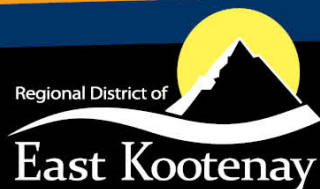




# **STEAMBOAT – JUBILEE MOUNTAIN OCP**

## **Community Planning Meeting**

### **July 30 Edgewater**



# Agenda

- Why do we plan?
- What is an OCP?
- Why are we updating the existing 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 an *Official Community Plan?*

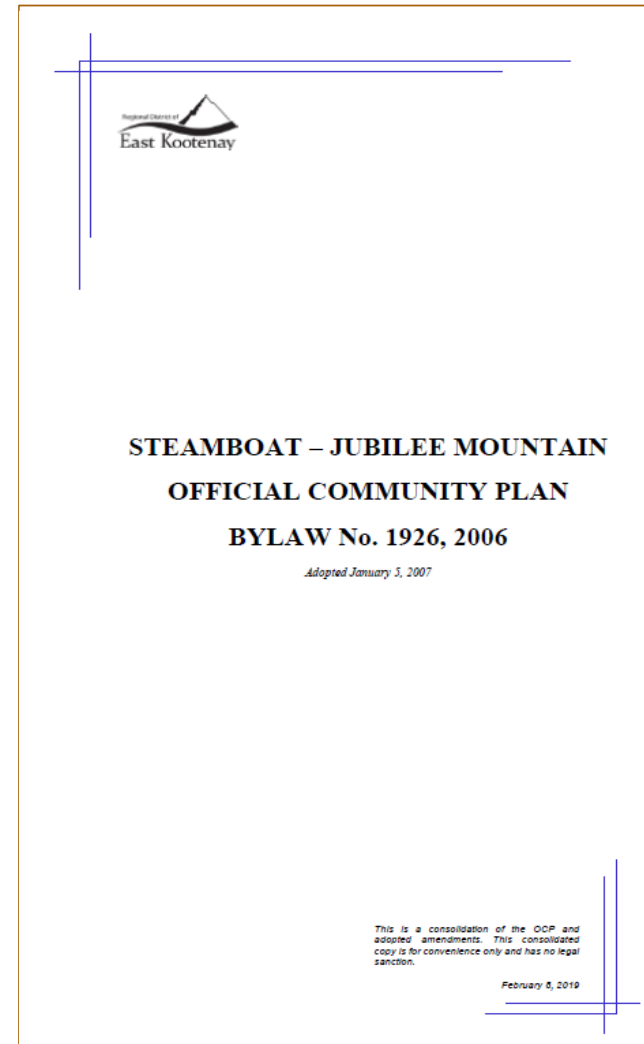
We have a vision and a goal, how do we get there?



# What is the existing plan?

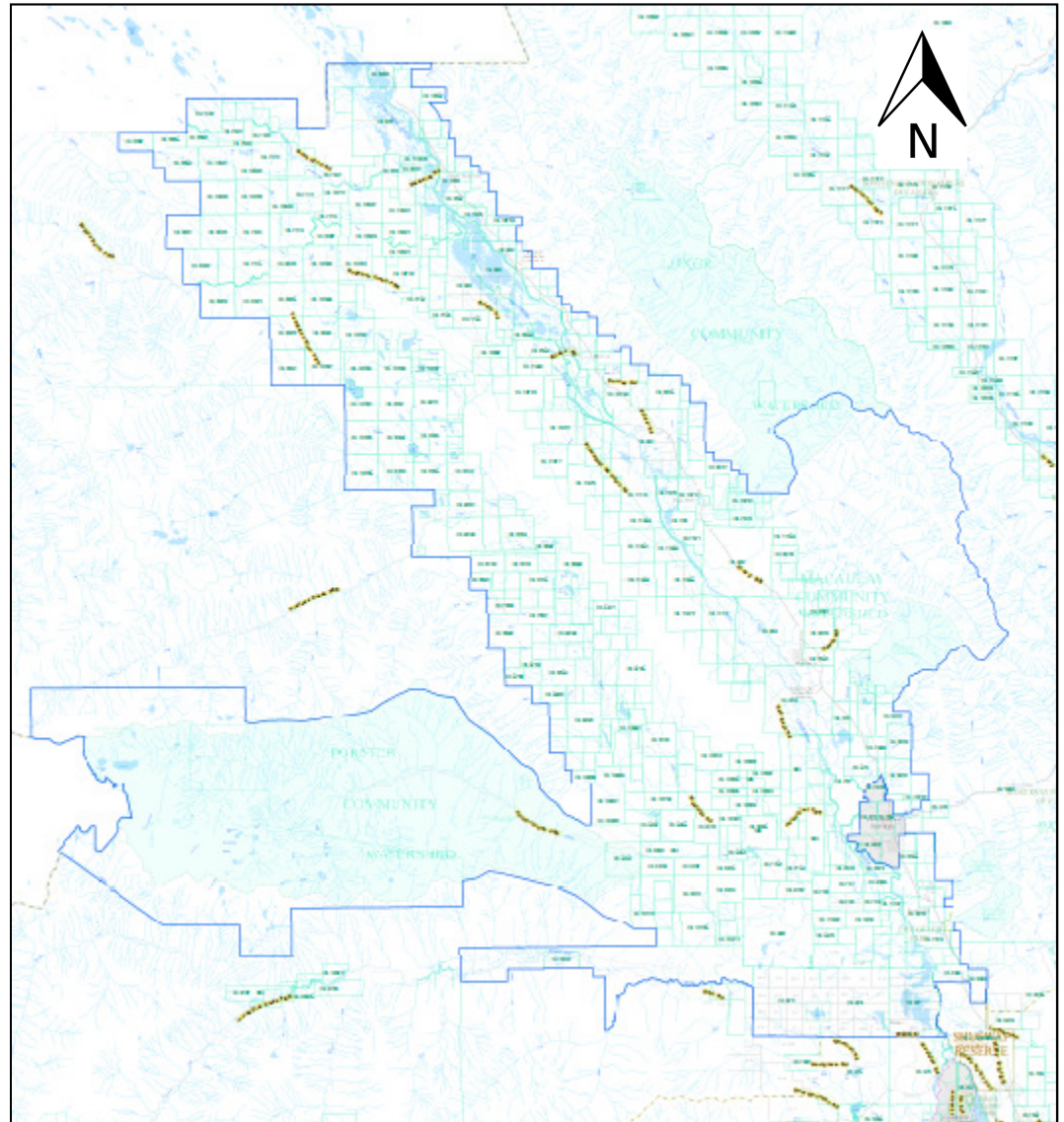
## Goal:

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



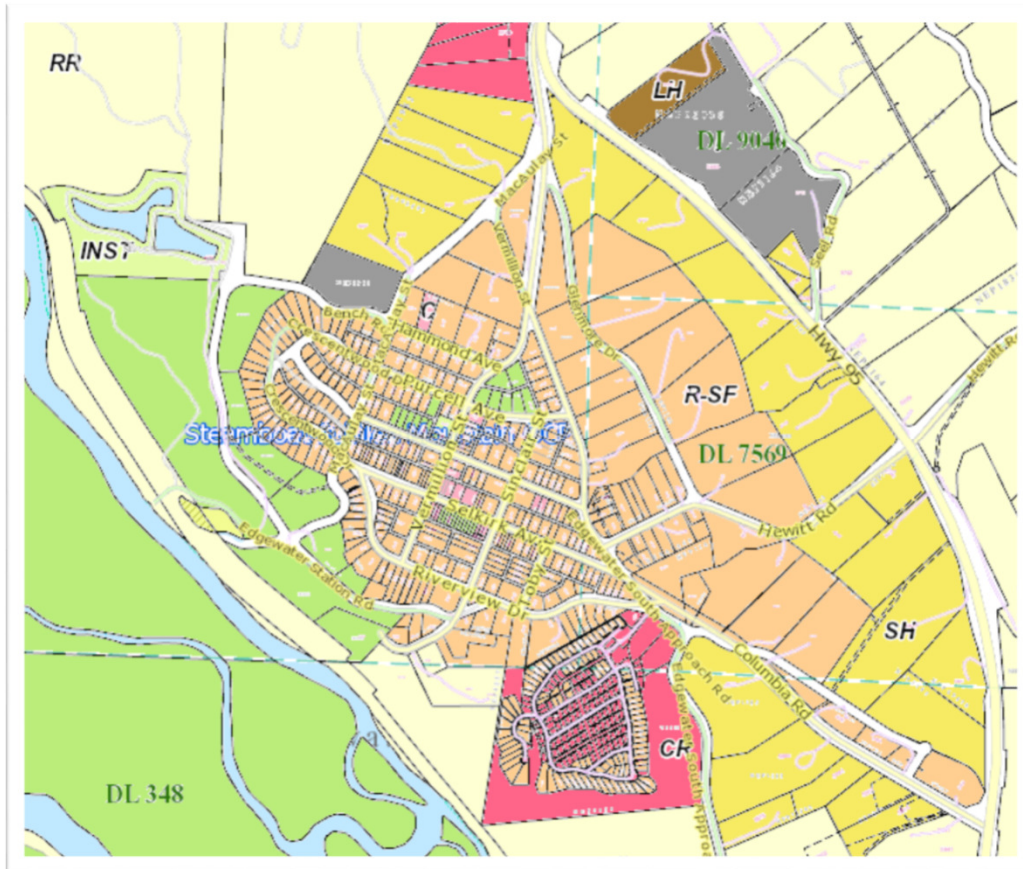
# Plan Area

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 the Radium Resort.





# What does an OCP look like?



**Legend**

<b>Residential and Rural Land Uses</b>	<b>Institutional Land Uses</b>
R-SF Residential Low Density	INST Institutional
R-MF Residential Multi-family	OSRT Open Space, Recreational & Trails
SH Small Holdings	WP Water Protection
LH Large Holdings	<b>Resort Land Uses</b>
RR Rural Resource	RES-MU Resort Mixed Use
	RES-R Resort Recreation
<b>Commercial and Industrial Land Uses</b>	
C Commercial	
CR Commercial - Recreation	
I Industrial	
	Plan Area Boundary

## 4.5 Edgewater

### (1) Background

Edgewater is the largest of the rural communities within the plan area. Edgewater is beginning to see increased development activity. Between January 2000 and April 2006 building permit statistics indicate that 15 manufactured homes have been placed and 23 new homes constructed.

The majority of Edgewater is on the west side of Highway 95 and has 3 access points from the highway. The portion of Edgewater to the east of Highway 95 consists primarily of large rural acreages, with the exception of the seventh which is the primary industrial activity within Edgewater.

The west side of Edgewater consists of a mixed use community with a variety of services for the residents. From the highway the parcel sizes gradually decrease into the village core, which has standard town-sized parcels. Edgewater has an elementary school, community hall, church and cemetery, post office, general store and gas station and several community parks, including a ball diamond.

Historically, residential development in Edgewater has been restricted by the availability of water. Concerns regarding the volume of the present water licence have been addressed, but there are still issues of infrastructure capacity that will have to be addressed before significant additional development occurs in

### Steamboat-Jubilee Mountain Official Community Plan

Edgewater. In 2006, the RDEK took on the functions of the Edgewater Improvement District. Servicing issues are discussed in greater detail in the infrastructure section of this plan.

Through the planning process concerns were raised regarding issues such as the need for a variety of housing types, additional commercial services in the downtown core, more housing availability, preservation of valuable agricultural land, aesthetics and protection of the wetlands.

### (2) Policies

(a) Changes in zoning or applications for removal of land from the ALR that provide for single family and multifamily residential development within the R-SF designated land in Edgewater will be supported in compliance with the following:

- the core of Edgewater is supported for residential infill development upon adoption of this OCP; and
- as the core area approaches maximum infill capacity, the outer R-SF designated land is supported for rezoning for infill development to a density similar to the core area.



(b) New residential development within the R-SF designated lands must be serviced by community sewer and water, subject to Section 12.3 (12) of this Plan.

(c) Parcels to the east of Highway 95 are not generally supported for further subdivision.

(d) If requested by subject landowners, and other infill opportunities have been utilized, an application for a block exclusion from the ALR of land designated for residential development in Edgewater may be supported.



(e) Parcels designated RRR and not within the ALR which are bound by Columbia Road, South Edgewater Road and Highway 95 are generally supported for re-designation to SH, Small Holdings or LH, Large Holdings.



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



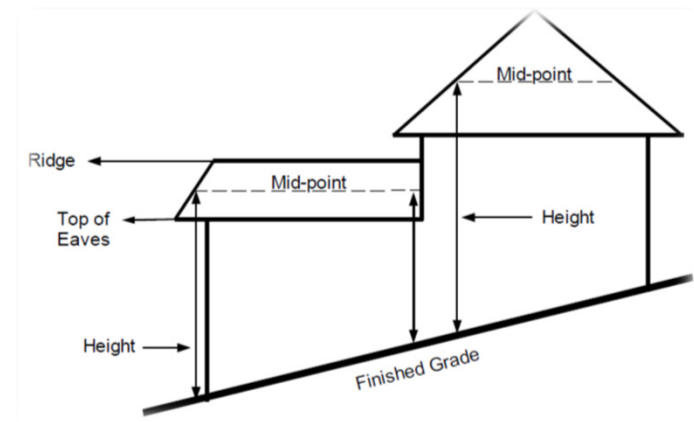
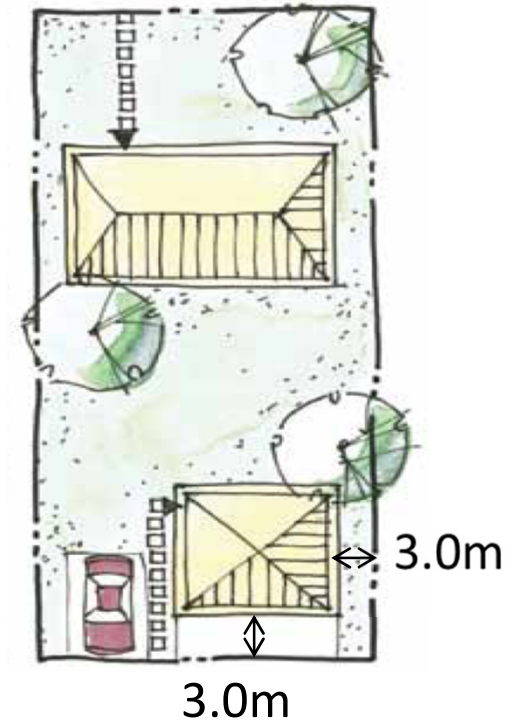
# Zoning Bylaw

- regulates land use through provisions such as:

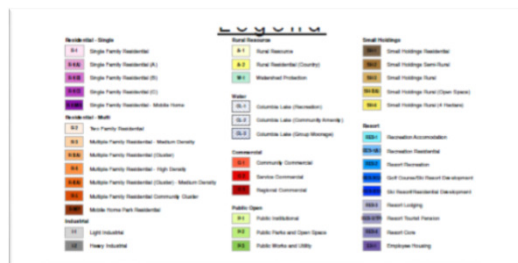
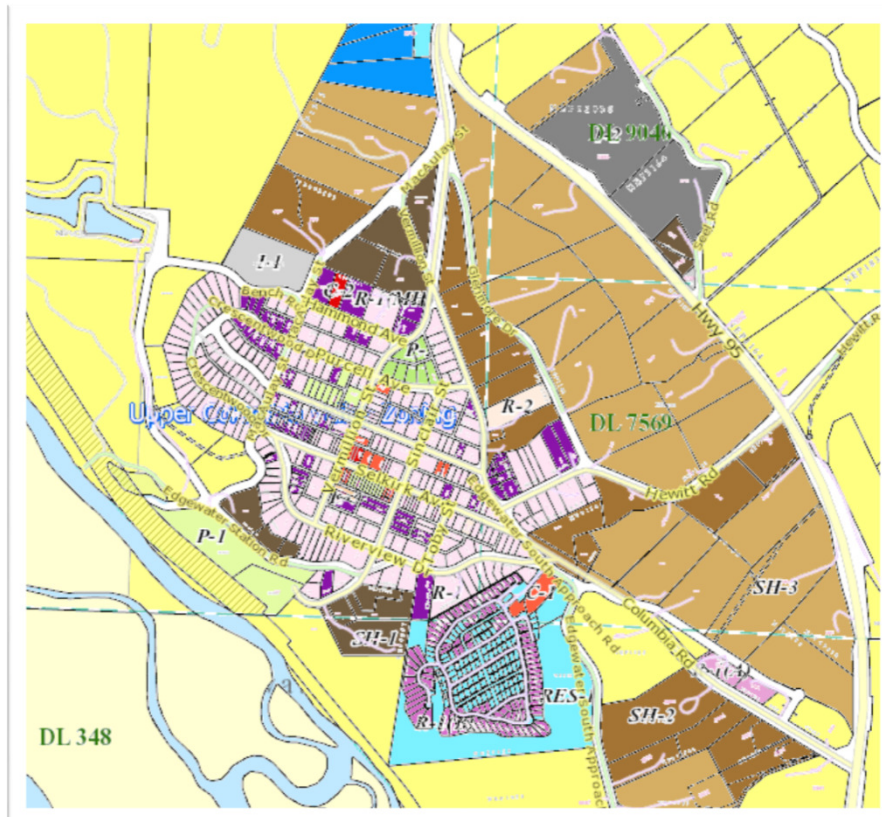
- permitted uses
- density, setbacks
- minimum parcel size
- maximum height
- parking requirements

- assists in limiting incompatible neighboring uses

- provides certainty to land use



# What does a Zoning Bylaw look like?



## SMALL HOLDING SEMI-RURAL ZONE: SH-2

### 7.12 (1) Permitted Uses

Within the SH-2 zone, the following uses only are permitted:

- (a) Single family dwelling;
- (b) Keeping of farm animals;
- (c) Horticulture;
- (d) Veterinary clinic;
- (e) Kennel subject to subsection (5) (d);
- (f) Uses permitted under Section 4.03 of this Bylaw.

### (2) Accessory Uses

- (a) Home based business;
- (b) Auxiliary dwelling unit;
- (c) Other uses, buildings and structures accessory to above permitted uses.

### (3) Parcel Area

No parcel shall be created in the SH-2 zone which is less than 1.0 ha (2.47 ac) in area except as permitted under Sections 5.03 and 5.04 of this Bylaw.

### (4) Density

No person shall site more than one (1) single family dwelling on a parcel in the SH-2 zone.

### (5) Siting

- (a) No person shall site a principal building in the SH-2 zone which has:
  - (i) a front yard less than 7.5 m (24.6 ft);
  - (ii) a rear yard less than 7.5 m (24.6 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.
- (b) No person shall site an accessory building or structure in the SH-2 zone which has:
  - (i) a front yard less than 7.5 m (24.6 ft);
  - (ii) a rear 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;
  - (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.

# Why are we updating the existing OCP now?

Opportunity to:

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





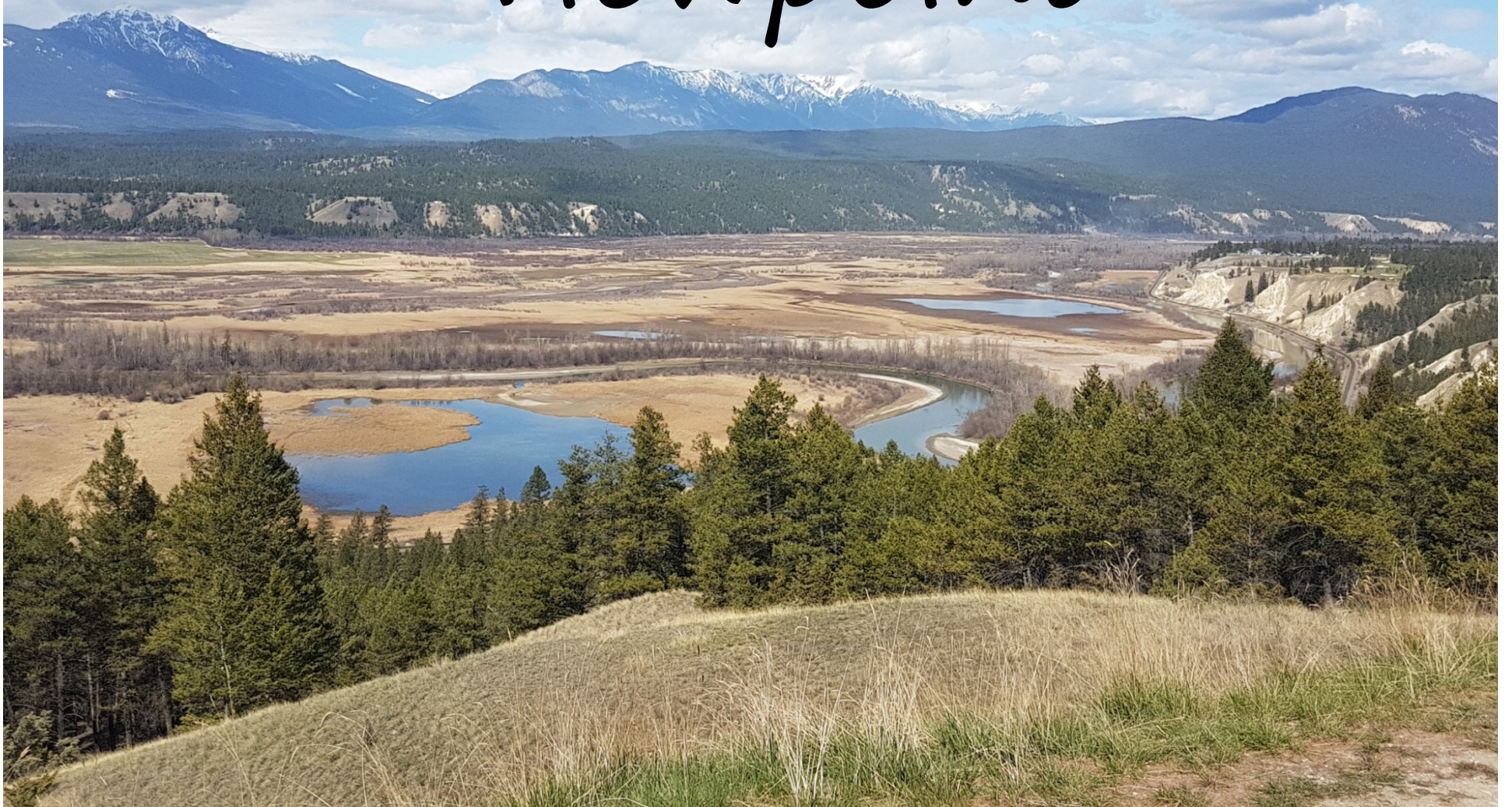
# *What is an Environmentally Sensitive Area Development Permit?*

Land Use Management tool used to mitigate impacts to significant ecosystems and habitats such as:

- Wetland and Riparian Ecosystems
- Grassland Ecosystems
- Old Growth Forests
- Connectivity Corridors
- Habitat for Species at Risk



# *The Community's Viewpoint*





*In the next 10 years...*

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



Enforce existing  
by laws & zoning  
Based on complaints  
People don't like that!

Accessible  
Trail system  
on crown land  
Make trail to  
greenways proposal  
not bypass our community

while there is so  
much farmland,  
attract more  
young farming  
families (adopt  
policies accordingly  
14)

## CREATE YOUR COMMUNITY VISION!

In the next 10 years....

More realistic use of agri. land

Clean up homes that  
are not appealing to all

Problems they  
are not  
environmentally  
damaging!

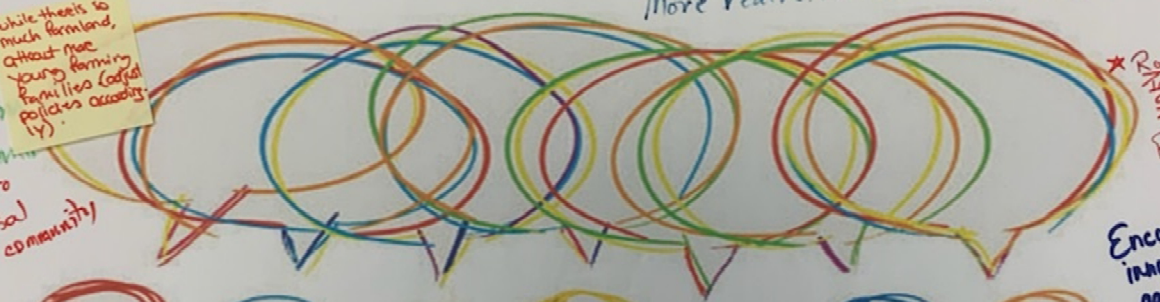
with respect to property owners  
rights!

CLEAN UP RURAL  
PROPERTY'S of  
Donalix Uchachos  
Amen!!

★ Roads maintained  
to Lakes  
Snowmobiling  
Destinations  
for recreational  
use

Encourage  
innovative  
agriculture  
"yes please"  
(commercial  
zones for the  
greenhouse)

Keep housing &  
land available &  
affordable for  
our children



COMMERCIAL  
& INDUSTRIAL  
DEVELOPMENT

RESIDENTIAL  
DEVELOPMENT

ENVIRONMENTAL  
CONSIDERATIONS

RECREATIONAL  
OPPORTUNITIES

AGRICULTURE

we must have more commercial and residential properties that are affordable  
and designated as such. We want a community that can support itself (more people)  
We are not just a playground for communities to the south



# *Use in Official Community Plan*

Vision: I'd like to see the agricultural nature of Edgewater preserved.

OCP Policy: New residential development is directed to land within existing development nodes or to parcels outside of the ALR.

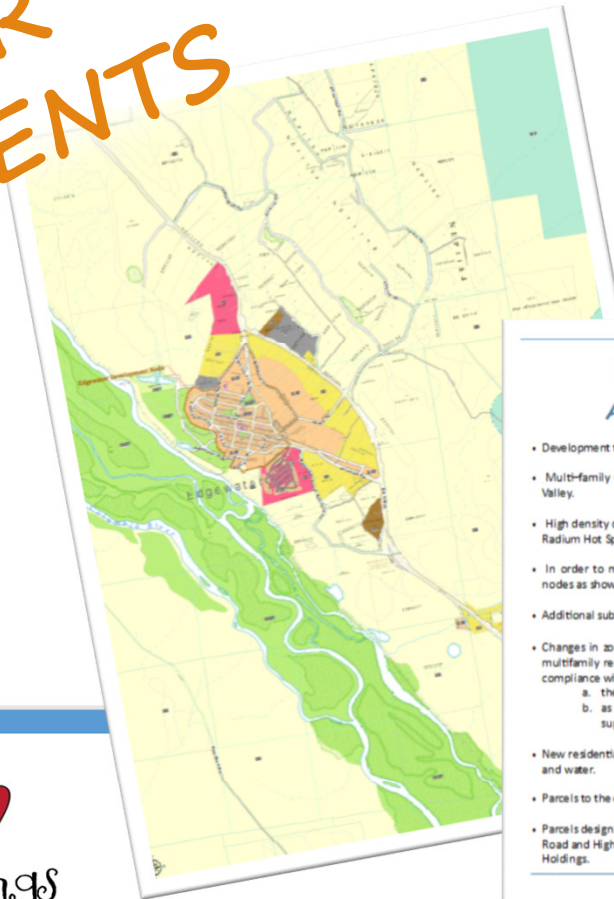


# *Comments/Concerns*

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



# YOUR COMMENTS



Edgewater -  
a few of our  
favorite things



## Edgewater Residential Policy

### Are we still on the right track?

- Development that maintains the rural nature of the plan area is encouraged.
- Multi-family development within the plan area is directed to the community center area.
- High density development is directed to municipalities such as the District of Columbia and Radium Hot Springs.
- In order to maintain a compact footprint new development is directed to nodes as shown below:
- Additional subdivision along the Highway 95 corridor is generally not supported.
- Changes in zoning or applications for removal of land from the ALR that prohibit multifamily residential development within the RSF designated land in Edgewater compliance with the following:
  - a. the core of Edgewater is supported for residential infill development
  - b. as the core area approaches maximum infill capacity, the outer area is supported for rezoning for infill development to a density similar to the core
- New residential development within the RSF designated lands must be served by water.
- Parcels to the east of Highway 95 are not generally supported for further subdivision.
- Parcels designated RR and not within the ALR which are bound by Columbia Road, South Edgewater Road and Highway 95 are generally supported for re-designation to SH, Small Holdings or LH, Large Holdings.



COMMENTS:



RDEK OWNED  
RESIDENTIAL PROPERTY

RDEK OWNED  
COMMERCIAL PROPERTY

What would you like to see done with the existing buildings?

How can the commercial property become economically self sufficient?

Should tax dollars be used for renovations and/or new construction? (If supported, further consultation, cost breakdowns & analysis would be completed prior to RDEK decision)



Do you see the RDEK residential lot being used for commercial uses in the future?

Please share your thoughts and ideas regarding the RDEK owned parcels!



brain  
STORMING

What can be done to improve the existing buildings?

# Comments/Concerns 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*

Comment: There are no places for new businesses.

OCP Policy: Rezoning applications to create commercial development are generally supported at \_\_\_\_\_.

# 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*

