



**Steamboat–Jubilee Mountain
Official Community Plan
Introductory Meeting, Wilmer**

Agenda

- Why do we plan?
- What is the existing plan?
- Why are we updating the existing plan?
- What is an OCP?
- Community's Viewpoint
- Next Steps

Why do we plan?

I'm sure we can all think of examples of:

Inappropriate or poorly sited development which should not be located where it is

Projects that do not have the necessary facilities such as parking or infrastructure (access roads, drainage, sewer treatment facilities or water supply) to support it

Development projects which have serious negative impacts on sensitive environments

Homes or buildings that may be easily damaged during flood or wildfire events

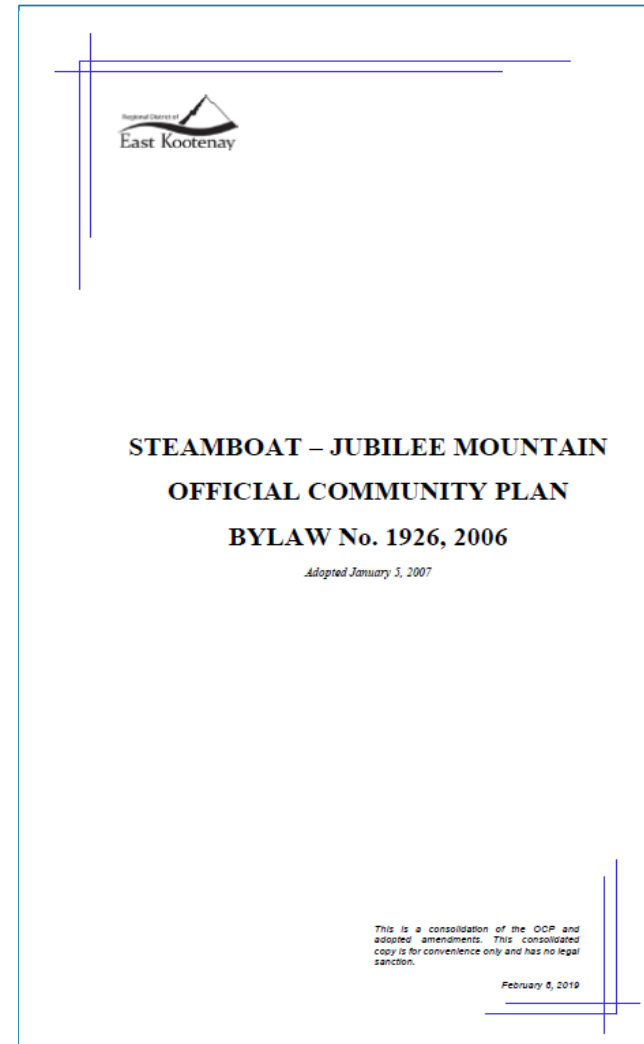
Why do we plan?



What is the existing plan?

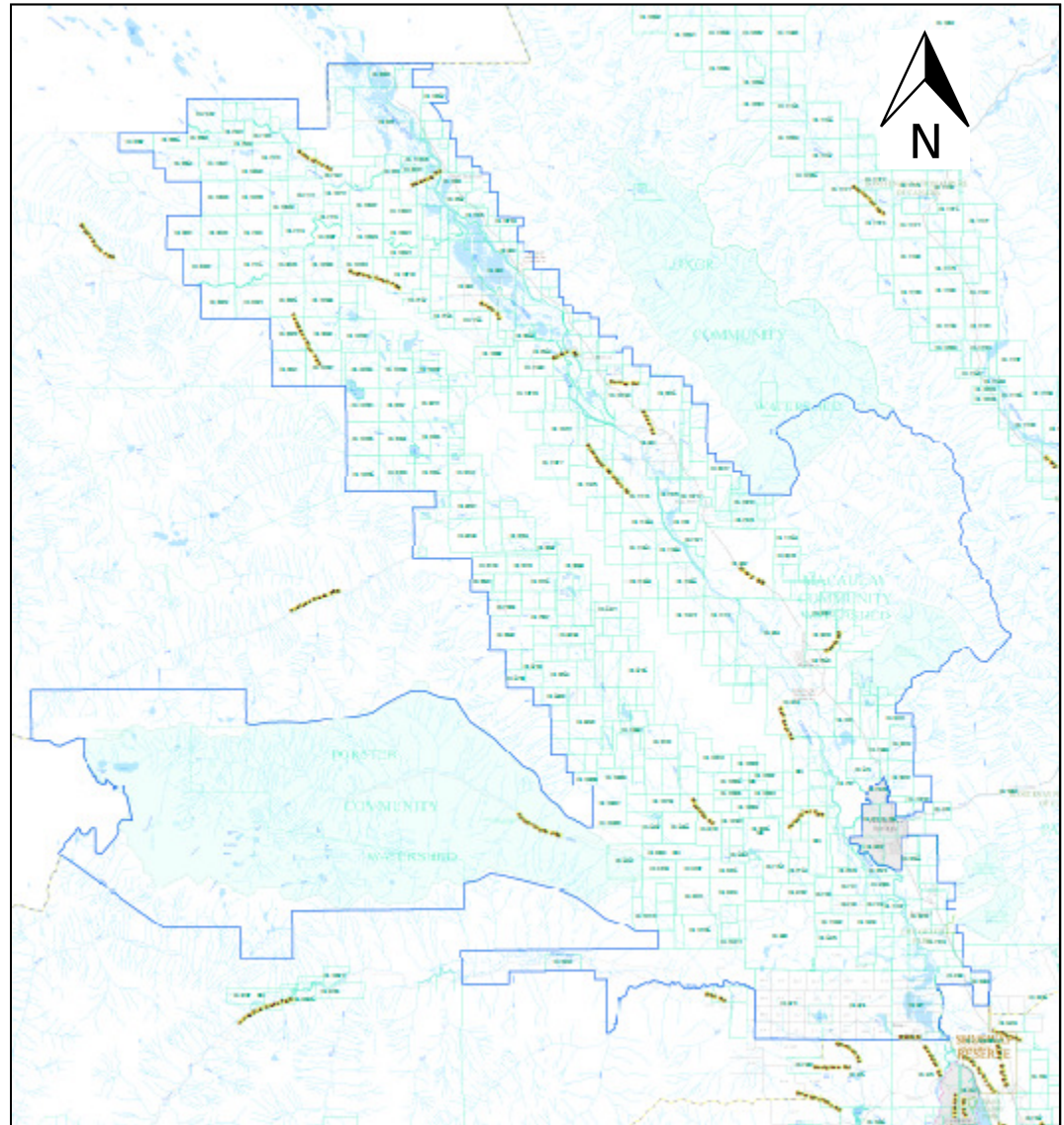
Goal:

To update the existing
Steamboat – Jubilee
Mountain Official
Community Plan Bylaw
No. 1926, 2006



Plan Area

North from Spillimacheen to the southern most part at Wilmer. The plan area also contains the communities of Dry Gulch, Edgewater, Spur Valley, Brisco and Radium Resort.



Why are we updating the existing OCP now?

Opportunity to:

- Create current and relevant policies
- Potential to expand the Environmentally Sensitive Development Permit Areas
- Re-visit the community's vision for Edgewater's commercial core



What is an *Official Community Plan?*

We have a vision and a goal, how do we get there?



What does an OCP look like?



Legend

Residential and Rural Land Uses

R-SF	Residential Low Density
SH	Small Holdings
LH	Large Holdings
RR	Rural Resource
REC	Residential Recreation

Industrial and Commercial Land Uses

C	Commercial
CR	Commercial - Recreation
I	Industrial

Institutional Land Uses

INST	Institutional
OSRT	Open Space, Recreation and Trails
WP	Watershed Protection

—	Sub Area Boundary
—	Plan Area Boundary

Steamboat-Jubilee Mountain Official Community Plan

4. RESIDENTIAL LAND USE

4.1 Background

RE 2499
Dec 6/13

The plan area is characterised by rural development nodes with larger acreage and farming development in the periphery. The six distinct communities within the plan area provide primarily single family housing options with some multi-family and manufactured home development within the community of Edgewater and in the Dry Gulch corridor.

One of the concerns raised through the planning process was the need to maintain the rural character of the area. The communities have some capacity for infill development; expansion of small acreages was not supported outside of the identified community nodes.

Housing stock availability within the plan area is limited and as the assessed value of housing increases within the plan area, residents are becoming increasingly concerned with regards to affordability for young families, low income earners and seniors.

4.2 Objectives

- (1) To support residential development that provides for a wide array of housing needs without compromising the rural character, agricultural nature, environmental sensitivities and heritage of the plan area.
- (2) To ensure that new development is created within existing development nodes.
- (3) Provide opportunities for a limited amount of residential development within the community nodes.
- (4) To ensure high quality and sustainable development of the community incorporating recreational amenities such as walking trails.
- (5) To plan for contained and orderly growth of the communities.

4.3 General Policies

RE 2046
Jun 6/08

- (1) Development that maintains the rural nature of the plan area is encouraged.
- (2) Multi-family development within the plan area is directed to the community of Edgewater and Spur Valley.
- (3) High density development is directed to municipalities outside of the plan area, such as the District of Invermere or the Village of Radium Hot Springs.

What is the difference between an
Official Community Plan and a
Zoning bylaw?



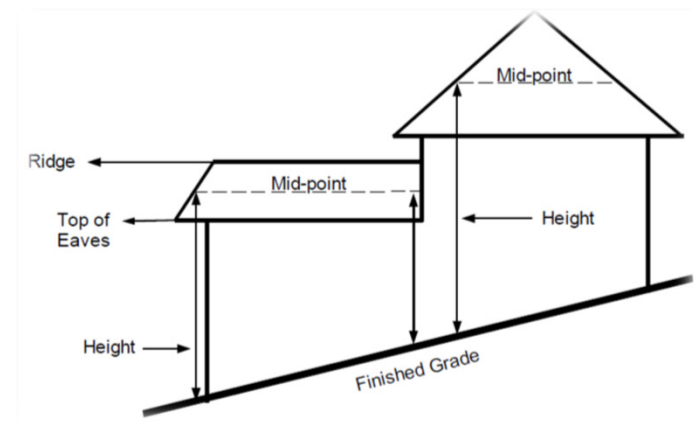
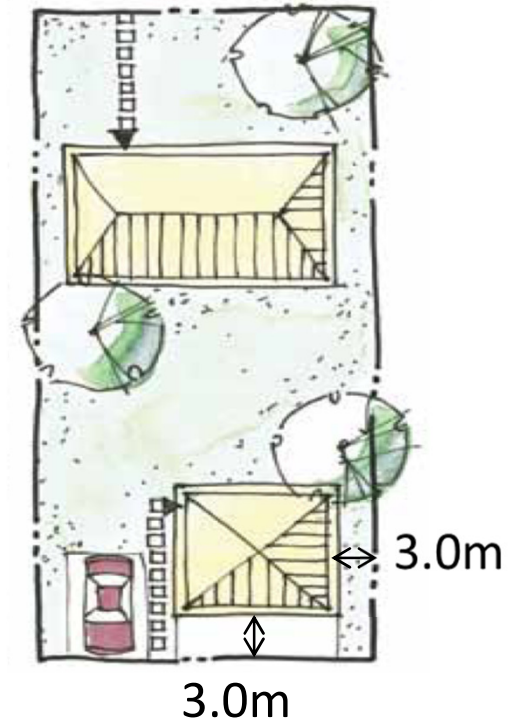
Zoning Bylaw

○ regulates land use through provisions such as:

- permitted uses
- density, setbacks
- minimum parcel size
- maximum height
- parking requirements

○ assists in limiting incompatible neighboring uses

○ provides certainty to land use



What does a Zoning Bylaw look like?



Legend			
Residential - Single	Rural Resource	Small Holdings	
R-1 Single Family Residential	RR-1 Rural Resource	SH-1 Small Holdings Residential	
R-1A Single Family Residential (A)	RR-2 Rural Residential (County)	SH-2 Small Holdings Semi-Rural	
R-1B Single Family Residential (B)	RR-3 Watershed Protection	SH-3 Small Holdings Rural	
R-1C Single Family Residential (C)	Water	SH-4 Small Holdings Rural (Open Space)	
R-1D Single Family Residential - Middle Home	W-1 Columbia Lake (Recreation)	SH-5 Small Holdings Rural (8 Hectares)	
Residential - Multi	W-2 Columbia Lake (Community Amenity)		
M-1 Two Family Residential	W-3 Columbia Lake (Group Mortgage)	Recreation	
M-2 Multiple Family Residential - Medium Density	Commercial	RR-1A Recreation Accommodation	
M-3 Multiple Family Residential - Cluster	CC-1 Community Commercial	RR-1B Recreation Residential	
M-4 Multiple Family Residential - High Density	SC-1 Service Commercial	RR-1C Resort Recreation	
M-5 Multiple Family Residential (Cluster) - Medium Density	RC-1 Regional Commercial	RR-1D Golf Course/Golf Resort Development	
M-6 Multiple Family Residential Community Cluster	Public Open	RR-1E Old Resort Residential Development	
M-7 Mobile Home Park Residential	PO-1 Public Institutional	RR-1F Resort Lodging	
Industrial	PO-2 Public Parks and Open Space	RR-1G Resort Social Pavilion	
I-1 Light Industrial	PO-3 Public Works and Utility	RR-1H Resort Core	
I-2 Heavy Industrial		RR-1I Employee Housing	
	--- Subarea Boundary	--- Plan Area Boundary	

SINGLE FAMILY RESIDENTIAL ZONE: R-1

7.03 (1) Permitted Uses

Within the R-1 zone, the following uses only are permitted:

- (a) Single family dwelling;
- (b) Uses permitted under Section 4.03 of this Bylaw.

(2) Accessory Uses

- (a) Home based business;
- (b) Auxiliary dwelling unit, excluding the original Panorama Mountain Village single family subdivision.

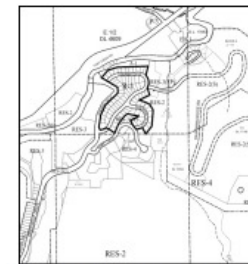


Figure 1: Original Panorama Mountain Village Single Family Subdivision

- (c) Boat and recreational vehicle storage, subject to 7.03(7(c));
- (d) Uses, buildings and structures accessory to a permitted use.

(3) Parcel Area

Subject to Section 5.02 of this Bylaw, no parcel shall be created in the R-1 zone which is less than 555 m² (5974.2 ft²) in area.

(4) Density

No person shall site more than one (1) single family dwelling on a parcel in the R-1 zone.

(5) Siting

- (a) No person shall site a principal building in the R-1 zone which has:

- (i) a front yard less than 7.5 m (24.6 ft);
- (ii) a rear yard less than 6 m (19.7 ft);
- (iii) a side yard less than 1.5 m (4.9 ft), nor less than 4.5 m (14.8 ft) where adjacent to a highway right-of-way other than a lane.

The Community's Viewpoint



In the next 10 years...

- **Residential Development**
- **Commercial and Industrial Development**
- **Recreational Opportunities**
- **Environmental Considerations**
- **Agriculture**
- **Other?**



Use in Official Community Plan

Vision: I'd like more opportunities for daily shopping (groceries, gas)

OCP Policy: Commercial development that serves the day to day needs of local residents is supported in the community of Wilmer.

ARE WE STILL ON THE RIGHT TRACK?

Rezoning applications to permit subdivision of parcels smaller than 60ha (148.5ac) are not supported on these A-1 parcels (light yellow).



A rezoning application to permit subdivision of parcels smaller than 2ha (5ac) is not supported on this parcel.

- 1) New development is directed to existing subdivided parcels within the Wilmer Development Node.
- 2) Multi family development is not supported with the Wilmer area.
- 3) The potential impact of additional consumers on the groundwater supply in the Wilmer Waterworks District should be considered when development is planned.

COMMENTS:

Concerns/Comments

What concerns do you have regarding your community that could be addressed by **policies** in the Official Community Plan?



Concerns/Comments Examples

There's no
place for new
businesses.

I'm concerned
about
protecting
wildlife habitat.

I'm worried
about potential
flooding on my
property.

There are no
small lots for
my kids to
purchase.

Use in Official Community Plan

Concern: There are no small lots for my kids to purchase.

OCP Policy: Rezoning applications that support subdivision to a minimum parcel size of 0.4 ha are generally supported within the community.



NEXT STEPS



Newsletter #2 & Survey



Community Meetings
OCP Drafting
Stakeholder Meetings



Newsletter #3
Draft Bylaw Presentation



Thank you!

Thank you for coming out tonight,
your input is invaluable in shaping the
Steamboat – Jubilee Mountain Official
Community Plan!

engage.rdek.bc.ca

