

Goals of the Steamboat - Jubilee Mountain Official Community Plan Planning Process



check-in on existing land use policies



re-visit the vision for Edgewater's
commercial core



include Wildfire Hazard Development
Permits



include Environmentally Sensitive Area
Development Permits

PLANNING PROCESS

Introduction

- Board Authorization - April 2019
- Introductory Newsletter - July 2019
- Introductory Meetings - July 2019

Consultation & Engagement

- ESA Mapping Request for Proposal - Sept 2019
- ESA Mapping Completion - Nov 2019
- Newsletter 2 - Jan 2020
- Survey - Jan to Feb 20, 2020
- **Community Meeting – September**
- Comment Period – October 19, 2020
- Revisions & further public engagement (if necessary)

Formal Bylaw Process

- First and Second Reading by RDEK Board
- Public Hearing
- Consideration for Adoption

DEVELOPMENT PERMITS

Development Permits are tools that local governments can use as a check system during development to ensure that certain goals, guidelines or safe development standards are being met. The RDEK is proposing to include the following two development permits in the Steamboat – Jubilee Mountain OCP:

Wildfire Hazard Area

- Where: Throughout the plan area
- When: Placement or construction of a dwelling unit or additions to a dwelling unit which increase the footprint by an amount greater than 25%

Environmentally Sensitive Areas

- Where: Environmentally Sensitive Areas as shown on Map Schedules
- When:
 - Subdivision creating one or more vacant parcel(s);
 - Construction, addition or alteration of a building or structure within an ESA; or
 - Alteration of land, including the removal of vegetation or site grading

DEVELOPMENT PERMITS

There are activities or conditions when an ESA Development Permit is not required. The following is a summary of those conditions. Please refer to the draft OCP for the exemptions in their entirety. An ESA DP is not required if the proposed activity is limited to:

E X E M P T I O N S

- internal alterations.
- reconstruction, renovation, repair of, or addition to existing buildings or structures which increase the development footprint by an amount less than 25%.
- installation, repair or placement of utilities infrastructure within a public road right of way.
- general road or railway construction or maintenance within a public right of way or railway right of way.
- removal or pruning of hazardous trees, ecosystem restoration project, or supplementing or maintaining natural existing vegetation.

DEVELOPMENT PERMITS

There are activities or conditions when an ESA Development Permit is not required. The following is a summary of those conditions. Please refer to the draft OCP for the exemptions in their entirety. An ESA DP is not required if the proposed activity is limited to:

E X E M P T I O N S

- normal agricultural practices as defined in the Farm Practices Protection (Right to Farm) Act or designated as farm use within the ALC and Regulations.
- a QEP conducting a site visit and certifying in a signed letter that the environmentally sensitive area is not present on the parcel.
- permanently and adequately protecting the land and ESA values by means such as a conservation covenant, returning to Crown ownership, or provided as public park.
- timber harvesting, forest road construction, grazing enhancement, forest recreation or other forest management activities on Crown land.

DEVELOPMENT PERMITS

There are activities or conditions when an ESA Development Permit is not required. The following is a summary of those conditions. Please refer to the draft OCP for the exemptions in their entirety. An ESA DP is not required if the proposed activity:

E X E M P T I O N S

- is conducted under the authority of the Provincial Emergency Program or is intended to resolve emergency situations.
- is limited to drilling a well or installation of a septic tank, drainage field, or sewage treatment system. This exemption does not apply within wetland or riparian ecosystem areas.
- is limited to the installation of a retaining wall or shoreline/bank protection device.
- is limited to subdivision which solely involves parcel line adjustments.
- involves the development or management of a provincial park.

RDEK OWNED RESIDENTIAL PROPERTY, EDGEWATER



The survey results indicated that the community would support the sale of the RDEK owned residential property and that the rezoning the property from residential to commercial is also supported.

Proposed Policy

- The rezoning of Lots 15-17 Block 7 Plan NEP1185 DL 353, Kootenay District to a commercial use is supported.

RDEK OWNED COMMERCIAL PROPERTY, EDGEWATER



In 2010, the Regional District partnered with Columbia Basin Trust to conduct a community consultation process regarding the revitalization of the Regional District owned commercial property in Edgewater. The community provided input on what commercial services would be preferred and a list of options that could be pursued to address the aging buildings. One of the goals of this planning process was to determine the current preference for the future of these buildings.

Proposed Policy

- The creation of a community group supported by Regional District staff dedicated to advancing the revitalization of the Regional District owned commercial buildings is supported.

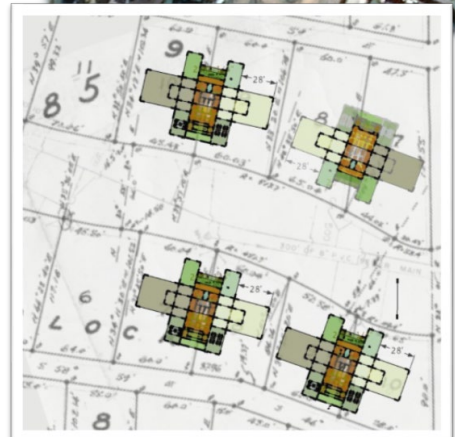
PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT, EDGEWATER

The property owner has requested that the OCP support the property highlighted below be developed for seniors/affordable multi-unit development. If this type of development was supported in the OCP, the property would still require an approved rezoning application including a public hearing prior to building permit stage.

As the Regional District does not regulate the cost of accommodation or the user, only the use, the policy proposed is to support multi-family units on these lots. Who resides in these dwellings and the cost would be at the discretion of the property owner.

Do you have any comments/concerns if the property below was supported for multi-unit development?

Lots 7 to 10, Block 8, DL 353 Plan 1185
Lots 7 to 10, Block 9, DL 353 Plan 1185



PROPOSED AGRICULTURAL & COMMERCIAL DEVELOPMENT, SPILLIMACHEEN

The property owner has requested that the OCP support the property highlighted below be developed for an agricultural and commercial multi-use development including employee housing. If this type of development was supported in the OCP, the property would still require an approved rezoning application from the RDEK which includes a public hearing.

Do you have any comments/concerns if the OCP contained policies to support this type of development?

Parcel A, Block 1, DL 2566, Plan 1139
Parcel B, Block 1, DL 2566, Plan 1139
Parcel C, Block 1, DL 2566, Plan 1139
Parcel A, Block 2, DL 2566, Plan 1139
Parcel B, Block 2, DL 2566, Plan 1139



- Honey Production
- Honey Winery (Mead) Production Facility
- Café (seating for approx. 60 patrons)
- Gift/Retail Store
- Staff/Employee Housing
(8 units – approx. 250 ft² each)



Do you have a fever, cough or shortness of breath



Have you had close contact with a person who may have COVID-19?



Have you travelled in the past 14 days?



Welcome to the Steamboat - Jubilee Mountain Official Community Plan Open House

What's on the Agenda?

1:00 pm to 4:00 pm

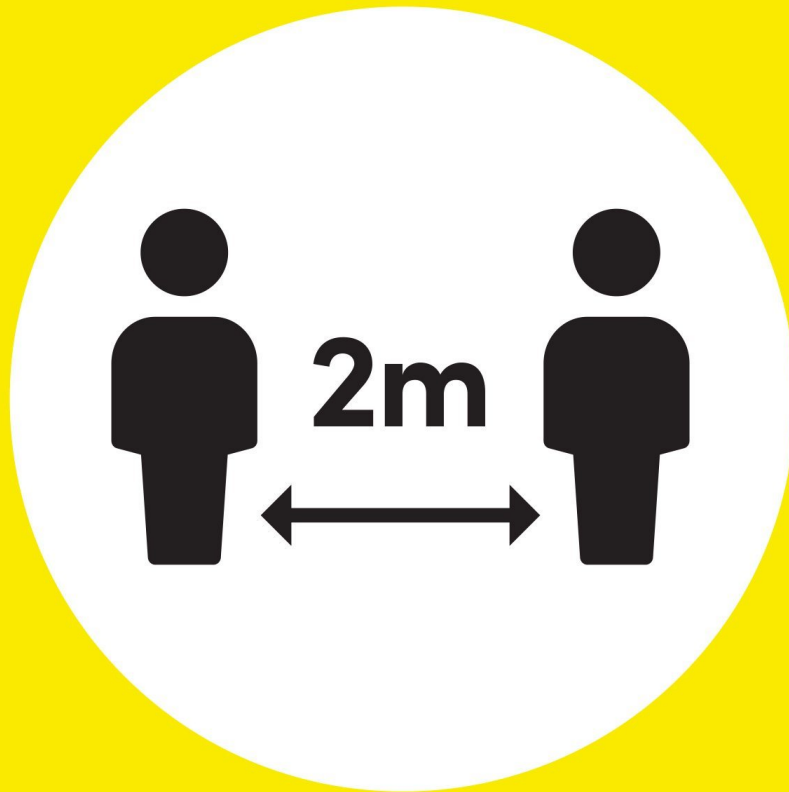
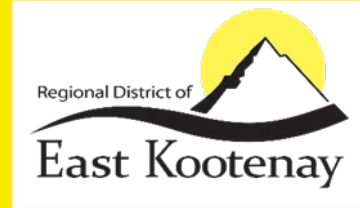
7:00 to 9:00 pm

**Review Poster Boards & draft OCP
Director Gerry Wilkie and RDEK Staff, Michele Bates
are available for discussion and to answer any
questions you may have.**

**Copies of the Community Survey Summary,
draft OCP & map schedules are available for your
review.**

***Please follow the direction arrows, use
hand sanitizer stations & maintain 2m
physical separation.***

Coronavirus **COVID-19**

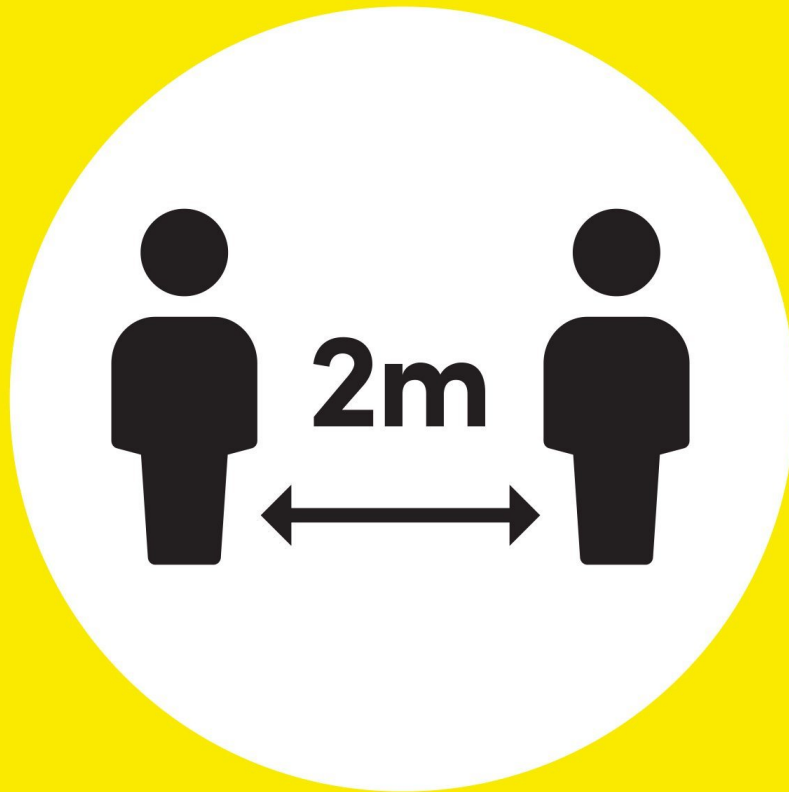
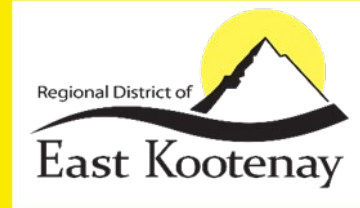


Distance

yourself at least 2 meters away
from other people at all times

**STAY
ALERT** ▶ **CONTROL
THE VIRUS** ▶ **SAVE
LIVES**

Coronavirus **COVID-19**



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