



Scale: 1"=1'-0"



Scale: 1/4"=1'-0"



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Page: 1 of 2



CORPORATE PROGRAM

Description  
Blade Signs

Quantity: 3 BLADES

Scale: As Noted

Revisions

#1  
Date:  
Details:

#2  
Date:  
Details:

Client Approval

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Customer: Canco

Address: Wynndel, BC

Project Manager: Cacey Byrd

Designer: MI

Date: 03/07/24

CONSTRUCTION: BLADE SIGNS

SUBSTRATE: 3MM WHITE ACM

GRAPHICS: DIGITAL PRINT W/ UV LAMINATE

MOUNTING BRACKET: ALUMINUM ANGLE, PAINTED WHITE

COLOUR SPECIFICATIONS:

■ CANCO ORANGE: MATCH 3630-44 ORANGE

■ CANCO BLUE: MATCH 3630-157 SULTAN BLUE





# Committee Report

**Date of Report:** July 4, 2024  
**Date & Type of Meeting:** July 17, 2024, Rural Affairs Committee  
**Author:** Nelson Wight, Planning Manager  
**Subject:** Planning Service Work Plan Review  
**File:**  
**Electoral Area/Municipality:** Electoral Areas A, B, C, D, E, F, G, H, I, J, K

## SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of the input from the Planning workshop in February, a status update on the work we are doing now and into 2025, and a review of options to meet the land use planning needs in the near term and longer term for residents in our region.

Staff provide the following recommendations for consideration:

1. Direct Staff to prioritize those projects listed as near-term projects, which are already underway or near commencement, as follows:
  - a. Area I Official Community Plan
  - b. Housing Needs Assessment
  - c. Regional Growth Planning Analysis
  - d. Active Transportation Feasibility Study - Castlegar to Nelson
  - e. Local Government Housing Initiatives
  - f. Subdivision Servicing Bylaw Review
  - g. Flood Hazard Policy/Regulations Update
  - h. Planning Procedures and Fees Bylaw Review
2. Schedule a second work shop for Staff and Directors to further discuss longer term direction for Planning Services, including how to approach OCP and land use bylaw updates as efficiently as possible.

## SECTION 2: BACKGROUND/ANALYSIS

### February 2024 Workshop with Rural Directors and Staff

The purpose of this workshop was to begin to reflect on how best to address the many needs among our residents relating to land use planning with existing resources. Through dialogue and learning, we sought to begin exploring answers to two key questions:

1. Having an understanding of the Board's strategic direction, the existing work plan for Planning Services and the anticipated work on the horizon, what changes need to be made to those items on the work plan as well as their order of priority?
2. Should we change how we do that work and if so what could that look like? Status quo, Harmonized Official Community Plans (OCP), subregional OCP's and/or Regional Growth Strategy?



The time was effectively used to delve into some of the details of how we are currently approaching land use planning in the region, and begin to examine how we might approach that work in the future. Representatives from the Cowichan Valley Regional District shared their experience working towards harmonizing their Official Community Plans. There was good discussion from that presentation, and a recognition that more time is needed to think critically about the approach best suited to our region. See especially the strengths/weaknesses/opportunities/threats (SWOT) analysis included in the workshop summary, which is included as Attachment A.

It is recognized that the February work shop was a starting point to this discussion and there is a lot more analysis and discussion needed before decisions can be made. This report provides some of that follow up analysis and makes recommendations for the Directors to consider. Subsequent to the work shop, Staff analyzed the cost and timeline implications for the two approaches to land use planning in the region: status quo and harmonized approach. See Attachment B – Costing and Timelines for further details.

### Existing Project List

See Attachment C to this report for the list of existing projects assigned to Planning Services by the Board or otherwise initiated by Staff and their current status. Some notable updates on the work plan since the previous report include the following:

1. Local Government Housing Initiative (Provincially Directed)

To address the Small-Scale Multi-Unit Housing component (SSMUH), the amending bylaws for Electoral Areas A, B and G were adopted at the June 13, 2024 Board meeting. Amending bylaws for Electoral Areas C, D, F, I, J and K are anticipated to be adopted at the July 18<sup>th</sup> Board meeting completing the Provincial requirements to amend RDCK's Zoning Bylaws. Official Community Plans will also have to be amended for the purpose of permitting the required uses and densities prior to December 31, 2025.

2. Regional Growth Planning Analysis (Board Directed via Grant Opportunity)

RDCK and partnering member municipalities have received grant funding in the amount of \$300,000 through the UBCM Complete Communities Program. Staff issued a Request for Proposals on June 12, 2024. The closing date is July 22, 2024, and the recommended proposal will be brought to the August 15, 2024 Board meeting to award the contract.

3. Regional Housing Needs Report (Provincially Directed)

At the June 13, 2024 Board meeting the contract for the Regional Housing Needs Report was awarded to M'akola Development Services. The project has recently commenced and will be completed by December 31, 2024.

### Current State of Land Use Planning Documents

The RDCK has three bylaws related to land use planning that extend across the entire regional district: (1) Manufactured Home Parks Bylaw; (2) Floodplain Management Bylaw, and (3) Subdivision Servicing Bylaw. However, official community plans and zoning bylaws have the most significance in shaping the land use planning landscape, and in the RDCK those consist of numerous policies and regulations contained in eleven (11) OCP's, and six (6) zoning bylaws. The lands affected in each electoral area varies and in the case of zoning regulation, only 50% of the RDCK land base has such regulation.

However—as seen in the recent Small-Scale Multi Unit Housing (SSMUH) regulations changes recently brought to the Board for consideration—there is considerable alignment across the various OCP's and zoning bylaws. Such alignment and multiplication across electoral areas underscores the justification for harmonization either



into a single OCP and zoning bylaw for the RDCK or a lesser number of sub-regional planning documents. In analyzing some of these policies, Staff have noted that harmonization would appear relatively straightforward, given the similarity in policies. As an example consider the overlap in agricultural policies alone, which is demonstrated in Attachment D – Policy Alignment.

Similar duplication of policy and regulation exists in all other areas of these land use planning documents. While there may be some benefit to the variability of these various policies and regulations for different geographies within the RDCK, such benefit is either so minor as to not justify the need for unique language and significant investment in resources in maintaining these various documents, or could otherwise be addressed through a harmonized approach that includes electoral-area-specific policies or regulation.

An example of the significant investment of resources to maintain the multiplication of policies and regulation can be seen in the recent SSMUH report brought to the Board for consideration. The time resources consumed to draft these amendments across the multiple zoning bylaws is enormous. Staff contend that the time would be better spent addressing the backlog of planning projects awaiting attention, such as extending zoning into those areas that have been requesting it.

Staff Capacity

There are seven staff forming the Planning Team, which include: Planning Technicians (2); Planner 1 positions (2), Planner 2 positions (2) and the Planning Manager. The majority of the current core planning work is done by the two Planner 1 positions, and two Planning Technician positions. That work includes processing development applications, responding to referrals from the Province and other levels of government, staff support to nine (9) advisory commissions (Area A, B, C, D, E, G, I, and J Advisory Planning and Heritage Commissions and the Creston Valley Agricultural Advisory Commission), and providing service to our internal and external customers.

Within the Planning Team, the majority of the project work is completed by the two Planner 2 positions. However, they are supported in that work by the other members of the team as needed, and staff from other departments, such as GIS, Corporate Administration, etc. With one of the Planner 2 positions becoming vacant due to a pending parental leave, we recently ran a competition to find someone to backfill that position but were unsuccessful. Although we intend to re-post the position, the impacts to the team will remain until we are able to recruit and onboard another planner. Furthermore, other local governments in the region are actively recruiting for similar positions, and the pool of qualified candidates is very limited.

Provincial Funding

The following table shows the funding received from the Province for various land use planning endeavours:

Project	Funding Source	Amount	Description	Duration
Regional Growth Planning Analysis	UBCM Complete Communities Program	\$300,000	The Complete Communities program supports local governments and modern Treaty First Nations in advancing identified community goals through the creation of more complete communities. The program supports communities in undertaking assessments to inform land use decision-making,	April 10, 2025



			considering housing need, supply, and location; providing transportation options including increased walkability; and making connections to infrastructure investment and servicing decisions.	
Local Government Housing Initiatives	Province of BC – Ministry of Housing	\$279,143	Funding can be spent on any planning and implementation activities local governments will need to undertake to successfully meet the legislative requirements of Bill 44 Housing Statutes (Residential Development) Amendment Act and Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act, and to update or adopt tools from Bill 46 Housing Statutes (Development Financing) Amendment Act and Bill 16 Housing Statutes Amendment Act.	December 31, 2025
Regional Growth Strategy	Provincial Funding for Regional Growth Strategy	\$250,000	Work under this grant can include: collaborating with member municipalities and Indigenous Nations on the rationale of developing a regional growth strategy and what it means for the region; creating a region-wide understanding of growth and how and where it should occur in the future; and developing a shared regional vision and goals to guide service delivery.	March 31, 2029

The arrival of these Provincial funds is timely, given the needs within Planning Services. And they will largely be used to hire professional planning consultants to assist with each of the initiatives detailed above based on the Direction from RAC and Board. Similar to the challenge in finding qualified planners to fill vacancies however, professional planning consultants, generally, are extremely busy given the volume of project opportunities around the Province. Further detail on the impact to the work plan is discussed later in this report.

First Nations’ Interests

The implementation of the *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) has already changed how we deal with emergencies through the new *Emergency Disaster Mitigation Act*. It can be assumed that the provincial government may also be seeking to address First Nations’ interests in all aspects of future land use planning endeavours including Indigenous peoples relationship to water. This may lead to future changes



to the *Local Government Act* and the *Community Charter* that could require Regional Districts to play a more active role in consultation with Indigenous Governing Bodies (IGB). At the February 2024 work shop, as a group we discussed ways to increase education and awareness among staff and elected officials, build stronger relationships, connect land acknowledgement to meaningful action or recognition in decision-making, and partnerships on shared interest projects. It is noted that any shift from the standard referral process to consultation will be a vital component of our work plan for Planning Services.

### SECTION 3: DETAILED ANALYSIS

#### 3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Public/Gov't Approvals Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Financial considerations are not identified at this time but could include staffing and consulting budget alignment with desired timelines to complete necessary land use planning projects.

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

Ongoing changes with Provincial legislation drives much of the land use planning work plan. Recent and anticipated changes to housing legislation for example, will require timely action and needs to be factored into consideration of capacity constraints. Additionally, Provincial mandates for regular OCP updates will apply further pressure on organization's resources.

#### 3.3 Environmental Considerations

Local government land use policy and regulation can be an effective means to address impacts to the natural environment from human activity including development pressures.

#### 3.4 Social Considerations:

Having a common vision regionally can enable sustainable community development.

#### 3.5 Economic Considerations:

Harmonizing zoning bylaws and OCPs can provide predictability and consistency for our residents, realtors, and other partners in the development community, resulting in benefits to the economy.

#### 3.6 Communication Considerations:

Achieving robust public engagement strategy for our residents can assist in transparency of decision-making and building trust.

#### 3.7 Staffing/Departmental Workplan Considerations:

To be determined.



### 3.8 Board Strategic Plan/Priorities Considerations:

#### RDCK Strategic Plan – Strategic Priorities

- Organizational Excellence
- Develop Relationships and Partnerships
- Innovate to Reduce the Impact of Waste
- Manage Our Assets and Service Delivery in a Fiscally Responsible Manner
- Energy Efficiency and Environmental Responsibility
- Regional Approach to Growth
- Advocacy

From the list above, the three main strategic priorities and their respective areas of focus most relevant to this discussion include the following:

#### Manage Our Assets and Service Delivery in a Fiscally Responsible Manner

- Manage taxation by responding to residents' needs and prioritizing projects.
- Prioritize our work plans to ensure that resources are deployed on projects that align with Board priorities.
- Develop cost effective, practical solutions, and review and streamline outdated processes

#### Energy Efficiency and Environmental Responsibility

- Ensuring our watersheds are protected and well governed.
- Proactively prepare for and mitigate the impacts of natural risks, (fire, floods, and slides) including preparedness at the community level.
- Support community resiliency with resident safety as our top priority.
- Lead by example and implement strategies to support environmental stewardship and energy efficiency.
- Supporting our local agriculture and food security.

#### Regional Approach to Growth

- Simplify land use planning while respecting our unique challenges to ensure our ability to provide water and other infrastructure is maintained.
- Understand the uniqueness of each community as it relates to policy development, to provide a balanced approach to regional vs. local.
- Continue to support community-driven sub-regional initiatives to enhance economic health in the Region.
- Support and encourage housing initiatives where servicing and amenities can support densification.



## SECTION 4: OPTIONS

### Factors Informing Recommended Work Plan Changes

The list of recommendations for the work plan incorporates inputs from exercises and events undertaken in the past year, and considers existing staff capacity, provincial funding, and possible future budget allocations:

- Planning Staff Strategy Session – March 2023
- Corporate Strategic Plan – adopted December 2023
- February 2024 Workshop with Rural Directors and Staff
- Regional Growth Planning Analysis (UBCM Complete Communities Program)
- Small Scale Multi Unit Housing Funds
- Regional Growth Strategy Funding

### Near-Term Projects

The following projects are recommended to be continued given that they are well underway/nearly completed (items 1 – 5), or have commenced/are ready to commence and aligned with the Strategic Priorities (items 6-9):

1. Area I Official Community Plan
2. Housing Needs Assessment
3. Regional Growth Planning Analysis
4. Active Transportation Feasibility Study - Castlegar to Nelson
5. Local Government Housing Initiatives
6. Subdivision Servicing Bylaw Review
7. Flood Hazard Policy/Regulations Update
8. Planning Procedures and Fees Bylaw Review

Staff resources as well as professional consultants would be used to complete this work with existing funding sources. However, Staff would bring back to the Board recommendations to amend the Financial Plan to allocate those existing funds to the respective projects where that has not already been done (e.g Flood Hazard Policy/Regulations Update).

### Longer-Term Projects

Staff believe that we cannot afford to continue with the status quo of maintaining land use planning policies and regulations specific to each electoral area. We are persuaded that this practice is an ineffective use of scarce resources both today and into the future. The status quo also ensures an ongoing disconnect between those resulting land use planning policies and regulations and the current needs of our residents. Recognizing that the best approach to rural land use planning is to examine the system as a whole, we recommend undertaking a regional growth strategy approach (RGS). This approach better addresses the dispersed settlement pattern that we see today and can have a significant impact to the cost of services which continue to be in demand e.g. water services. Here is one possible way to do the land use planning work:

1. Divide RDCK into sub regions that include the member municipalities. Develop a RGS that is comprised of sections for each sub region, involving member municipalities, irrigations districts, First Nations, etc.
2. Follow that work with a harmonized OCP for the RDCK, with Local Area Plans for each Electoral Area
3. Harmonize the various zoning bylaws into a single zoning bylaw for the RDCK



Initiating the first item would be a logical follow up to the recently commenced Regional Growth Planning Analysis, as the data compiled through that project will be crucial to developing an RGS. The existing \$250,000 of funding for the RGS—while likely be inadequate to complete the project— it would enable the work to advance significantly and quickly, which would not otherwise be possible with existing staff resources.

It is acknowledged that making this significant course correction has impacts to existing items on the work plan. That is, undertaking a regional growth strategy—whether that is followed by a harmonized OCP or updates to all eleven (11)—would mean delaying updates to existing OCP’s on the work plan.

Creating or extending zoning in areas where it does not yet exist has been identified as a high priority in some electoral areas. Specifically, through the Community Planning Conversations held in Areas D, E, and H in 2020, and the surveys that accompanied that exercise we heard that some residents wanted zoning in their communities. Because the results were not unanimous, however, further work would be needed to engage with those residents in greater detail. Recognizing that need, one possible solution would be to undertake that exercise for Areas D, E, and H. Staff recommend investigating this option further and bringing back information on the costs associated with hiring planning consultants for that work in order that it might be expedited. This project could then be considered for funding in a future budget cycle, possibly as early as 2025 or 2026. Staff recommend this option be discussed further at a possible future workshop with Directors.

If the Board approves the recommendations on the work plan for the short term, that work would occupy the staff and funding resources for the rest of 2024 and into 2025. It would also allow time for further investigation by Staff and Directors on the longer term direction. Consequently, Staff are recommending a follow up work shop with the Directors to explore alternatives in more detail and although not in the recommendation suggest that municipal directors be included.

**Option 1 – Proceed with Short-Term Project List and Schedule Workshop for Longer-Term Direction Discussion**

That the Board direct staff to prioritize those projects listed as near-term projects in the Planning Services Work Plan Review report dated July 4, 2024, which includes: Area I Official Community Plan Housing Needs Assessment; Regional Growth Planning Analysis; Active Transportation Feasibility Study - Castlegar to Nelson; Local Government Housing Initiatives; Subdivision Servicing Bylaw Review; Flood Hazard Policy/Regulations Update; Planning Procedures and Fees Bylaw Review

And That the Board direct staff to schedule a second workshop with the Rural Directors to discuss the longer-term direction for Planning Services.

**Option 2 – Proceed with Project List in Order Determined by Directors**

That the Board direct staff to proceed with the project list in the order determined by the Directors at the July 15, 2024 Rural Affairs Committee meeting

**Option 3 – Defer this matter**

That the RDCK Board of Directors defer this matter to a future meeting of the Rural Affairs Committee.

If this option is chosen, staff request that the Directors provide staff with direction on what information is desired when this item is considered next.



## SECTION 5: RECOMMENDATIONS

### **Option 1 – Proceed with Short-Term Project List and Schedule Workshop for Longer-Term Direction Discussion**

That the Board direct staff to prioritize those projects listed as near-term projects in the Planning Services Work Plan Review report dated July 4, 2024, which includes: Area I Official Community Plan Housing Needs Assessment; Regional Growth Planning Analysis; Active Transportation Feasibility Study - Castlegar to Nelson; Local Government Housing Initiatives; Subdivision Servicing Bylaw Review; Flood Hazard Policy/Regulations Update; Planning Procedures and Fees Bylaw Review

And That the Board direct staff to schedule a second workshop with the Rural Directors to discuss the longer-term direction for Planning Services.

Respectfully submitted,

Nelson Wight, Planning Manager

## CONCURRENCE

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

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

### **ATTACHMENTS:**

Attachment A – February Workshop Summary

Attachment B – Costing & Timelines

Attachment C – Existing Project List

Attachment D – Policy Alignment



## February 2024 Planning Workshop Summary

### How to work effectively together

The first part of the workshop was dedicated to listening to each others' values and strengths to understand how we can work effectively together. Many similar responses were observed between staff and elected officials, with common draws to local government being a desire to make positive change and serving the community. A wide breadth of individual strengths included conflict resolution, problem solving, analytical skills, leadership and big picture thinking.

### Approaches to Regional Planning

The next three parts of the workshop were spent looking at the current planning framework and evaluating the merits of a more harmonized/regional planning framework through different lenses. A diverse and comprehensive list of feedback was received and has been organized into the Strengths, Weaknesses, Opportunities and Threats (SWOT) table below (Table 1).

*Table 1 - SWOT Analysis of Feedback for Locally-focused and Regionally-harmonized Planning Frameworks.*

	<b>Locally Focused Planning Framework</b>	<b>Regionally Harmonized Planning Framework</b>
Strengths	<ul style="list-style-type: none"> <li>Residents feel they have influence</li> <li>Sense of independence</li> <li>Community ownership of OCP</li> <li>Is the status quo; less resistance</li> </ul>	<ul style="list-style-type: none"> <li>Utilizes economy of scale</li> <li>Provides big picture solutions</li> <li>Increased efficiency (decision-making)</li> <li>Coordinated/consistent approach</li> <li>Reflects most up-to-date values</li> <li>1 common language for regulation</li> <li>Simple &amp; straightforward</li> <li>Promotes sub-regional culture</li> <li>Innovative (transect approach)</li> <li>Resource-friendly (cost, staff time)</li> <li>Responsive to emerging issues</li> <li>Public support for up-to-date regulations</li> <li>Greater certainty of future land use</li> <li>Better addresses change/future</li> </ul>
Weaknesses	<ul style="list-style-type: none"> <li>Complex</li> <li>Confusing for residents</li> <li>11 languages for same regulation</li> <li>Duplicates work</li> <li>Costly/resource-intensive to maintain</li> <li>Discourages coordination between neighbouring communities</li> <li>Longer timelines for updates</li> <li>Less responsive to emerging issues</li> </ul>	<ul style="list-style-type: none"> <li>Based in colonial system</li> <li>Costs are upfront</li> <li>Time-intensive, complex process to create</li> <li>Can limit some individual property freedoms in areas without OCP/zoning (use, siting, height, etc.)</li> <li>More perspectives to recognize</li> </ul>



	<ul style="list-style-type: none"> <li>• Strains ability to respond to basic planning functions</li> <li>• Lack of consistency</li> </ul>	
	<b>Locally Focused Planning Framework</b>	<b>Regionally Harmonized Planning Framework</b>
Opportunities	<ul style="list-style-type: none"> <li>• Responsive local service provision</li> <li>• Residents likely to provide input</li> <li>• Residents feel heard/empowered</li> <li>• Easy to separate the local from the regional/sub-regional</li> <li>• Inertia/business-as-usual attitude</li> <li>• Can specialize approach for remote communities</li> <li>• Less change for residents to grapple with</li> </ul>	<ul style="list-style-type: none"> <li>• Everything is scalable</li> <li>• Modernized DPAs with ‘teeth’</li> <li>• Better general understanding of land use regulations</li> <li>• Easier communication</li> <li>• Reviewing zoning concurrently</li> <li>• Learning from other RDs’ mistakes</li> <li>• Highlighting shared goals and values between unique communities</li> <li>• Policies can still reflect individual community needs</li> <li>• Maximizes consideration of public input</li> <li>• Most people think in terms of regional values already (lake, agriculture, etc.)</li> <li>• Effective fringe-area planning</li> <li>• More time for community engagement</li> <li>• Attract confidence in investing in the RD</li> </ul>
Threats	<ul style="list-style-type: none"> <li>• Re-affirming polarization</li> <li>• Signaling we have more differences than similarities</li> <li>• Susceptible to contingencies (ex. 7-year Area I OCP Review)</li> <li>• Delivering more complex information &amp; chance of something getting missed (speaking 11 different languages)</li> <li>• Most residents do not think of themselves as “Electoral Area ___ residents” &amp; already think regionally</li> <li>• Unrealistic timelines &amp; stress on RDCK to stay up-to-date</li> <li>• Eroding public confidence by untimely response to issues</li> <li>• Difficulties coordinating with municipalities</li> <li>• More challenging to address shared infrastructure needs</li> </ul>	<ul style="list-style-type: none"> <li>• Inequitable service/budget allocation</li> <li>• Perceived loss of local values, priorities and autonomy</li> <li>• Uncertainty in how well it will respond to land use issues</li> <li>• Differing levels of existing land use regulation (presence of OCP &amp; zoning)</li> <li>• Getting ‘bogged down’ in understanding each community’s values</li> <li>• Urban-centricity</li> <li>• Trigger language – “urban containment boundaries”</li> <li>• Requires political &amp; community buy-in (public ownership of the project)</li> <li>• Pressure on Elected Officials</li> <li>• If unsuccessful, took time away from other projects</li> <li>• Atmosphere of polarization</li> <li>• Anti-regulation perspectives</li> <li>• Low interest in public engagement</li> <li>• Lack of trust in government</li> <li>• Large geography</li> </ul>



It is important to note that neither approach is perfect; both have strengths and weaknesses. Realizing the opportunities and minimizing the threats in the table depends largely on project design, setting key goals, objectives and priorities, and a commitment to implementation of the plan over the long term.

Questions that resulted from the day's discussions and their answers are as follows:

### *1. Do Local Area Plans become OCPs?*

The Cowichan Valley Regional District (CVRD) is undertaking a project to modernize and harmonize its OCPs into one OCP document. The draft OCP contains typical content of an OCP including a vision, goals, overarching themes and principles, land use designations, policies, and implementation considerations (indicators and measures). Development Permit Areas (DPAs) are included as a schedule to, and forms part of, the OCP.

Similar to DPAs, local area plans for each of the CVRD's 9 electoral areas are schedules to, and form part of, the OCP. Local area plans build upon what is already laid out in the OCP, and provide greater detail on growth management in communities expected to experience change. Local area plans contain specific policies to recognize community-specific values and needs. It should be noted that local area plans appear to typically cover around half of each electoral area in their more densely-populated areas, presumably where development pressures are greatest and growth is expected to continue; the remainder of the electoral areas appear to be large rural parcels that are only subject to the harmonized OCP.

### *2. How often could a harmonized OCP be updated?*

Significantly more often than current OCPs get updated. Frequency would depend on the scale and nature of the updates – a good target would be every 5 years to coincide with Housing Needs Assessments (HNA). At that time, there would be an opportunity to incorporate recommendations from other projects. For example, if the RDCK had a harmonized OCP right now, when the interim HNA is completed at the end of this year, we could review the OCP in 2025 and aim to update its content for:

- Agriculture (Agricultural Policy Review, 2019)
- Active transportation (Active Transportation Feasibility Study, 2022)
- Growth management (Complete Communities, 2024)
- Servicing (Campground Bylaw, 2018; Subdivision Bylaw, 2020)
- Development Permit Areas (Kootenay Lake DPA Review, 2020; Wildfire DPA, 2022)
- Flood Hazard Policy/Regulations (NDMP Streams 1-3, 2018-2023)
- Housing Needs Assessment (2024)
- Community Wildfire Resilience Plans (being updated for electoral areas)
- Resource recovery plan (Completed 2021)
- Regional Water Management Plan (Completed 2010)
- Parks, Trails and Water Access Strategy (Under development 2024)
- Emergency Management Plans (To be developed)
- Flood Response Plans (To be developed)
- Business Continuity Plans (To be developed)
- Municipal Official Community Plans



The current framework does not lend itself to effective integration of new information, such as what has been/will be collected in the projects above. Staff often bring a project to its completion but cannot pursue implementation of the recommendations because of the prioritization of other items that have been added to the work plan. A 5-year review cycle would allow staff to focus on specific projects for 4 years and then dedicate an entire year, during the OCP review, to integrating the recommendations of each into a harmonized OCP. This would ensure the RDCK is using the most current information to respond to the emerging issues that led to those projects.

### *3. Would a harmonized planning approach increase taxation?*

No. Planning is a service provided whether you have a ‘plan’ or ‘have no plan’ and does not result in increased property taxation. All Electoral Areas currently pay into the planning service as some land use bylaws such as the Floodplain Management Bylaw and Subdivision Servicing Bylaw are applicable everywhere in the RDCK.

A harmonized planning approach—while requiring some significant investment at the front end—would yield significant cost savings over time, which may decrease taxation in the long term

### *4. What would be the cost of a harmonized planning approach compared to the current framework?*

See Attachment B.

### *5. What would the timeline for a harmonized planning framework look like?*

See Attachment B.

## **Knowing and Respecting First Nations’ Interests**

The last topic covered in the workshop was knowing and respecting First Nations’ interests. Ideas on how to do so included: more education, more relationship building, connect land acknowledgement to meaningful action or recognition in decision-making, and partnerships on shared interest projects.

The current Official Community Plans were referred to First Nations for their input. Going forward all planning processes including community plans require a more comprehensive engagement process be implemented with First Nations as their interests as rights holders span both Crown and private land. On private land these interests are more specific to protection of riparian habitats and archaeology.



## Status Quo with 11 Individual OCPs

Figure 1 shows the total estimated costs for completing Official Community Plan (OCP) reviews for all 11 electoral areas over the next 22 years.

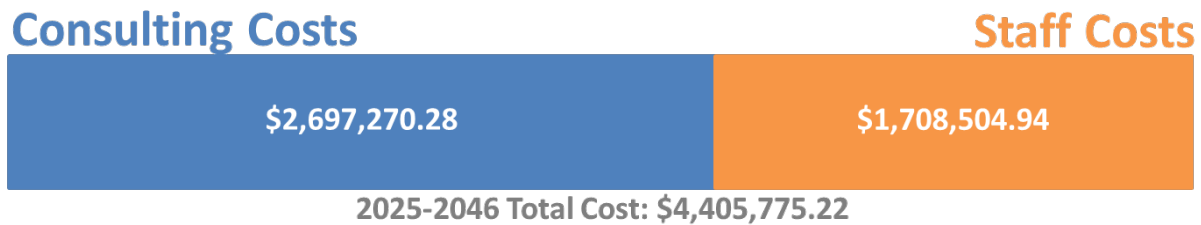


Figure 1 - Total estimated costs for completing 11 OCP reviews over the next 22 years - the "status quo" scenario.

The costs are based on the following assumptions:

- An OCP review would take 2 years to complete. This is an ambitious timeline and represents a scenario where the project is consultant-led, has complete organizational buy-in and no delays.
- A budget of \$200,000.00 is allocated to the review (\$100,000.00/year) for consulting costs. This is a moderate budget estimate.
- The Planner 2 would be responsible for managing the project and it would be their top priority (given the ambitious timeline). Recognizing other organizational costs (administrative, inter-departmental and manager review, internal meetings, etc.), approximately 0.5 FTE would be anticipated to resource an OCP with this timeline.
- Staff turnover does not impact the project.
- 2% inflation per year is incorporated into the costing. While year-to-year fluctuations can be less predictable, an annual average of 2% is used assuming inflation over the 22-year period will follow its historical trend.

Figure 2 shows what these same costs would look like for each electoral area as the 22-year timeline progresses. The cost associated with an OCP review at the beginning of the timeline in 2025-26 are anticipated to be approximately \$326,684.00 (\$200,000.00 for consulting costs and \$126,684.00 for RDCK staff costs), which equates to an annual cost of \$163,342.00 in the first 2 years.

As a result of 2% average annual inflation, by the end of the timeline (2045-46) these costs rise to \$483,572.12 (\$296,048.86 for consulting costs and \$187,523.27 for RDCK organizational costs), which equates to an annual cost of \$241,786.06. It is possible that costs could be higher than this if consulting costs increase at a rate that is higher than the rate of inflation.

The cost estimate is approximate and actual costs may vary; however, using the same assumptions for costing throughout the timeline provides an accurate proportion of how much costs can be expected to increase in the lifecycle of an OCP. Essentially, in a scenario with 11 OCPs that are updated sequentially, each time the OCP is updated it is likely to cost approximately 54% more than the last time it was reviewed.

## OCP Review Cycle Cost Estimates (per OCP Review)

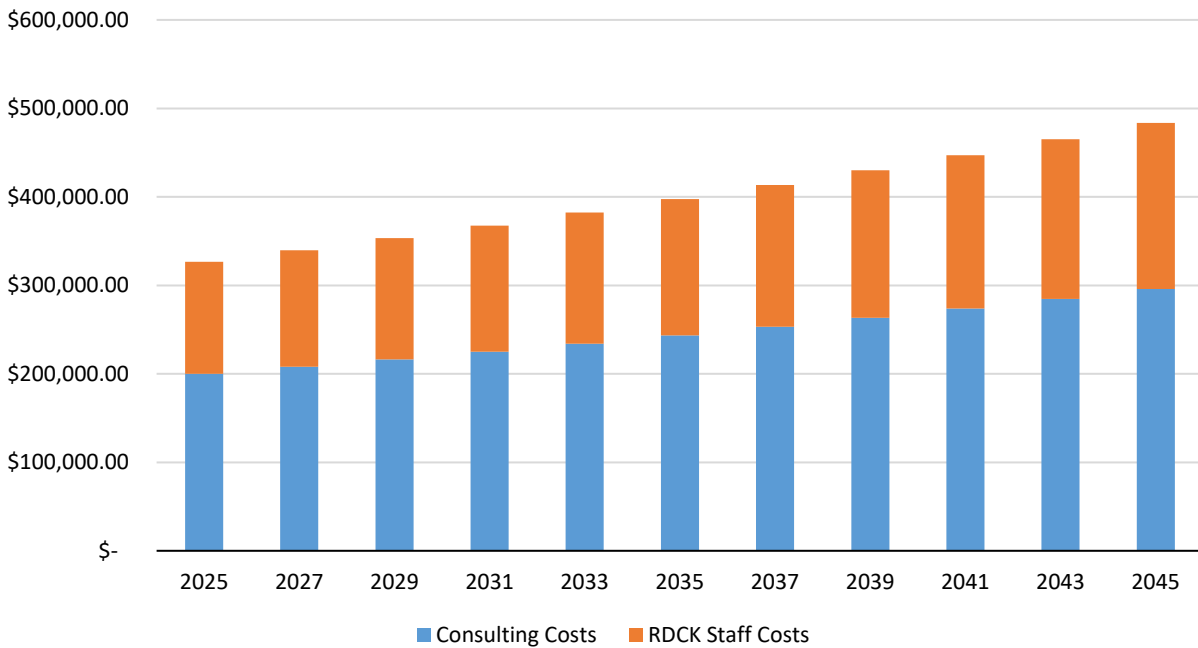


Figure 2 – OCP Review cycle cost estimate for 11 OCPs (1 OCP reviewed every 2 years).

It is worth noting that these approximate costs are for an OCP review only and do not include reviews of the zoning bylaws. Doing concurrent or subsequent zoning bylaw reviews would be advantageous; however, they would increase the costs shown in Figures 1 and 2.

Providing an exact cost estimate for zoning is challenging because it is likely that zoning would be reviewed concurrently or immediately following an OCP review, leading to project efficiencies that are difficult to anticipate but could substantially reduce costs. However, for reference, the consulting costs for a standalone comprehensive zoning bylaw review can range from approximately \$90,000.00 to \$150,000.00, depending on bylaw complexity. Applying this cost estimate, as well as the anticipated RDCK organizational costs, the total cost for review of 6 zoning bylaws would likely be between \$900,000.00 and \$1,150,000.00.<sup>1</sup> A significant reduction in these costs can be expected if these reviews are completed concurrently with an OCP review; however, including zoning in the OCP reviews still adds substantial additional costs and likely extends the timeframe beyond 22 years.

The total cost of keeping the land use planning framework status quo is estimated to be approximately \$5.3M-\$5.6M over the 22-year timeline, with an average annual cost of approximately \$240,000.00-\$255,000.00.

<sup>1</sup> The reason the margin gets narrower when factoring in RDCK organizational costs in the low and high-cost scenarios is because the low-cost scenario will likely require additional staff involvement. The low cost scenario is anticipated to require 0.5FTE and the high-cost scenario is anticipated to require 0.3FTE. This assumption is based on staff's experience with previous planning projects.



## Harmonized OCP Framework Example

Figure 3 shows the total estimated costs over the same 22-year timeline for harmonizing the OCPs and zoning bylaws throughout the RDCK. The same assumptions that were applied to the status quo scenario above – staffing, inflation, etc. – are also applied to the harmonized OCP framework. The total costs are based on the following activities:

- Harmonization and modernization of 11 OCPs (1.5FTE required)
- Comprehensive review and harmonization and modernization of 6 zoning bylaws (0.75FTE required)
- Comprehensive OCP and zoning bylaw reviews every 5 years – 3 total (0.75FTE required)



Figure 3 - Approximate costs to implement and maintain a harmonized OCP and zoning framework over a 22-year period. \*Note: The "OCP review" scenario illustrated in Figures 1 and 2 does not include zoning. If it did then a harmonized approach is anticipated to cost even less (whatever the cost of zoning ends up being).

Figure 4 illustrates these same costs distributed throughout the 22-year timeline. The costs are relatively front loaded, requiring an estimated \$1,492,679.04 for OCP and zoning bylaw harmonization between 2025 and 2028. It should be noted that Provincial funding opportunities exist for this kind of planning work, which could be leveraged to substantially discount the cost.

It should be noted that although sub regional harmonization is an option, staff did not prepare scenarios for every iteration. These two scenarios are presented to show the breadth of cost and resources required to complete individual OCPs vs. the completely harmonized approach.

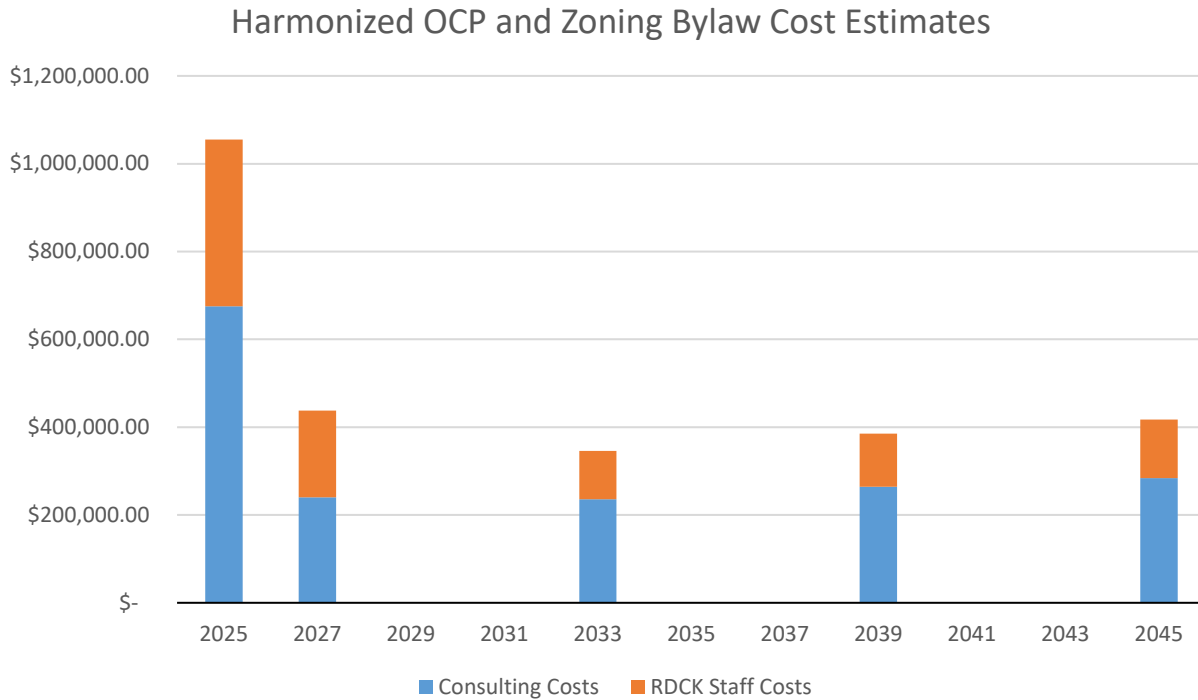


Figure 4 – Cost estimates over the 22-year timeline for a harmonized OCP and zoning bylaw approach.

Beyond the initial investment, the long term cost savings is dramatic. An aspirational comprehensive review schedule (a review every 5 years) is expected to cost approximately \$1,148,849.92 from 2029 to 2046. Over, this same time period, reviewing only the OCPs would cost approximately \$3,739,339.86.

In 2025-26, approximately \$1,055,052.00 would need to be allocated for OCP harmonization (including RDCK organizational costs). This estimate is based on the \$675,000.00 consulting budget of a similar project in the Sunshine Coast Regional District that will update 7 OCPs and 2 zoning bylaws.

2027-28 would be focused on a comprehensive review of the RDCK’s 6 zoning bylaws, with the goal of harmonizing them into 1. The estimated total cost for this work is \$437,627.04. This estimate is based on preliminary estimates from a planning consultant. \$150,000.00 would be allocated for consulting costs for Bylaw 1675 (Areas F,I,J,K) due to its complexity; \$90,000.00 in consulting costs would be allocated for review of the 5 zoning bylaws in Areas A,B,C,D, and G. The cost is expected to be much lower for these 5 zoning bylaws because the heavy lifting would already be done with a review of Bylaw 1675. The remaining \$197,627.04 accounts for RDCK organizational costs.

If the OCPs and zoning bylaws were harmonized into region-wide documents, consistent comprehensive reviews with the Planning Department’s current staffing capacity becomes a possibility. The costs associated with comprehensive reviews every 5 years are shown in the Table below:



Table 1 – Costs associated with a comprehensive review of a harmonized OCP and zoning bylaw.

Year	Consulting Costs	RDCK Staff Costs
2033	\$ 236,000.00	\$ 110,215.08
2039	\$ 264,000.00	\$ 121,616.64
2045	\$ 284,000.00	\$ 133,018.20
Total	\$ 784,000.00	\$ 364,849.92
<b>Grand Total</b>	<b>\$</b>	<b>1,148,849.92</b>

It is important to highlight that completing large, comprehensive reviews of the OCP and zoning bylaws is not mandatory; however, every 5 years a new Housing Needs Report must be completed under the requirements of the *Local Government Act*. Municipalities are required to ensure their OCPs and zoning bylaws are updated to reflect the Housing Needs Reports and can accommodate the level of density anticipated for the 20-year housing needs of the community.

We could aspire to use this same benchmark, and also take the opportunity of a comprehensive review to incorporate any other changes resulting from other planning projects completed in the 5 years since the previous review.

### A case for a more harmonized approach

This analysis highlights the following benefits of a harmonized planning approach:

- Substantial cost savings based on eliminating duplicated efforts throughout the activities included within the work plan. For example, rather than needing to complete an engagement plan every 2 years for each OCP, one engagement plan (albeit a more robust and costly one) is needed.
- Once established, the long-term maintenance costs of a harmonized OCP and zoning bylaw are approximately 3-4 times less than the costs of individual OCPs and zoning bylaws. This figure does not include the substantial cost-savings that would be realized each time amendments to a single, harmonized bylaw are required. Using the recent Provincial housing legislation as an example, 1 zoning bylaw would have resulted in a concurrence table that is about 19 pages, as opposed to the 130 pages that was required to illustrate the changes to the 6 different zoning bylaws. Additionally, rather than having to draft 6 different amendment bylaws, totalling 69 pages, only one that is approximately 10 pages long would have been required.
- A significant amount of resources (namely staff time, elected officials' time, and budget) are freed up to work on other planning projects and better respond to emerging issues. Examples in recent years where the organization has had limited time to respond to emerging issues include:
  - Housing needs and Housing Action Plan implementation
  - Short term rentals
  - Continuous improvement of fees and procedures
  - Equitable environmental protection
  - Consistent housekeeping amendments to zoning regulations to reflect the current realities of the communities in the RDCK and improve regulation where it misaligns with its intended goal
  - First Nations reconciliation and collaboration

- Pro-active planning for natural hazard abatement
- Building community understanding of land use planning
- Addressing outdated development and servicing standards in response to development pressures
- Increased time available for bylaw enforcement



## RDCK Planning Services Work Plan

Project Name	Date Assigned	Board Notes
Agricultural Policy Review - Phase 2	25-03-2019	<p>Project follows previous agriculture policy changes implemented to address regulatory changes in Provincial legislation. This phase focuses on recent changes to the Agricultural Land Reserve Act and Regulations such as those affecting additional residences on ALR land, for example.</p> <p>Changes made to bylaws for Areas A, B, and C adopted in fall 2023.</p> <p>OCP and zoning amendment bylaws for Areas F, I, J, K were adopted at the July 2023 Board meeting.</p> <p>Consideration of agricultural policy changes for Areas D, E, G, H yet to come.</p> <p>Project on hold due to work on higher priority items.</p>
Area I OCP Review	26-01-2016	<p>Updates to community engagement plan - Winter/Spring 2023.</p> <p>Board endorsement of early/ongoing OCP consultation - December, 2022.</p> <p>Ongoing Area I APHC meetings (starting in October 2022).</p> <p>Re-launch of project at virtual open house - January 26, 2023.</p> <p>In-person community "kitchen table conversations" in Pass Creek, Glade, Shoreacres/Voykin, Brilliant, Tarrys/Thrums - March, 2023</p> <p>What we Heard staff report completed - June 2023</p> <p>Internal RDCK staff engagement session - July 2023</p> <p>Community Open House - November 6, 2023</p> <p>Staff have drafted the OCP and reviewed with the Area I APHC.</p> <p>The bylaw will be referred out July 2024.</p>
Active Transportation Feasibility Study - Castlegar to Nelson	01-04-2022	<p>The Board approved two agreements related to a feasibility study for a proposed active transportation corridor between Nelson and Castlegar.</p> <p>Agreement 1: between Infrastructure Canada's Active Transportation Fund (ATF) and the RDCK to fund the project. The RDCK received \$50,000 for eligible costs to support the project.</p> <p>Agreement 2: between RDCK and WKCC. The RDCK will administer the funding with a staff member liaison. The WKCC will be responsible for delivering the project.</p> <p>Public consultation took place spring 2024 and the WKCC's consultant is preparing a route recommendation and final report.</p> <p>The project will be completed by August 2024.</p>

Greater Nelson Housing Study	18-08-2022	In Fall 2022, Community Futures Central Kootenay and its partners at the City of Nelson and RDCK commissioned the Greater Nelson Non-Market Housing Study. The goal of the study was to assess the need for a local government-supported housing entity to provide affordable housing in the Greater Nelson area and define potential options for further exploration. The project included 3 phases including elected official engagement. The final report was presented at the June 13, 2024 Board meeting.
Housing Needs Assessment	30-11-2023	Bill 44 - Update Housing Needs Reports using a standard method on a regular basis for a more consistent, robust understanding of local housing needs over 20 years. Interim Housing Needs Reports must be completed by January 1, 2025. RDCK, and the Villages of Kaslo, Nakusp, Salmo, Slocan and Silverton have partnered to hire a consultant to meet the requirements. The Board awarded the contract to M'akola Development Services at the June 13, 2024 Board meeting.
Housing Development and Costing Study	15-02-2024	110/24 WHEREAS, the RDCK recognizes the urgent need for non-market housing options to support the well-being and stability of our communities for all residents and there exists an opportunity to utilize available land and resources within the RDCK to develop non-market housing; BE IT RESOLVED THAT The RDCK Board hereby directs staff to develop a cost assessment and study outlining the requirements for land development for housing and report on suitable land and resources within the RDCK that can be acquired, converted, and disposed of for the purposes of developing housing. Project not yet started.
Local Government Housing Initiative	30-11-2023	The purpose of the zoning bylaw amendments are to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, which includes provisions to allow small-scale multi-unit housing (SSMUH) across B.C. The RDCK must allow for a minimum of 1 secondary suite and/or 1 detached accessory dwelling unit in all restricted zones (i.e. zones where the residential use is restricted to detached single-family dwellings), in all electoral areas. Amendment bylaws for Electoral Areas A, B & G adopted June 13, 2024. Amendment bylaws for Electoral Areas C, D, F, I, J & K to be considered at July 18, 2024 Board meeting.



Complete Communities Assessment	10-04-2024	\$300,000 of grant funding from UBCM Complete Communities program for regional growth management planning. RDCK has partnered with City of Nelson, City of Castlegar, Town of Creston, and Villages of Salmo, Nakusp, Kaslo and Slocan to hire a consultant to complete the works. A RFP has been issued and closes July 22, 2024.
Subdivision Servicing Bylaw Review	21-05-2020	- May 2020: Board resolution 369/20 directs staff to undertake a review of the RDCK Subdivision Bylaw to improve administrative process and efficiency, and seek solutions for recurring challenges such as ensuring adequate servicing and access. November 2020 - June 2023: Staff unable to undertake project activities due to staffing challenges and precedence of other active projects. July 2023: Staff begin internal review. August-Sep. 2023: Planning staff coordinate with Parks staff to assess parkland dedication requirements. Nov. 2023-present: Internal Engagement ongoing.
Kootenay Lake Watercourse DPA Project	16-04-2020	Project initiated from discussions at the Kootenay Lake Partnership table, recognizing that the RDCK has development permit authorities under the Local Government Act that are not being fully utilized to protect sensitive habitat around Kootenay Lake. July 2023 Board meeting resolution: "That the Board direct staff to refer drafting bylaw amendments for Environmental Development Permit Areas for Electoral Areas A, D, E and F and that the Environmental Development Permit Areas amendments be addressed within the community planning process for each Area".
Planning Procedures and Fees Bylaw Review	17-08-2023	528/23 That the Board direct staff to prepare a report to bring back to Rural Affairs Committee on opportunities to respond to housing needs and improve administrative effectiveness through potential amendments to RDCK Planning Procedures and Fees Bylaw No. 2457, as described in the Committee Report "Planning Procedures and Fees Bylaw Amendments", dated August 2, 2023. Awaiting further direction from Board following broader review of Planning Services work plan in Q1 2024.
Campground Bylaw Review	19-04-2018	Initiative began to investigate regulatory options for park model trailers within the RDCK, but has expanded to consider ways to better regulate developments where multiple RV sites are created. This is especially relevant in the proliferation of shared interest

		<p>Developments in unzoned areas where there is concern for health and safety of these developments.</p> <p>Resolution 36/20 establishes policy regarding CSA Z241 Park Model Trailers.</p> <p>No further work has been done on this project due to staff being fully engaged on other Board-directed projects on the work plan.</p>
Area H North OCP Review	16-04-2020	<p>In April 2020, the Board passed resolution 279/20, which directs staff to include the review of the Area H North Official Community Plan, with the potential of having a Comprehensive Land Use bylaw, in their work plan.</p> <p>April/May 2022 - Staff completed open houses in New Denver and Hills.</p> <p>Awaiting further direction from Board following broader review of Planning Services work plan...</p>
Area D Community Planning	17-02-2022	<p>Project follows up on completed work in 2022 wherein land use planning discussions held (virtually) for most communities in Area D.</p> <p>Feb 2022 Resolution 149/22 directed staff to continue the next phase of community planning for Area D in 2022 with a specific focus on the Kaslo Corridor; Woodbury; Schroeder Creek; Mirror Lake (including Amundsen Road); and the Allen subdivision, and other communities interested in zoning.</p> <p>Awaiting further direction from Board following broader review of Planning Services work plan.</p>
Flood Hazard Policy/Regulations Update	01-11-2020	<p>Project follow up on region wide assessments to update existing flood mapping done in 2019. Intention is to bring to the Board for consideration a series of amendments to mapping in the floodplain management bylaw for those clearwater flood areas that were most recently updated.</p> <p>Next step is to develop a work plan to be brought to RAC/Board for consideration to address other insight from the RDCK Floodplain and Steep Creek Study.</p> <p>Awaiting further direction from Board following broader review of Planning Services work plan.</p>
Playmor Junction Zoning Bylaw	20-02-2020	<p>In February 2020 the Board passed resolution 121/20, which directs staff to include the development of a zoning bylaw for Playmor Junction Area to their work plan. Subsequent direction from the Director was to suspend further work on the project until early 2023.</p> <p>Staff to work with Area Director to map out scope and timing of project.</p> <p>Awaiting further direction from Board following broader review of Planning Services work plan.</p>
Area E OCP Expansion (Removed)	21-05-2020	<p>In 2020 through resolution 375/20 the Board directed planning staff to expand the Electoral Area E Official Community Plan to include the south border of the City of Nelson to Ymir Road.</p> <p>369/24 That the Board direct staff to take no further action on RES 375/20 Electoral.</p> <p>(Removed from the work plan by resolution at the June 2024 Board meeting)</p>



Area J OCP Review	07-07-2021	Area J to have its own OCP. Project is in the queue for after the completion of Area I's OCP. Regional planning ongoing.
Housing Action Plan	20-05-2021	Project follows on completion of Housing Needs Assessment for RDCK and member municipalities in 2020 and direction from Board to undertake a Housing Action Plan Kickoff meeting with staff held July 7, 2022 Board Workshop hosted Jan. 17, 2023 Housing Action plan endorsed at the May 2023 Open Board meeting. Planning Services is currently working on implementation of prioritized action items - ongoing July 2023 - UBCM accepted final report on project and will send remaining 50% of \$25K total, or \$12,500.
Area E Community Planning	19-05-2022	In 2022 through resolution 363/22 the Board directed staff to continue the next phase of community consultation for Area E as a follow up to the "Open Houses on Land Use Planning" Project completed earlier in the year. This work would be focused where survey results indicated that there is strong interest in pursuing land use planning or more information about land use planning was desired, with a specific focus on the following unincorporated communities: Redfish Creek to Liard Creek (Including Grandview); Longbeach; Harrop; and Proctor.

## OCP Policy Duplication – “Agriculture” Land Use Example

To illustrate the policy overlap between OCPs, the agricultural land use policies in each OCP were reviewed.

There are a total of 113 agricultural policies between the 11 electoral areas (\*note: The 16 policies in the *Kootenay-Columbia Rivers OCP Bylaw No. 1157, 1996* for Areas I and J are not double counted. If the current draft version of the new Area I OCP were adopted, the total number of policies would increase to 127). Of these 113 policies, 65 are unique policy statements. The other 48 policies (42%) are duplicated verbatim between at least 2 OCPs.

Each policy statement was classified into 1 of 13 different themes depending on its intent. The 13 themes are:

1. General Land Use
2. Principal Use
3. Accessory Use
4. Secondary Residence
5. Use Conflict
6. Environmental
7. Subdivision
8. Lot Size
9. Governance
10. Provincial Regulatory Compliance
11. Advocacy
12. Economy
13. Infrastructure

*Table 1 - Number of Agricultural Policies by Electoral Area.*

Electoral Area	Number of agricultural policies
A	9
B	12
C	14
D	9
E	12
F	11
G	13
H	8
I*	-
J	16
K	9
<b>Total</b>	<b>113</b>

### Key Findings

3 key findings were evident when observing all of the policy statements in a matrix by electoral area:

1. 48 policies are duplicated between at least 2 OCPs.
2. The intent of many of the policies that are not duplicated is generally replicated in other OCPs' policies, suggesting only a few policies (even a single policy in some cases) may be necessary for each of the 13 themes.
3. Policies that are not duplicated or similar in their intent are generally agreeable statements that could apply anywhere.



## Duplicate Policies

48 of the 113 agricultural policies are duplicate policies, meaning that there are 65 unique agricultural policy statements between the 11 electoral areas. Examples of policies that are repeated frequently include:

**Principal Use – 1 policy statement; 6 different policies**

*Will encourage food processing activities within the Plan Area, and uses secondary to, and complementary to agricultural production; such as market gardens, agritourism, farmers markets and farm gate sales. (Areas A, B, C, D, E, G)*

**Use Conflict – 1 policy statement; 4 different policies**

*Will work with the Province to ensure that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, fencing, and landscaping consistent with Provincial specifications. (Areas D, E, F, H)*

**Subdivision – 1 policy statement; 5 different policies**

*Supports the consolidation of legal lots that may support more efficient agricultural operations. (Areas B, C, E, F, G)*

**Regulatory Compliance – 2 policy statements; 9 different policies**

*Supports that all new land use and subdivision of land within the Agricultural Land Reserve (ALR) shall be in accordance with the provisions of the Agricultural Land Reserve Act associated regulations, orders and decisions of the Provincial Agricultural Land Commission. (Areas A, B, D, E)*

*Supports the Farm Practices Protection (Right to Farm) Act. (Areas A, B, C, E, F)*

An observation of these duplicate policies, as well as those not included above, is that they are generally agreeable policy statements. A case could be made for having these policies in all electoral areas.

In terms of impact to the RDCK, anytime a change to a policy statement is needed, it requires an amendment bylaw to each individual policy to implement that change even though it is the single policy statement that is being amended. The more OCPs a policy is included in, the more cumbersome amending it becomes, resulting in greater resource demands to the organization. This is a critical consideration because OCPs are 'living documents' that are constantly evolving as new issues emerge that have potential land use planning solutions.

## Policies with Similar Intent

Where policies are not duplicated, the intent is often the same. The first example that stands out when viewing a matrix of all agricultural policies, organized by key theme, is the theme of principal use. The following are 5 distinct policies in their respective OCPs:

*The Regional Board:*

*Encourages that the principal use of lands designated as 'Agriculture' in Schedule 'A.1' shall be agricultural or residential. (Area D)*

*Encourages that the principal use of lands designated as Agriculture in Schedule 'B' shall be for agricultural or rural residential use. (Area E)*

*Directs that the principal use of land designated Agriculture shall be farm use. (Area G)*

*Directs that the principal use of land designated 'Agriculture' shall be for agricultural use. (Areas B and C)*

*The principal use of lands designated as Agriculture on Schedule 'B' - Land Use Designations shall be agriculture. (Areas I & J)*

While the 5 policies have slight differences, the actual implementation of those policies through zoning has rendered those slight differences irrelevant. All agricultural zones in the zoning bylaws that apply to the above-mentioned areas (where zoning exists) permit agricultural and residential uses as permitted principal uses. Encouraging agricultural/farm use is not likely to restrict the ability to have residential uses on agricultural land and vice versa.

The remaining principal use policies speak to encouraging or recognizing uses that are complementary to agriculture on agricultural properties and setbacks for agricultural uses. While the principal use theme has 10 distinct policies, they could conceivably be combined into 2 or 3 policy statements that would likely be applicable to all electoral areas.

A similar trend is observed in 6 of the 12 remaining themes (general land use, accessory use, use conflict, environmental, regulatory compliance, and secondary residence which may be altogether irrelevant with the Bill 44 requirements for small-scale multi-unit housing). Comprehensive review of these policies would likely reveal that the number of policies in these thematic areas could be dramatically reduced while achieving the same intent.

### Generally Agreeable Policy Statements

The last key finding relevant to the remaining policies that are not duplicated or representing a similar intent to another policy is that they are generally agreeable statements. Examples of these unique policy statements include:

*The Regional Board:*

*Supports the planning of new and modified roads, utility and communication corridors in the Plan area that avoid disruption and fragmentation of existing and potential agricultural land.*

*Directs residential and non-farm uses to lands where there is low agricultural capability.*

*Encourages ALR inclusions where property owners are committed to the preservation of suitable agricultural lands.*

*Supports the RDCK Agricultural Plan (2011).*

*Supports the efforts of non-profit and community organizations with regard to sustaining local food security by enabling access to healthy foods for all residents.*

Similar to the duplicate policies in the section above, most unique policies are generally agreeable statements that could apply to all electoral areas.

While there is often substantial overlap between policies, intent, and the agreeability of policy statements, it should be recognized that individual policies that serve a very narrow purpose in a particular



community also exist and provide important guidance in those areas. These policies are mainly related to minimum lot size and subdivision (5 policy statements), governance (3 policy statements), advocacy (1 policy statement), and economy (1 policy statement). However, it should also be recognized that these narrow policy statements account for just over 15% of the total policy statements (65) in all of the OCPs.

The majority of policy statements (85%) are duplicated, have similar intent or are generally agreeable statements, suggesting a regional or harmonized land use planning framework may be viable in the RDCK. Other tools, such as community-specific policies or local area plans, could be ways of ensuring unique, community-specific circumstances are considered if the RDCK were to consider a more regional or harmonized approach to its land use planning framework.

## Official Community Plans – Dates Adopted and Last Updated

Electoral Area	OCP First Created	OCP Last Updated	Comments	Resolution Directing Forthcoming Review
A	October 25, 1980 (Bylaw 280)	November 21, 2013 (Bylaw 2315)	In 1980 was an “Official Settlement Plan”, superseded by OCP (Bylaw 674) in 1989 and updated periodically thereafter	N/A
B	October 25, 1980 (Bylaw 280)	November 21, 2013 (Bylaw 2316)	(see comment above)	N/A
C	October 25, 1980 (Bylaw 280)	November 21, 2013 (Bylaw 2317)	(see comment above)	N/A
D	April 29, 2010 (Bylaw 1996)	February 18, 2016 (Bylaw 2435) <sup>i</sup>	First OCP for large portion of Area ‘D’ created in 2010; “Ainsworth Rural Land Use Bylaw” was already in place (1997)	Resolution 149/22 directed staff to continue the next phase of community planning for Area D in 2022 with a specific focus on the Kaslo Corridor; Woodbury; Schroeder Creek; Mirror Lake (including Amundsen Road); and the Allen subdivision, and other communities interested in zoning.
E	May 16, 2013 (Bylaw 2260)	N/A		Resolution 363/22 the Board directed staff to continue the next phase of community consultation for Area E as a follow up to the “Open Houses on Land Use Planning” Project completed earlier in the year. This work would be focused where survey results indicated that there is strong interest in pursuing land use planning or more Information about land use planning was desired, with a specific focus on the following unincorporated communities: Redfish Creek to Liard Creek (Including Grandview); Longbeach; Harrop; and Proctor.



Electoral Area	OCP First Created	OCP Last Updated	Comments	Resolution Directing Forthcoming Review
F	August 12, 1993 (Bylaw 951)	January 19, 2012 (Bylaw 2214)	In 1993 was a "Rural Land Use Bylaw", superseded by current OCP	N/A
G	February 21, 1998 (Bylaw 1266)	September 20, 2018 (Bylaw 2452)	In 1998 was "North Area G Rural Land Use Bylaw", superseded by "Area G Rural Land Use Bylaw" in 1999	N/A
H	September 24, 2009 (Bylaw 1967)	N/A		Resolution 279/20, which directs staff to include the review of the Area H North Official Community Plan, with the potential of having a Comprehensive Land Use bylaw, in their work plan.
				In February 2020 the Board passed resolution 121/20, which directs staff to include the development of a zoning bylaw for Playmor Junction Area to their work plan. .
I	August 27, 1983 (Bylaw 398)	April 27, 1996 (Bylaw 1157) <sup>ii</sup>	In 1983 there was a Castlegar Fringe Settlement Plan", which was superseded by current OCP	
J	August 27, 1983 (Bylaw 398)	April 27, 1996 (Bylaw 1157) <sup>iii</sup>	In 1983 there was a "Castlegar Fringe Settlement Plan", which was superseded by current OCP	
K	January 13, 1997 (Bylaw 1248)	November 11, 2009 (Bylaw 2022)		N/A

<sup>i</sup> 2016 Area 'D' update was primarily to review Ainsworth Rural Land Use Bylaw and incorporate it into the current Comprehensive Land Use Bylaw. Only minor amendments were made to the content of the OCP. Consequently, 2010 would be a more accurate date to note when the OCP was last updated in a substantive way.

<sup>ii</sup> Area I OCP update anticipated to be completed in 2024

<sup>iii</sup> Area I & J currently share and OCP (Kootenay Columbia Rivers OCP), but that will end when the new Area I OCP is adopted. Area J would then have the oldest OCP in the RDCK.



# Planning Services Report

## New Applications and Referrals (Q1+Q2)

### Bylaw Amendment Applications

Electoral Area	File Number	Applicant	Proposal	Bylaw	Status
K	Z2401K	Edgewood Community Club Society	OCP and zoning amendments to facilitate the development of a ten unit affordable senior's housing project	1675 2022	In Progress
J	Z2402J	Whitehead	OCP and zoning amendments to facilitate the development of a day care	1675 1157	In Progress
G	Z2403G	Nelson Land Corporation	Zoning amendment to allow for the construction of one dwelling unit as a principal use on each parcel	2452	In Progress
G	Z2404G	Renescence Arts and Sustainability Society	OCP and zoning amendments to facilitate the development of a multi-purpose building that will contain artist studios, gallery space, event space and a self-contained dwelling unit	2452	In Progress
I	Z2405I	Glade General Store LTD	Application intake underway	1675 1157	New
F	Z2406F	531131 BC Ltd. Taghum Stop	Zoning amendment to facilitate the construction of an addition and to permit a larger commercial gross floor area (GFA)	1675	In Progress

### Development Permit Applications

Electoral Area	File Number	Applicant	Proposal	Status
A	DP2401A	RDCK	Environmentally Sensitive Development Permit to upgrade existing trails, create a new trail and replace an old bridge in Crawford Creek Regional Park	Complete



E	DP2402E	Pruett	Watercourse Development Permit for residential development near Kootenay Lake	In Progress
A	DP2403A	Crowe	Environmentally Sensitive Development Permit to address unauthorized development of a deck, stairway and beach modifications and to facilitate a subdivision on Kootenay Lake	In Progress
H	DP2404H	Mackay	Watercourse Development Permit for residential development near a watercourse	In Progress
J	DP2405J	Mitchell Supply LTD	Application on hold	On Hold
A	DP2406A	May	Application intake underway	New

### Development Variance Permit Applications

Electoral Area	File Number	Applicant	Proposal	Bylaw	Status
J	V2401J	Kanigan	Size and height variance	1675	Cancelled
A	V2402A	Campbell	Setback variance	2315	Complete
J	V2403J	Geigner	Setback variance	1675	In Progress
A	V2404A	Crowe	Servicing variance	2315	Complete
B	V2405B	McBlain	Setback variance	2316	In Progress
J	V2406J	McCarthy	Size variance	1675	On Hold
B	V2407B	Neufeld	Setback variance	2316	On Hold
I	V2408I	Gerrard	Size and height variance	1675	New
B	V2409B	Pritchard	Servicing variance	2316	New
B	V2410B	McGinn	Size and farm residential footprint variance	2316	In Progress
A	V2411A	May	Setback variance	2315	New
A	V2412A	Wynndel Foods LTD	Signage variance	2315	New

### Floodplain Exemption Applications

Electoral Area	File Number	Applicant	Proposal	Bylaw	Status
E	F2401E	Pruett	To reduce the floodplain setback from Kootenay Lake from 15 metres to 8.86 metres for residential development.	2080	Complete

## Temporary Use Permit Applications

Electoral Area	File Number	Applicant	Proposal	Bylaw	Status
K	T2401K	Janssen	To permit the construction of an accessory building prior to a dwelling	1675	In Progress
B	T2402B	Blackmore	Application on hold	2316	On Hold
J	T2403J	Carlson	To permit the construction of an accessory building prior to a dwelling	1675	Cancelled
J	T2404J	Romaine	To permit the construction of an accessory structure prior to establishing a principal use	1675	Cancelled
A	T2405A	Venning	To permit aggregate extraction	2315	New

## Referrals

### Accretion Applications (Referred by the Surveyor General)

Electoral Area	File Number	Applicant	Proposal
E	R24113	Stanger	Accretion on Kootenay Lake
A	R2412A	Gavel	Accretion on Kootenay Lake
E	R2413E	Mann	Accretion on Kootenay Lake

### Agricultural Land Reserve Applications (Referred by the Agricultural Land Commission)

Electoral Area	File Number	Applicant	Type	Proposal	Status
G	A2401G	Measures	Non Adhering Residential Use	To permit an oversized second dwelling	In Progress
B	A2402B	Blackmore	Non-Farm Use	To permit the excavation and processing of aggregate	In Progress

### Crown Applications (Referred by the Province)

Electoral Area	File Number	Applicant	Intended Use
D	R2401D	Cook	Boat rail



F	R2402F	City of Nelson	Battery energy storage system and substation
ADE	R2404ADE	Kalso InfoNet Society	Utilities telecommunications line
H	R2405Hs	FortisBC	Powerline
B	R2410B	Hopgood and Hutsebaut	Roadway
E	R2418E	Balfour Recreation Commission	Disc golf course
K	R2420K	Edgewood Community Internet Society	Internet tower
AC	R2421AC	Creston Valley Forest Corp	Trail maintenance and construction

### Forestry Applications (Referred by Forestry Companies)

Electoral Area	File Number	Applicant	Intended Use
BC	R2406BC	Creston Community Forest	Timber harvesting, road construction and wildfire mitigation
K	R2409K	BCTS	Timber harvesting and road construction
D	R2416D	Cooper Creek Cedar	Forest Operations Map for Forest License A30171
B	R2419B	Creston Community Forest	Timber harvesting and wildfire mitigation

### Innovation, Science, and Economic Development Canada Applications (Referred by Telecommunication Companies)

Electoral Area	File Number	Applicant	Intended Use
B	R2405B	Rogers	Telecommunications tower
B	R2417B	Telus	Telecommunications tower

### Liquor and Cannabis Regulation Branch Applications (Referred by the LCRB)

Electoral Area	File Number	Applicant	Intended Use
B	R2414B	Creston Golf Club	Structural change
E	R2403E	Balfour Gold and Country Club	Change of hours of operation

### Mines Applications (Referred by the Province)

Electoral Area	File Number	Applicant	Intended Use
E	R2415E	Cherry	Notice of Work for Sand and Gravel and Quarrying of Rock

### Municipal Applications (Referred from Local Governments)

Electoral Area	File Number	Applicant	Intended Use
CAS	R2407CAS	City of Castlegar	Development Permit
CRE	R2408CRE	Town of Creston	Parking Variance

### Subdivision Applications (Referred from the Ministry of Transportation and Infrastructure)

Electoral Area	File Number	Applicant	Type	Lots
K	S2401K	Monashee Boys Ventures LTD	Subdivide	3
E	S2402E	Zukowski	Subdivide	5
H	S2403Hs	Lumley	Subdivide	4
D	S2404D	Smith	Subdivide	2
F	S2405F	Maxwell	Subdivide	2
E	S2406E	Erlam	Subdivide	2
J	S2407J	Rysen	Subdivide	2
F	S2408F	Scheffellaier	Subdivide	2
B	S2409B	Blackmore	Subdivide	3
J	S2410J	McLean and Becher	Subdivide	2
E	S2411E	Wright	Subdivide	2
H	S2412Hs	Merry	Subdivide	2
A	S2413A	Kootenay Bay Properties LTD	Subdivide	17
J	S2414J	Scott	Subdivide	2
A	S2415A	Wakelin	Subdivide	3



A	S2416A	Croft	Subdivide	2
A	S2417A	Douville	Boundary Adjustment	3
H	S2418H	Hadikin	Subdivide	2
J	S2419J	Sutherland	Boundary Adjustment	2
H	S2420Hs	Cournoyer	Boundary Adjustment	2
E	S2421E	McCracken and Poznikoff	Subdivide	2
D	S2422D	Hain and Hume	Subdivide	2
B	S2423B	Sommerfeldt	Subdivide	4
E	S2424E	1312853 BC LTD	Subdivide	10
D	S2425D	Veri	Subdivide	2
J	S2426J	Sherbstobitoff	Subdivide	2
E	S2427E	Jensen	Subdivide	17

## Summary of Applications and Referrals

January 1 – December 31	Electoral Area												Total
	Multi/Muni	A	B	C	D	E	F	G	H	I	J	K	
<b>RDCK Applications</b>													
Bylaw Amendment							1	2			1	1	6
Board of Variance													0
Development Permit		3				1				1	1		6
Development Variance Permit		4	4							1	3		12
Floodplain Exemption						1							1
Manufactured Home Park													0
Soil Removal & Deposit Permit													0
Strata Title Conversion													0
Temporary Use Permit		1	1								2	1	5
													<b>30</b>
<b>Referrals to the RDCK</b>													
Accretion Referrals		1	2										3
ALC Referrals			1					1					2
Inclusion													0
Subdivision													0
Non-Farm Use			1										1
Non-Adhering Residential Use								1					1
Crown Referrals	2		1		1	1	1		1			1	8
Forestry Referrals	1		1		1							1	4
Industry Canada Referrals			2										2
LCRB Referrals			1			1							2
Mines Referrals						1							1
Municipal Referrals	2												2
Subdivision Referrals		4	2		3	6	2		4		5	1	27
													<b>51</b>
<b>Total Applications and Referrals</b>													<b>81</b>