

STEAMBOAT – JUBILEE MOUNTAIN OCP

Community Planning Meeting

July 25 Brisco



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?*

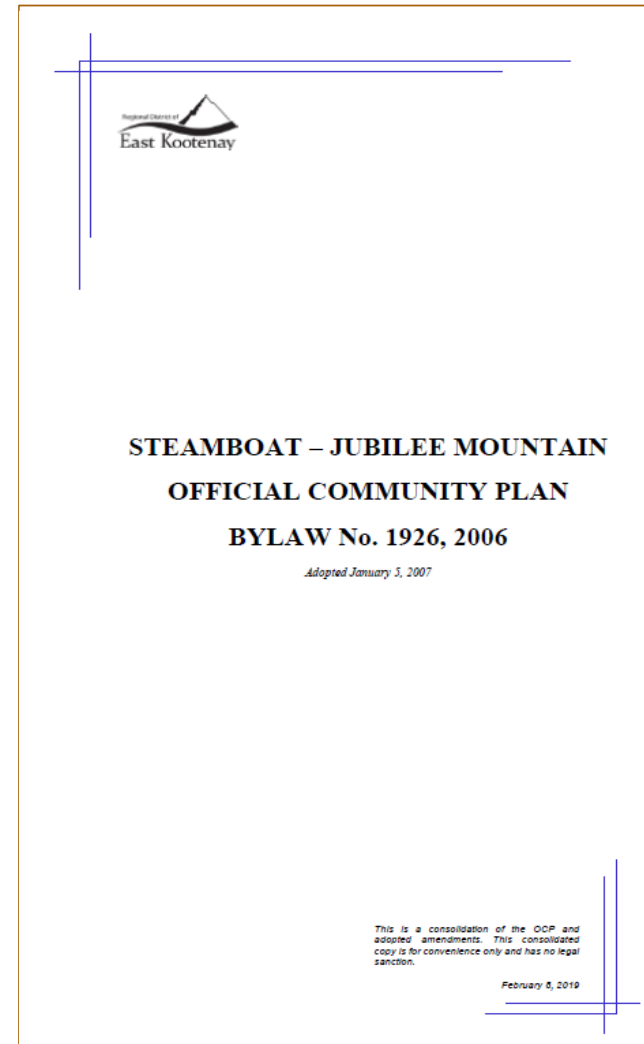
We have a vision and a goal, how do we get there?



What is the existing plan?

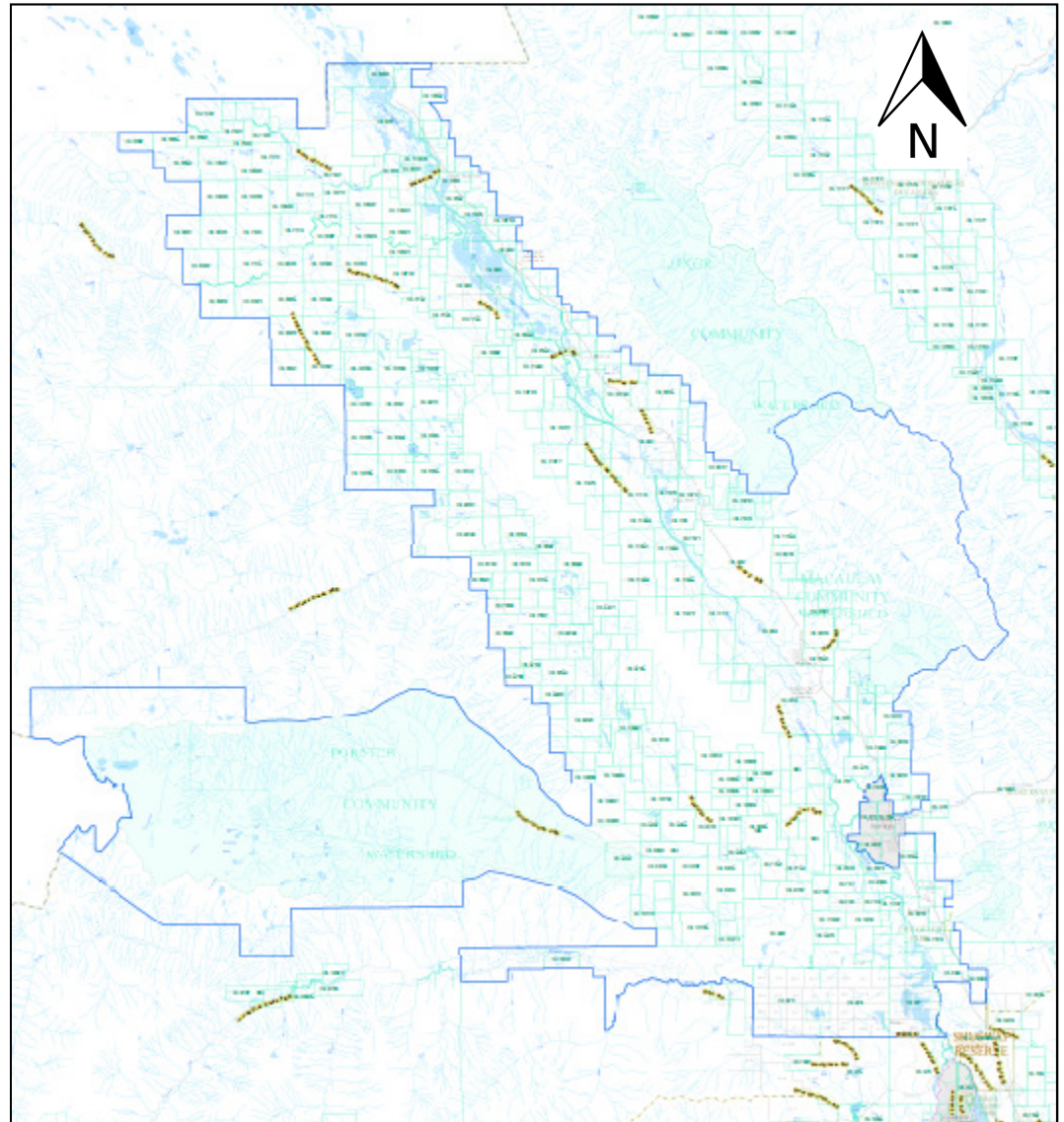
Goal:

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

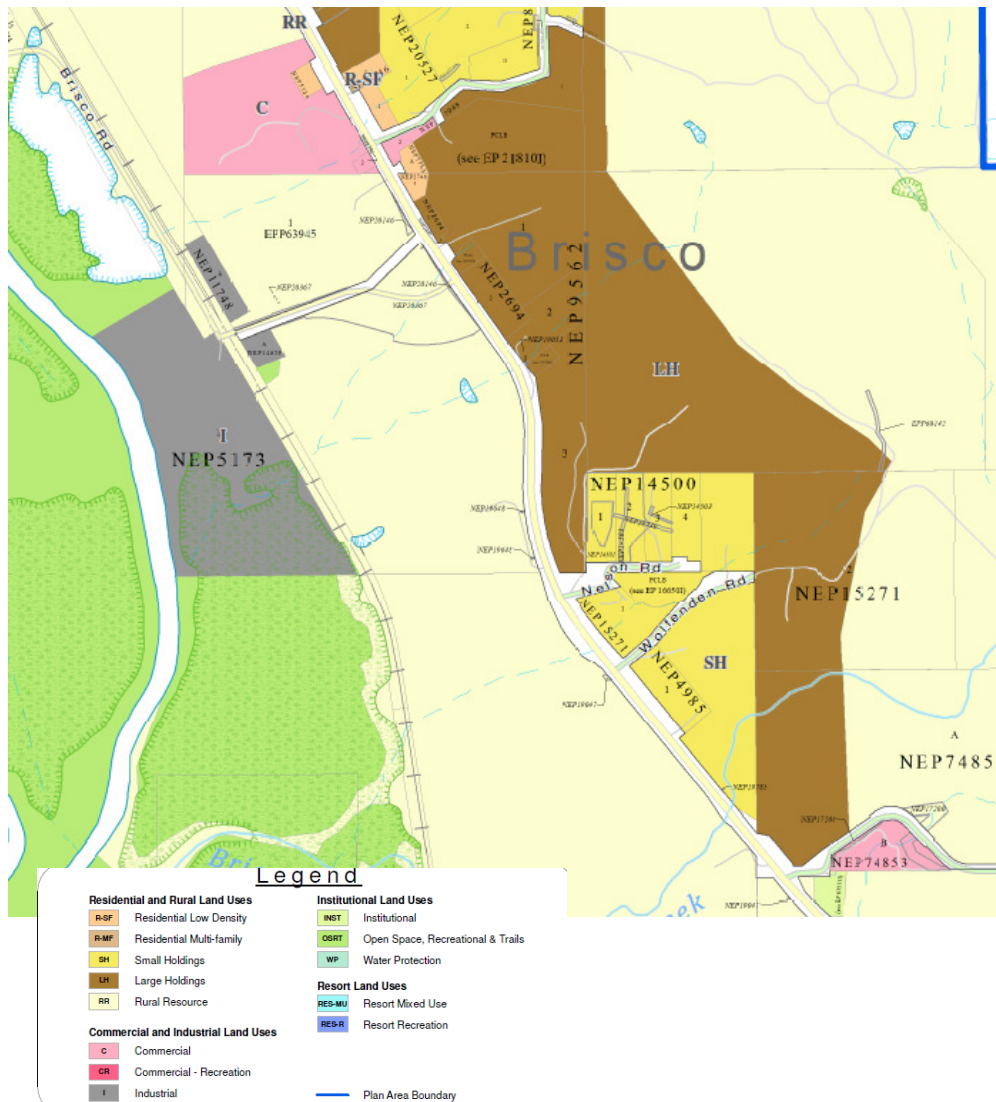


Plan Area

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?



Steamboat-Jubilee Mountain Official Community Plan

4. RESIDENTIAL LAND USE

4.1 Background

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

- (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.
- (4) In order to maintain a compact footprint new development is directed to the existing development nodes of Wilmer, Dry Gulch, Edgewater, Brisco, Spur Valley and Spillimacheen as shown in Schedules D – D6.

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



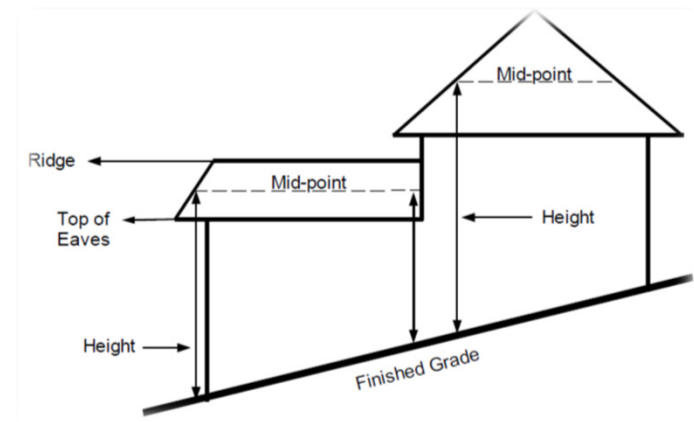
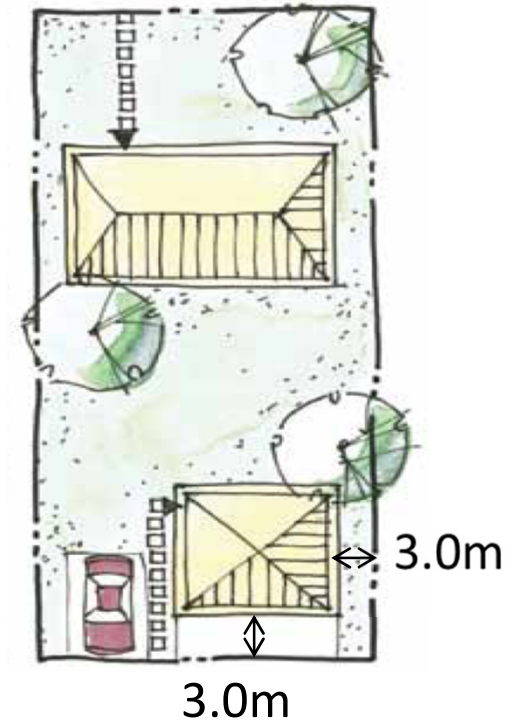
Zoning Bylaw

- regulates land use through provisions such as:

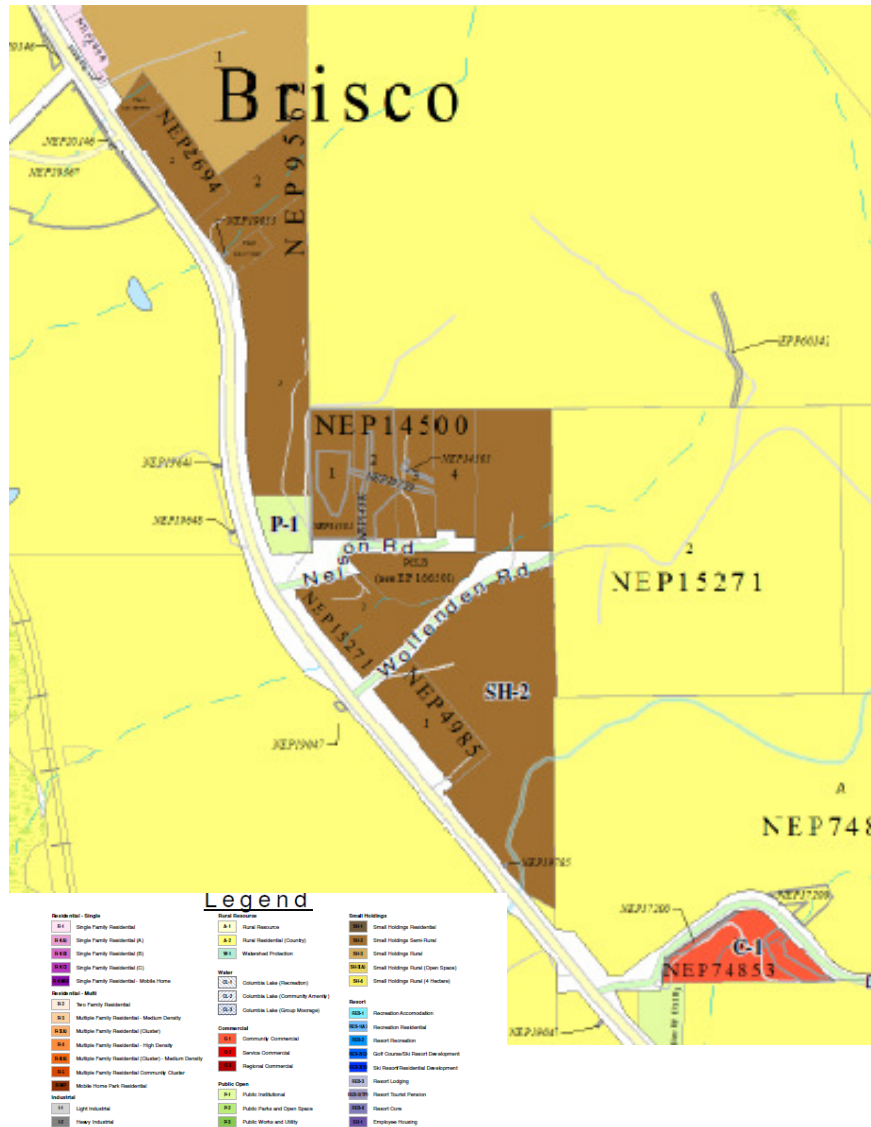
- permitted uses
- density, setbacks
- minimum parcel size
- maximum height
- parking requirements

- 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) Kenel 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



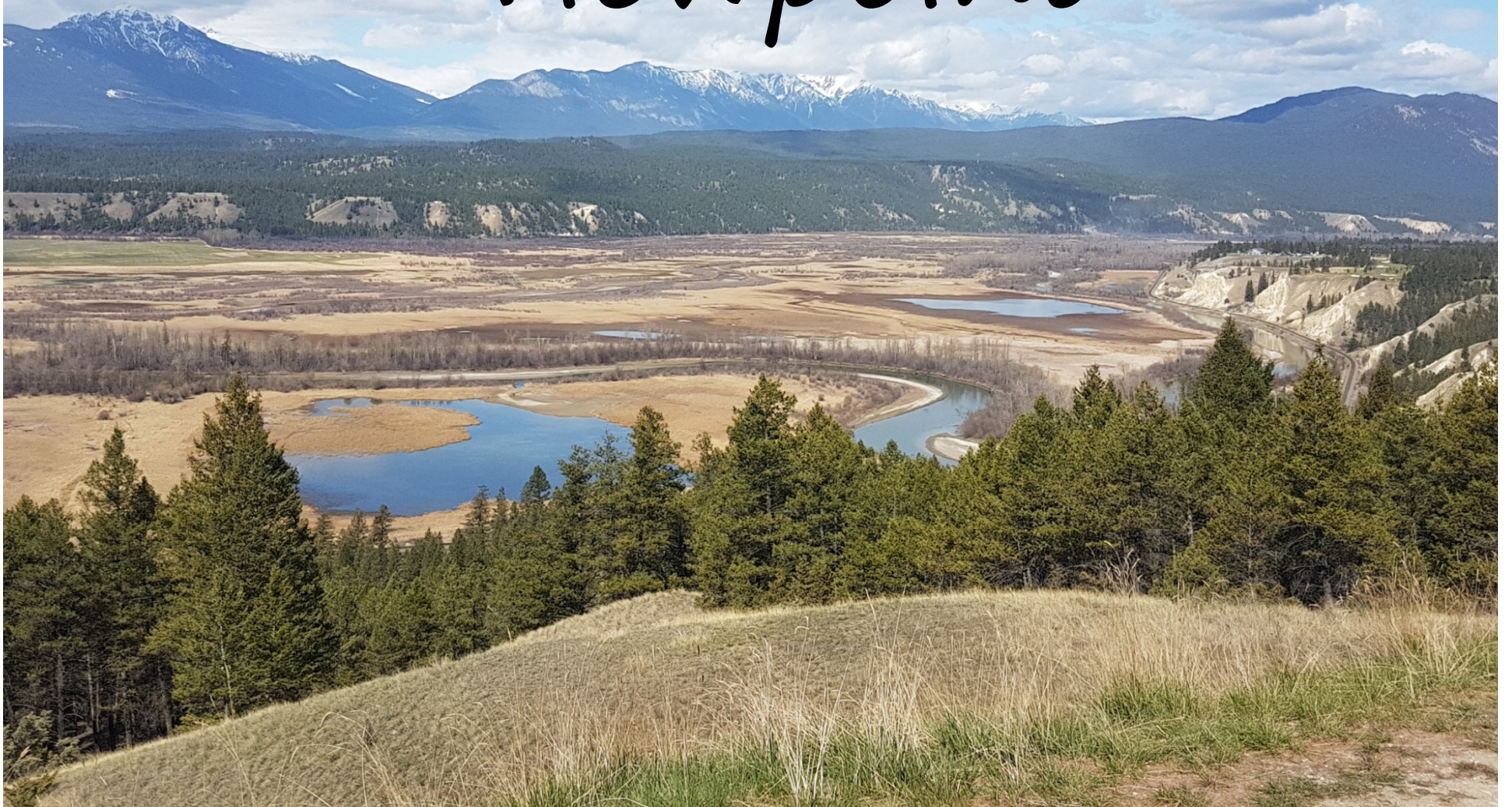
What is an Environmentally Sensitive Area Development Permit?

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?**



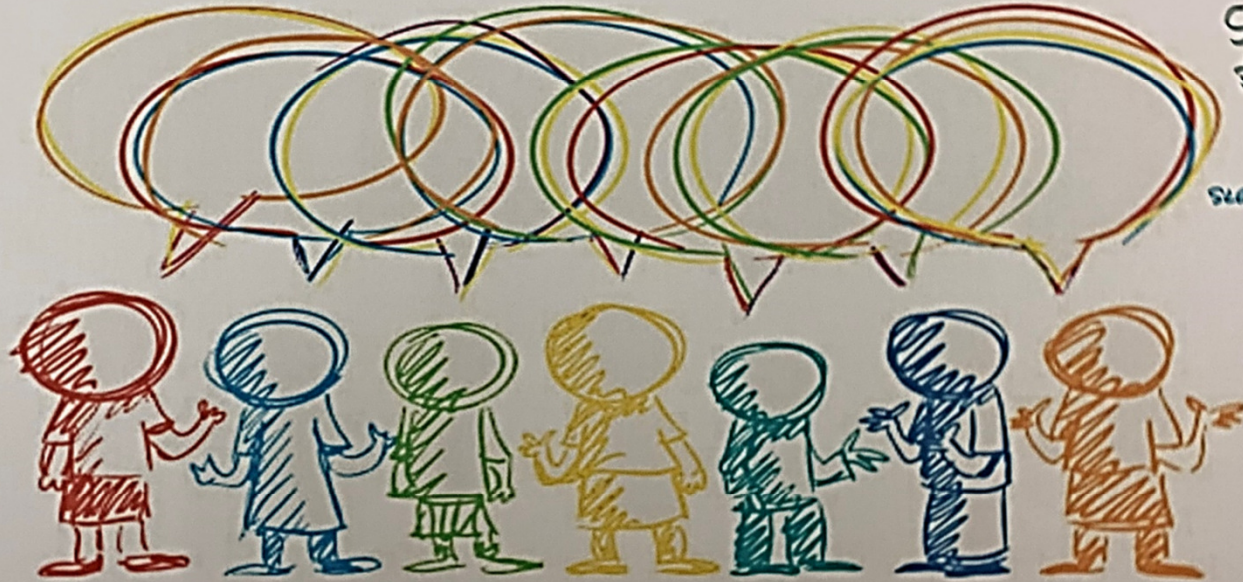
CREATE YOUR COMMUNITY VISION!

In the next 10 years....

How do you
want to see
your community
in 10 years?

More families
move here with
children
Safe walking
places for
seniors
(especially
in winter)

Slow Development



COMMERCIAL
& INDUSTRIAL
DEVELOPMENT

RESIDENTIAL
DEVELOPMENT

ENVIRONMENTAL
CONSIDERATIONS

RECREATIONAL
OPPORTUNITIES

AGRICULTURE

Limit shoreline
access to water bodies
during nesting time.

Use in Official Community Plan

Vision: I'd like to see the agricultural nature of Brisco and Spillimacheen preserved.

OCP Policy: Development is to be contained within the existing community footprint and compatible with surrounding parcel size and density.

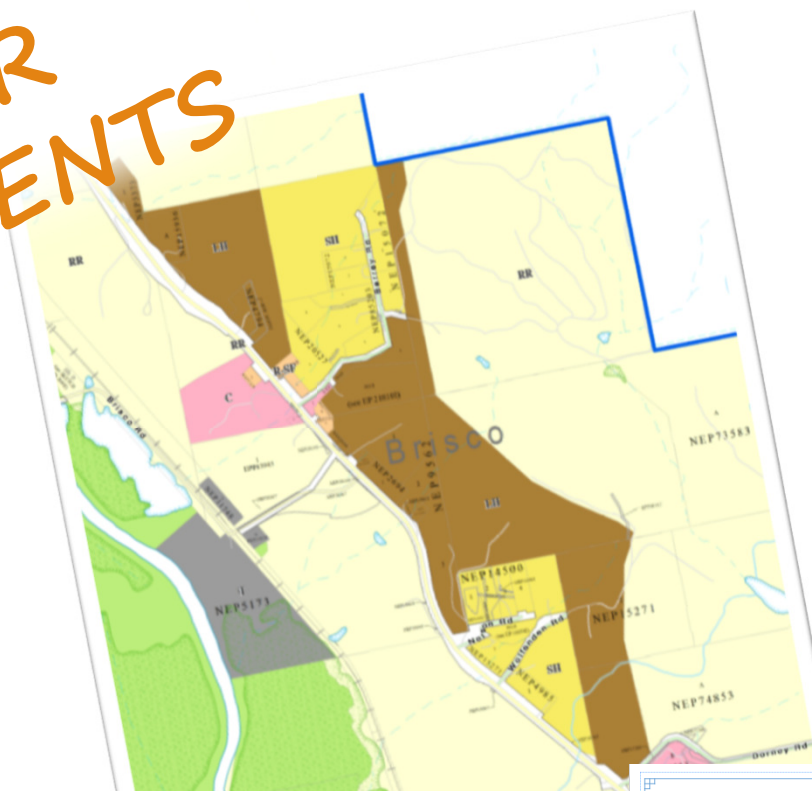


Comments/Concerns

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



YOUR COMMENTS



Are the existing Commercial & Industrial Policies still relevant?

COMMERCIAL

- The need for new small scale commercial development has been recognized and is encouraged to be located within existing development nodes and as designated as Commercial on the map schedules.
- Commercial development outside of community nodes and along the highway corridor is generally not supported.
- Large scale commercial development is encouraged to be located within nearby municipalities.
- Commercial development should be compatible with the rural form, character and density of the plan area.

INDUSTRIAL

- Applications for industrial development will be considered with concern for compatibility of adjacent land uses.
- New sand and gravel extraction operations will/will not be supported subject to conflicts with adjacent uses and human settlement patterns.
- Existing industrial developments are encouraged to consider impacts to neighboring uses or properties and to work with stakeholders to mitigate such impacts and minimize noise and traffic outside of normal business hours.



COMMENTS:

Spur Valley, Brisco, &
Spillimacheen -

a few of our
favorite things



Spur Valley Existing Residential Policies

EXISTING POLICY	COMMENTS
Amendments to the current land use designations or applications for exclusion from the Agricultural Land Reserve or zoning changes not consistent with the current land use designations may be considered in conjunction with the development of a comprehensive plan for the overall development of District Lots 9047, 7574 and 10717.	

Brisco & Spillimacheen Existing Residential Policies

EXISTING POLICIES	COMMENTS
Development is to be contained within the existing community footprint and compatible with surrounding parcel size and density.	
The maximum extent of infill development and small parcel creation is as designated on Schedules D5 and D6.	

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



Sign up for
Community Email Updates