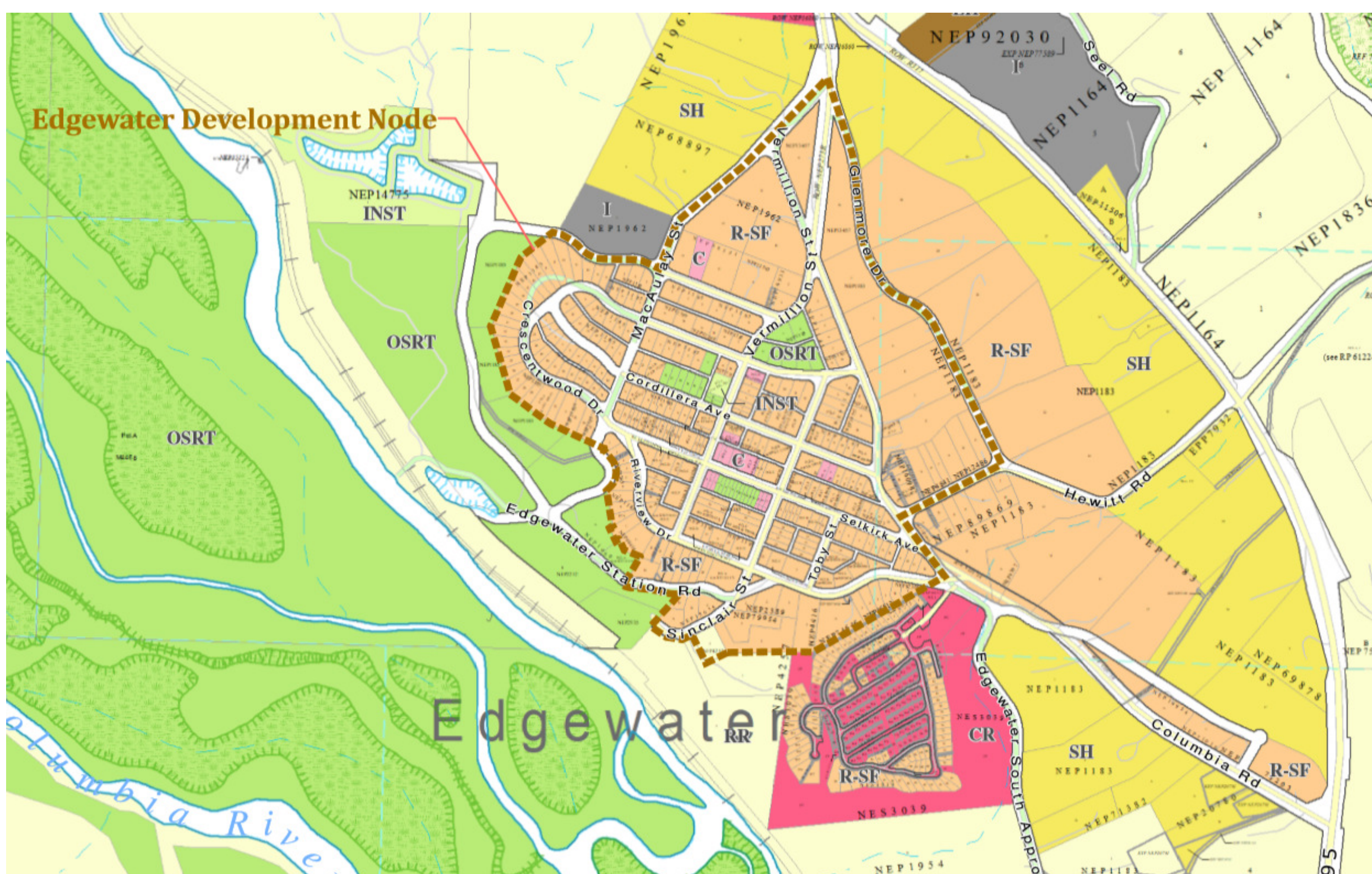


Edgewater Residential Policies

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 of Edgewater and Spur Valley.
- High density development is directed to municipalities such as the District of Invermere or the Village of Radium Hot Springs.
- In order to maintain a compact footprint new development is directed to the existing development 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 provide for single family and multifamily residential development within the R-SF designated land in Edgewater will be supported in compliance with the following:
 - a. the core of Edgewater is supported for residential infill development; and
 - b. 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 the core area.
- New residential development within the R-SF designated lands must be serviced by community sewer and 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:

Are the existing Commercial & Industrial policies still relevant?

COMMERCIAL

- Commercial development outside of community nodes and along the highway corridor is not generally 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.
- Ecotourism activities that provide economic diversification and have limited impacts to the environment, agriculture and heritage resources are encouraged.
- New commercial developments adjacent to agricultural, residential or industrial operations are encouraged to employ adequate buffering and setbacks to minimize the potential for conflicts.
- Existing commercial and business developments are encouraged to consider impacts to neighbouring uses or properties and to work with stakeholders to mitigate such impacts and minimize noise and traffic outside of normal business hours.

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:



What is your vision for the RDEK owned Commercial & Residential properties?

BACKGROUND

As per the November 2010 community engagement report titled “Working Towards a Sustainable Economy in Edgewater”, community responses indicated that the building could house the following which would benefit the community:

- Post Office
- Display Windows for Businesses (\$ generating)
- Café / Bakery (\$ generating)
- Library / Resource Centre
- Day Care (\$ generating)
- Business Centre (\$ generating)
- Medical / Pharmacy (one day/week)
- ATM
- Tourism Centre

It was also concluded that building a new 3500 square foot building to house the proposed uses would not be feasible given the assumed revenues and costs at that time.

Other options included:

OPTION	ACTION
Do nothing	Building will continue to deteriorate – this action is not viable over long term
Lower construction costs	Prefab buildings / Community “barn raising” opportunity
Look at other ways of providing services	Renovate the Community Hall to accommodate the proposed uses
Explore the feasibility of maintaining and improving existing building	Inspection & Assessment required



What is your vision for the RDEK owned Commercial and Residential properties?



Steamboat Jubilee Mountain OCP
Designated C, Commercial
- intended for the local commercial uses
as identified in the zoning bylaw.

RDEK OWNED

RESIDENTIAL PROPERTY

RDEK OWNED

COMMERCIAL PROPERTY

UPPER COLUMBIA VALLEY ZONING BYLAW No. 900

Community Commercial Zone: C-1

Permitted Uses

- The following retail trade industries:
 - (i) food, beverage, and drug store
 - (ii) shoe, apparel, fabric, and yarn store
 - (iii) household furniture, appliance, and furnishing store
 - (iv) general retail store
 - (v) other retail stores
- The following personal and household services:
 - (i) beauty and barber shop
 - (ii) dry cleaning and laundry establishment
- Business and professional office
- Medical and dental clinic
- Child care facility
- Billiard hall, bowling alley, dance hall and amusement arcade
- Miniature golf
- Theatre and cinema
- School and studio for art, music, theatre, and dancing
- Beauty and barber shop school
- Fitness centre, racquet club, health spa
- Food service
- Tavern, bar, nightclub, and pub
- Hotel and motor hotel
- Motel
- Tourist court
- Tourist information facility
- Bus depot
- Funeral home
- Club or lodge
- Publishing and printing industry
- Greenhouse and nursery product
- Sub-post office
- Government services



FEEDBACK



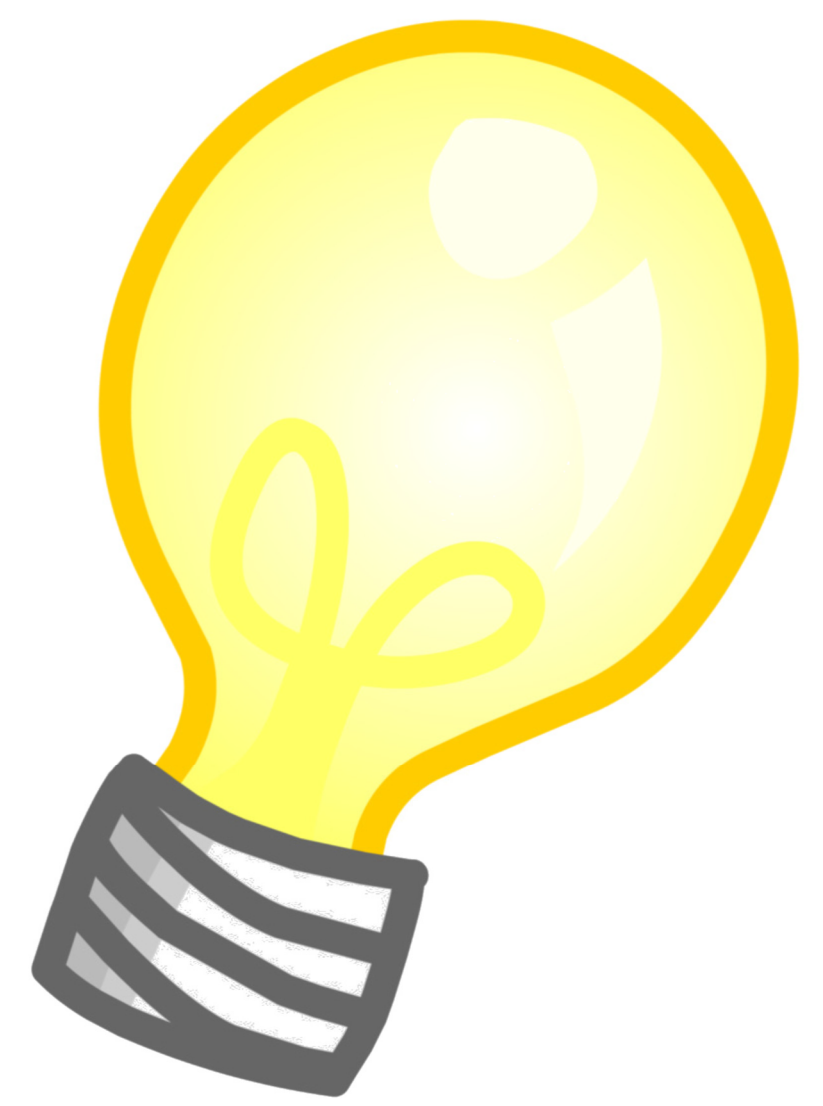
RDEK OWNED
RESIDENTIAL PROPERTY

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?