



Steamboat– Jubille Mountain OCP

# INTRODUCTORY PUBLIC ENGAGEMENT

*Results | 2020*



## Engagement summary

Results of the survey showed that the majority of those who responded are year round residents who have resided or owned their property for more than 16 years. Protection of the natural environment and retention of the character of the plan area were noted as two of the highest concerns. Development of single family lots and small acreages were supported within existing developed nodes with a preference to maintain the natural environment and existing agricultural and rural areas. Small local retails and service shops were also supported in existing developed nodes such as Edgewater and Radium. The majority of respondents

did not support additional Industrial development citing concerns such as compatibility with neighboring areas and environment.

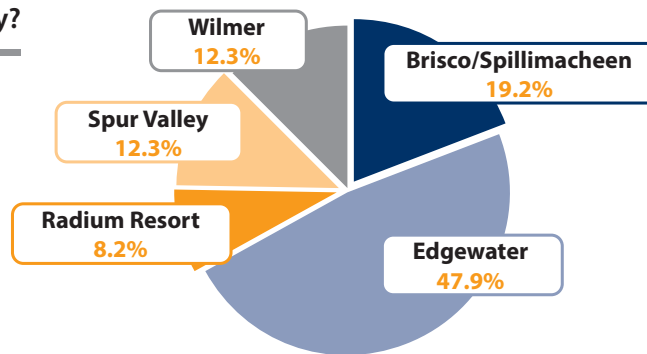
**Please note** that questions 2 to 7 were only visible to those who responded “Edgewater” to Question 1. The goal of these questions was to receive feedback on the preferred next steps regarding the RDEK owned commercial and residential properties within the Edgewater core.

Thank you to everyone who took the time to respond to the survey!

## Survey Summary

### 1 Where in the plan area do you own property?

73 RESPONSES/0 SKIPPED



**2** In 2010, the RDEK partnered with Columbia Basin Trust to conduct a community consultation process regarding the revitalization of the RDEK 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 (as shown below). Please rank your preferred option (1 for your most favored outcome, 5 for your least).

34 RESPONSES/39 SKIPPED

Community “barn-raising” to construct new building (this would result in a lower cost of construction/could bring the project closer to feasibility)

Renovate the existing buildings (inspection and assessment would be required/costs would need to be assessed)

Construct a new building (most expensive option/potential to run in a deficit based on potential renters)

Remove buildings - create greenspace (costs would need to be assessed)

Do nothing (buildings will continue to deteriorate, may not be viable over the long term)

**1** MOST FAVOURED OUTCOME

2.10

2.58

2.61

3.31

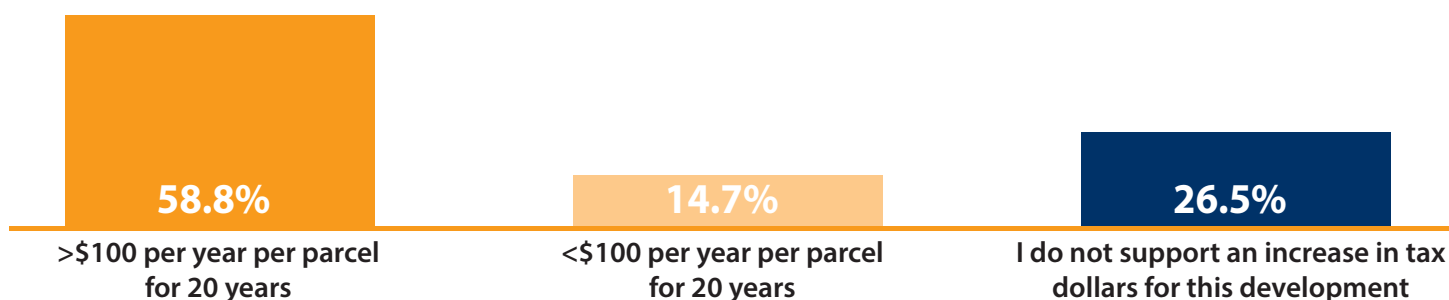
4.23

**5** LEAST FAVOURED OUTCOME



**3** Depending on what action is taken regarding the commercial buildings, costs incurred will vary. It is important to note that the community will make the final decision on which avenue the RDEK pursues. This question is only an attempt to gauge the communities' level of financial commitment. If the RDEK decides to move forward additional steps will be required (eg. referendum or petition) prior to the borrowing of funds to complete the chosen project. During the previous consultation process it was determined at that time that based on the 531 parcels within the Edgewater Water Service Area and a loan of \$500,000, a 20 year loan would be approximately \$68/parcel. Choose the financial commitment that you would support:

34 RESPONSES/39 SKIPPED



**4** The commercial uses for the RDEK owned buildings that were supported in the 2010 consultation process were: post office, display windows for businesses, café, library/resource centre, day care, business centre, medical centre, ATM and tourism centre. Are there any other potential uses that you would support?

(Responses have not been edited)

14 RESPONSES/59 SKIPPED

1. There is another option that is not listed. Tare down the Credit Union build, leave the vault intact) and build a small building on that lot. Forget about the above mentioned.
2. These uses are good examples
3. The above mentioned uses are reasonable.
4. Local market for local grown produce/goods
5. Any viable business that would rent the space
6. I commit thinking anymore potential uses right now. But I would think that if more or another use could make this project happen, why not?
7. Fitness Center
8. Post office, cafe, business/resource centre.
9. Restaurant , pub , grocery store
11. Cafe or daycare
11. Just post office
12. Incubator office Caretaker's suite
13. No
14. None of the above. A medical centre - as if!!

**5 What steps should the RDEK take if the new or renovated building runs in a deficit?**

(Responses have not been edited)

12 RESPONSES/61 SKIPPED

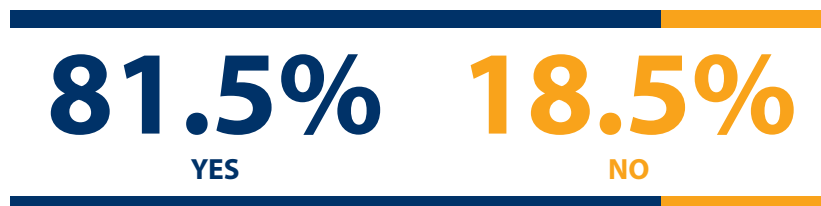
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|---|--|
| <ol style="list-style-type: none"> <li>1. What options do we have??</li> <li>2. RDEK can't carry a deficit on this project. No choice but to put the cost on taxpayers. Gives us incentive to help the businesses remain, or to find tenants</li> <li>3. Advise residents of the amount and have deficit added to land taxes.</li> <li>4. Public vote whether to continue</li> <li>5. Not sure</li> <li>6. Rent from the businesses that would occupy the new or renovated building and a small tax increase could offset the deficit.</li> </ol> | <ol style="list-style-type: none"> <li>7. Do fundraising to come up with the rest.</li> <li>8. They should figure that out before they proceed.</li> <li>9. Keep the work local! If it costs more people care less if the money is going to a local contractor than someone from out of town!</li> <li>10. Make it just as post office</li> <li>11. Charge rent for incubator office, café, and worker's suite</li> <li>12. Buildings now are running in a deficit.</li> </ol> |
|---|--|

**6 Would you support the RDEK selling the above noted residential properties?**

28 RESPONSES/45 SKIPPED

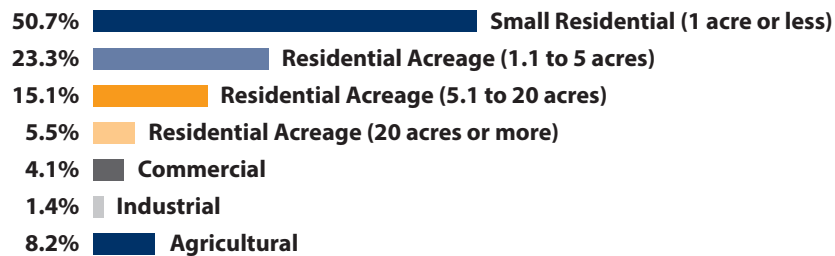
**7 Would you support the RDEK rezoning the above noted RDEK owned residential properties from R-1 (Single Family Residential) to C-1 (Community Commercial)?**

27 RESPONSES/46 SKIPPED



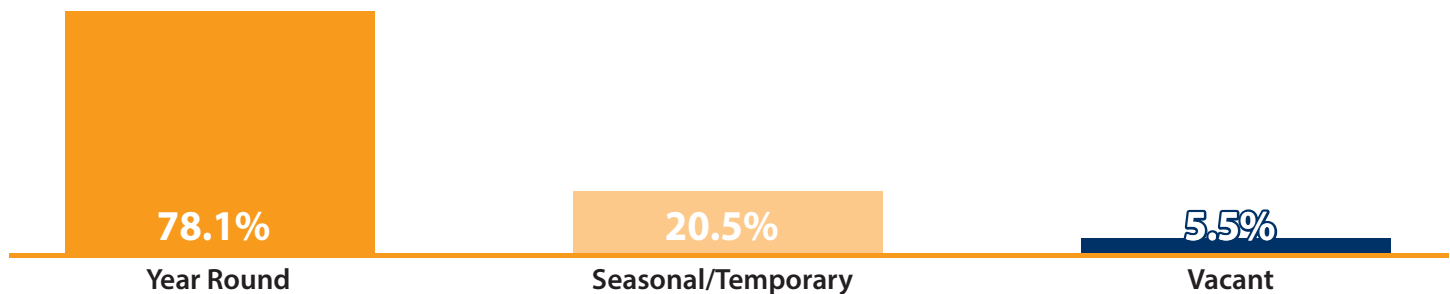
## 8 What type of property do you own/occupy?

73 RESPONSES/0 SKIPPED



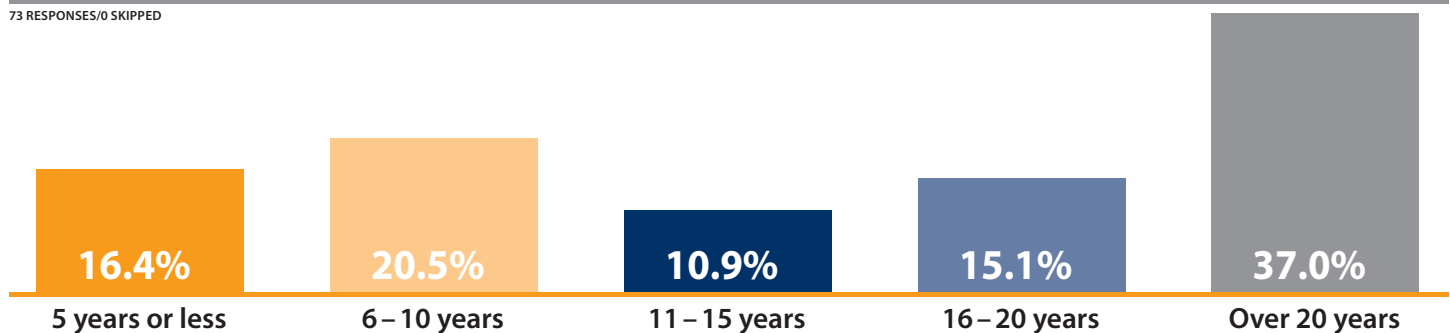
## 9 What is the current occupancy of the property?

73 RESPONSES/0 SKIPPED



## 10 How long have you resided or owned property in the plan area?

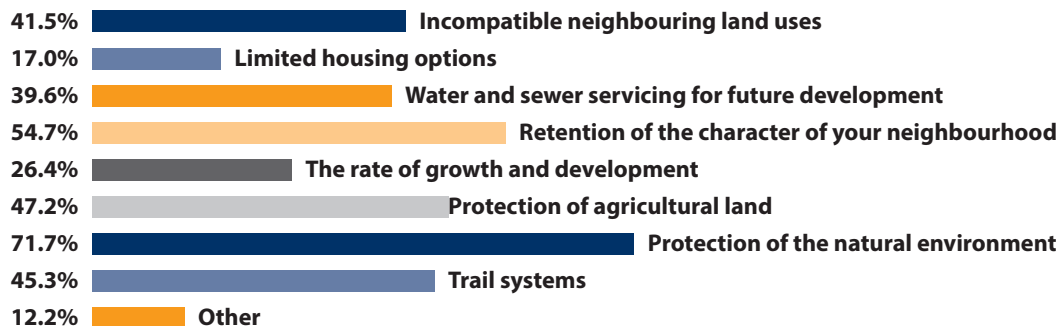
73 RESPONSES/0 SKIPPED





## 11 Do you have concerns with any of the following?

53 RESPONSES/20 SKIPPED



## 12 If you answered the previous question, elaborate why you have concerns or what your concerns are regarding those topics. (Responses have not been edited)

34 RESPONSES/39 SKIPPED

1. I have concerns that heavy industrial development adjacent to my property will take place and devalue it to the point that it will become unsellable. If it this type of development was to take place we would have no quality of life and be forced to move. I like it here that is why I moved here, I dont want to leave.
2. I wish to keep our area rural with minimal commercial development
3. Want to see existing agricultural land and large acreages in the area not developed, not divided into smaller parcels. Also no commercial developments added to what exists. The residents need to be consulted on all land use requests for changes thru public consultation processes.
4. Potential for a commercial property next door. I am located on Dunbar Lake.
5. I don't like to see litter in the environment. I would like more trail systems.
6. recreational sprawl
7. WE do not need another Invermere.
8. Fire protection
9. Types of homes as neighbours. A double wide mobile home is still a mobile home, not a RS. The zoning should reflect that. If it comes on wheels and sits on concrete blocks, it is a mobile home. Placing these on RS zoned lots next to developed stick built homes can devalue the neighbouring homes
10. My greatest concern is the division that is arising in our community. Young families have been moving here and embracing Edgewater's amenities such as the school, rink, community hall, the park, etc and it feels like it is being taken over by industrial businesses and/or usages. Especially with the locations of these businesses, you simply cannot mix large commercial trucks and children on their bikes on the same block. What concerns residents the most is the fact that the owner of said property assured the town they had 'no intentions of ever building on the property,' well....
11. Would love to see Edgewater grow and add more businesses and farms to the North end of the valley.
12. Treated Water loss, old pipes, leaks, etc
13. Development would be good for the town but it needs to be smart and respectful. Will our existing water and sewer handle new residential or commercial properties? Environment should be considered too. And of course the type of commercial business needs to be considered too, a dynamite

**12 Continued**

factory would obviously not be welcome.

- 14.** There are not a lot of options for low income families.
- 15.** We have tried since we have arrived to have any sort of resolution to the junk yard/human/ wildlife hazard that exists on the Highway south of Beeland. We have worked together as a community and done everything \*we\* have been asked to do ...prepared presentations, worked with by-law, worked with our district director, etc...The result? There is another illegal (and I have to imagine) non-permitted building on the property and absolutely no consequence for this land. We are trying to foster economic development here, to ensure this community even survives and have 0% support. There is no consequence to what continues to occur, but lots of our neighbours stressed, sick, and afraid because this is just a joke now. I can't believe that there is an OCP that even mentions Environmentally Sensitive Areas or projects while the filth and exposures remain on the property in question. we have repeatedly been told to be patient but there are now more infractions. The district \*really\* needs to remove that waste. ir, this district needs to be compensated or start its own legal proceedings against the district.
- 16.** 1. There's a long-standing junk yard down the road. We've complained, made presentations to the RDEK, and there's been little or no change. In fact, there's a new building on the property. 2. If we want to protect the natural environment, a big step would be to get the train to stop blowing its whistle when crossing Westside Road. There's already a set of lights, bells, and crossing gates. Blowing the whistle is redundant, unnecessary, and disruptive not only to residents but to the wildlife in the area. Six times a day on some days (and nights) 3. Spillimacheen is not Brisco.
- 17.** Tired of seeing the areas filled up with second homeowners like Valleys edge Edge , and the housing is built for short term usage or air B and B. They should be only limited housing alvalable to these second home owners with their rentals and should by subject to higher taxes. Plus we need better rcmp survallence in our town. We have a influx of toooo many people doing what they want over the summer months drinking excessive partying for us locals who have to work. Housing should be available for young families so that we can keep the school open. Once we loose families we loose the school then the town becomes a dead one.
- 18.** We want to make sure the natural land stays the way it is now, also seeing if in the future we can get water or sewer to our property?
- 19.** I would like to see agricultural lands preserved for those that continue to work the land in healthy ways rather than see parcels sit dormant for those just wanting space from neighbours or cut up into pieces for further sale. Obviously we can always do our best to preserve as much natural environment for all to enjoy and utilize. I believe our proximity to our natural environment and the availability to it is a major reason many of us love Edgewater. Many of us utilize trails surrounding Edgewater but that is thanks to the land owners that permit it for the enjoyment of all. None are actually designated trails and something as simple as a change of ownership could change that drastically. If there are publicly owned lands that could be made known available for all kinds of use (both motorized and not) it would be a wonderful addition to our outdoor living community. Lastly I would love some extra attention be placed on the care of our community and neighbourhoods. I think incentive to keep our individual properties well kept would be fair and helpful. Also personal items should be kept on personal property not on our streets, ditches and RDEK properties. I believe it would help to keep Edgewater a pleasant and desirable place to live and a safe place for our children to grow and play.
- 20.** This is a golf resort area and plans to develop some of this land to be used as an RV park is not desirable.
- 21.** Balancing preserving access and protecting natural environment from negative degradation is not trivial to organize. In the same sense, having productive use of agricultural land with low impact on the environment isn't always simple.
- 22.** We are trying to figure out what the resort will propose this year, eg.trailer park!!
- 23.** There is no fire protection for our area . Hopefully someday , we will a peace of mind that firefighters are coming to save our properties . And lower taxes for this for almost everybody can't afford the high tax.





## 12 Continued

- 24.** Residential development is getting closer to our ranch...
- 25.** Generally this area is totally un controlled for number of living units on a property that are not registered by using travel trailers. Some neighboring properites are leaching fuilds from discarded automobiles and equipement into the ground waters where all land owners use well systems as the only source of water. Some properties are using unlawful sewage dispensing which also seem to be overlooked. This could easily affect all well waters in the future.
- 26.** Ranchers have range tenures on steamboat mountain to graze their cattle throughout the summer. The area should be protected for agricultural use.
- 27.** My concerns focus on maintaining the delicate balance between development and protecting sensitive ecological areas; wild fire safety; rampant and unrestricted motorized use (including around the sensitive protected wetlands areas and grasslands); not enough affordable housing; making sure we create housing that serves permanent residents; making sure we support agriculture and young farmers (making land affordable)....
- 28.** I am extremely concerned about the proposed development planned for the outskirts of Wilmer by Wilmer EcoDevelopment. I don't disagree with development per se, however the size of this development is considerable and will negatively impact the "culture and character" of our community. These developers, although they began by promising transparency and open forums, changed their attitude as concerns by the community members were raised. Promises made were not kept. The push now for the development of two properties immediately adjacent to Munn Lake is directly opposite to what we were told - that the development of that property would be in Phase III, if at all. Now it's the priority. My objection to a development would stand true no matter who the developers were ... say what you'll do and do what you say. They have told us that the Community Plan supported development, and to an extent, that is true, but not in terms of "subdivision" communities that are common in large metropolitan areas. And yet, it's my understanding the Community Plan has not yet been adopted and finalized. We were told they were being transparent and asking for feedback out of courtesy, but they didn't need our approval to proceed. That may be true as well, however approval would not consider the impact on our community from a "current resident" status. The proposal of taking land out of the ALR reserve so close to the Village also concerns me as the Phase I development has both Wilmer Creek and the irrigation canal running through it. Proposed Phase II will destroy natural grasslands and considerable forested areas that will negatively impact wildlife areas. So YES, I have major concerns regarding future development regarding compatibility with and preservation of both character and culture of our hamlet.
- 29.** Water is our most important resource, hence W1 zoning should be protected and in some cases increased. Development should be as need arises, rate of growth should be within the affordability and income of local population, with the increasing population of Canada agricultural land should be protected for the food source of future generations. One of Canadas greatest assets is the natural environment with its wildlife, fauna, forests and wetlands
- 30.** Water protection (W1 zoning) should be protected and in some cases increased. Rate of growth should be as need arises and should be within affordability and income of the local population. Agricultural land should be protected for a food source of future generations. One of the great assets of Canada is our natural environment, with its wildlife, fauna, forests and wetlands
- 31.** There is a developer in Wilmer that wishes to create a massive subdivision north of Horsethief Road (Wilmer Eco Developments) which is not consistent with the form and character of Wilmer. Also, protection of our natural environment is paramount, including but not limited to the Wilmer sloughs and Munn Lake
- 32.** Encroachment of natural habitats shrinking landscapes for wildlife
- 33.** Control of motor powered recreational vehicles, ( exclude from sensitively habitat ) reduction of 'weed and feed' toxic lawns, control of Uber House rentals



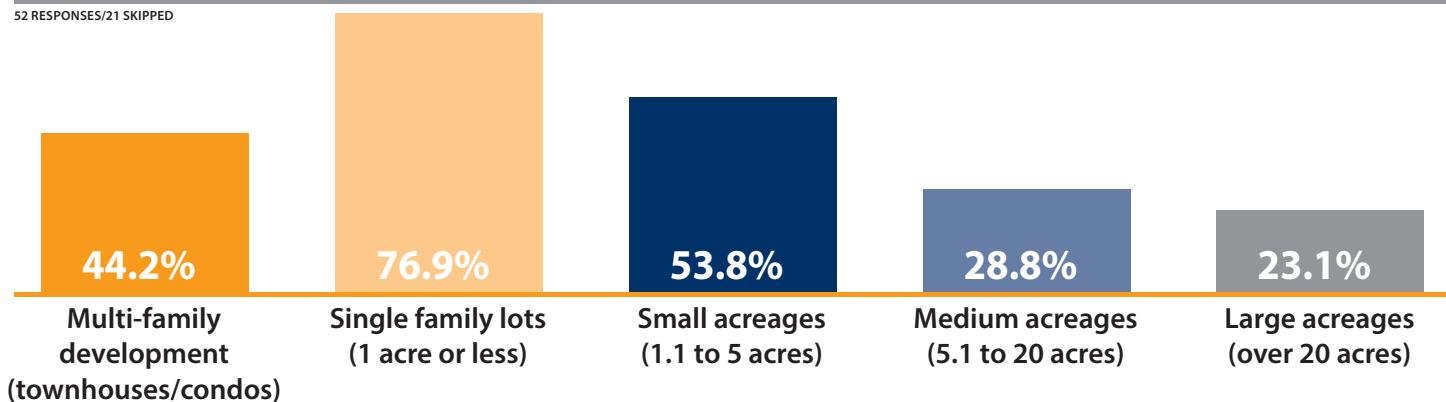
**12 Continued**

**34.** - our system needs upgrading as is - keep viable agricultural land - there are issues around accessing Crown land, keep corridor access to landowners cannot close off adjacent property - trail systems around Edgewater, plus between communities for

non-motorized vehicles, horses, humans - Edgewater has a lot of walkers who only have roads on which to walk. A ring pathway or trail system using roads and pathways would be safer.

**13 Do you support additional residential development of any of the following?**

52 RESPONSES/21 SKIPPED

**14 If you made a selection in the previous question, describe where in the plan area that type of development should occur.** (Responses have not been edited)

44 RESPONSES/29 SKIPPED

1. Multi family development should be restricted to the urban areas, Radium, Edgewater
2. Multi family development should be restricted to the urban areas, Radium, Edgewater
3. Around existing infrastructure.
4. Development should focus on redevelopment of existing residential areas instead of new areas.
5. on existing properties
6. Acreages not suitable for agriculture, ie hillside unless one can grow grapes but then water supply is important
7. Spur Valley - There are still a few vacant lots in our community which can be built on.
8. Open.
9. There are quite a variety of empty lots available to SFD in the lower Edgewater area
10. \*\*Crescentwood Drive, Glenmore Drive, Hewitt Road.
11. As close to the core as possible
12. Throughout edgewater
13. We need more AFORDABLE farm land in th Columbia valley
14. The RDEK owned lots. They could be sold and the monies could be used to offset the "Hub" development.
15. We need more housing in Edgewater for families to be able to move here. Condos with 1 or two bedrooms would be good for lower income and smaller families/elderly.
16. Throughout. But it won't happen...we will not attract investment or revitalize our community without dealing with what is going on with 1 family and a district that has no ability to act for the rest of the community.
17. Not sure residential development in Spillimacheen is warranted, since there's not a lot of local economic development, and our biggest resource is the National Wildlife Preserve

**14 Continued**

- 18.** Absolutely no condos or town homes. It will become a welfare state and transient housing.
- 19.** If there is more residential development, we will lose the character of our town, I am ABSOLUTELY AGAINST that!
- 20.** The 3 lots on Selkirk
- 21.** Helping people or supporting the subdivision of larger non agricultural acreages.
- 22.** Rural areas outside town
- 23.** The Edgewater area is full of large averages that could be redeveloped into smaller ones with access to water and sewer, but due to the exorbitant costs for these services to potential developers (me included!) These projects will likely never happen. I believe that the rdek should be considering sharing the costs of the infrastructure if they ever want future development to be affordable to the masses.
- 24.** Within the land of Edgewater
- 25.** right in town so it gets more people in spending money.
- 26.** Any I fill areas or between Brownsville and town. All along the dump road.
- 27.** Vacant Land to the west side of toen
- 28.** In the Edgewater town area.
- 29.** Wilmer Edgewater Radium resort
- 30.** Some Golf Course land to the north of the current resort area could be used for residential.
- 31.** Around where existing housing of the same type exist to reinforce a village effect.
- 32.** Radium Resort area
- 33.** In all of the communities in the Columbia Valley. We need housing for permanent residents
- 34.** Anywhere
- 35.** No specific location
- 36.** Single family home with proper construction and permits. Limited outbuildings.
- 37.** within the town lots of Wilmer
- 38.** within the townsite of Wilmer
- 39.** I live on a small acreage just outside of Wilmer which is why I bought in this area. A small lot subdivision was allowed right next to my property which doesn't make sense and I was opposed to it. I'm not against development, but it must be consistent with the OCP and the form and character of a neighbourhood.
- 40.** Within the Wilmer village boundaries
- 41.** Not on crown lands
- 42.** Seniors and affordable housing, a residential arts workshop/community building ( like ARC in Vancouver, manager Roy Mackey, metal scultor, of Drygulch
- 43.** Keep the community footprint small. Keep rural large acreages that can be used for agriculture.
- 44.** In existing core.

**15 What do you believe is important to consider when additional residential development is proposed?**

(Responses have not been edited)

47 RESPONSES/26 SKIPPED

- 1.** To keep to the atmosphere of the valley
- 2.** Green space, walkability,
- 3.** Impacted neighbours must be consulted.
- 4.** The effect on the environment. I'm all for development but would like to see it done in a way that maximizes the natural beauty of the area. Make the buildings somewhat discreet.
- 5.** Minimal impact on the environment.
- 6.** encouranging newcomers to be involved in the local community
- 7.** We want the integrity of a small rural residential community to remain constant. No commercial development.
- 8.** Size of proposed structure. NO apartments, condos. Small recreation units or commercial ventures. Nothing larger than what is already in the area.
- 9.** The neighbours

**15 Continued**

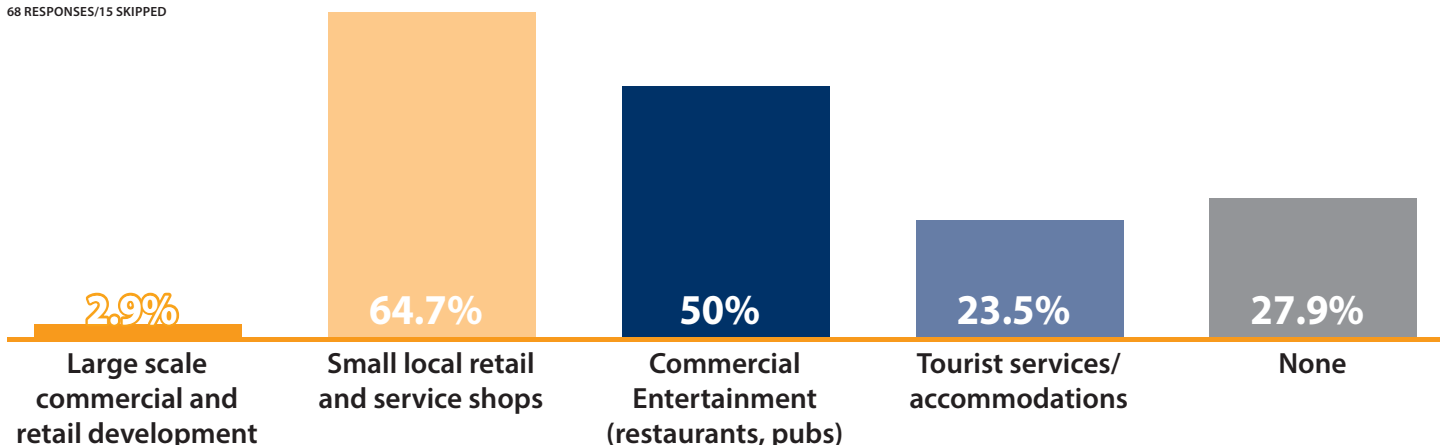
10. Fire service Bylaws Infrastructure Access to highway  
School bus service
11. Renters -vs-home owners-vs-part time owners-vs-Air BnB. Permanent home ownership should be priority. Every other option should be kept to a percentage of dwellings in Edgewater. I.e: 20% rental property, 10% part time owners, 5% AirBnB type businesses.
12. That whatever is built will retain or raise market value of existing properties in Edgewater. No low income housing or trailer parks are needed
13. Sewage. Water, drainage
14. Water
15. Water and sewer impact on existing system. Environmental impact should be kept minimal.
16. Strain on water system.
17. Really investing in not only land development but our social and community needs. Actual action.
18. It has to be for locals first NOT a cash cow for second homeowners for seasonal renters.
19. Don't do it.
20. Build something appealing but must be practical and affordable for potential buyers/ renters.
21. The water and sewer system. Also monitoring the water system for inappropriate use of the lake for recreation. Helping to ensure there are some recreational trails to help avoid people creating them on private land without permission.
22. See above comment
23. To keep it in town.
24. If there is a need? Affordability for younger people.
25. Low density
26. Affordable. Co-op housing is a possibility.
27. Is the community aware and approving? Does it improve the community? Does it take away from the natural environment of Edgewater? Will it provide residents with adequate outdoor personal space?
28. Wildlife corridors. Sources of water and water shed. Natural surroundings, including elevations, grasslands, existing trees.
29. Keep it to single family residential and don't make the lots too small to retain some of the resort/ recreational feel.
30. Prevent isolation and increase in infrastructure cost to maintain.
31. Size, as you don't want lots too big or too small.
32. Water!!!
33. Location .
34. size, design, western mountain character
35. Considering the impact to existing residential owners, on things like increased traffic, maintaining privacy, and existing views.
36. Infrastructure... water/ fire services / reduction of interface fire risk
37. How will drinking water be sourced, and where is sewage dispensed. Please see the small sub divided lot along Fraling creek. How will this be managed when property not used for a dwelling but for camping?
38. Air bnb
39. Environmental impact Reasonable size Culturally compatible
40. the supply of water available to the recommended standards
41. Water availability to the recommended government standards
42. to take careful consideration of what the concerns are from the residents. Also to see what the impact is on the environment, loss of land for the animals and the enjoyment of nature for the existing residents.
43. Full-time family occupation/residency, not part-time cottages or vacation homes.
44. wildlife corridors
45. Restricting property 'flippers' Fire-hardy Self-sufficient- low water use, low heating/cooling requirements. Small garden areas .
46. Is the residential development going to help alleviate housing issues?
47. Water and sewer not a tax payer expense.





## 16 What type of commercial development do you believe is needed in the plan area?

68 RESPONSES/15 SKIPPED



## 17 If you answered the previous question, where would you like to see this commercial development located?

(Responses have not been edited)

1. Core

38 RESPONSES/35 SKIPPED

2. Keep it in Radium and Invermere.

3. In edgewater

4. Edgewater Brisco Spillimacheen Radium

5. Brisco/Spillimacheen off highway. Edgewater town centre.

6. Radium is close enough. Not necessary in Brisco or Edgewater

7. Edgewater, Radium

8. Open, however as mentioned before in the tourist services nothing larger than what is here now. Restaurant or Cafe OK but no Pubs.

9. The RDEK owned property

10. Where the bank/post office is

11. Anywhere in Edgewater. Along the highway or downtown would help

12. Main drag, commercial area

13. Edgewater does not need commercial space. We are close enough to towns with large commercial spaces

14. I think that the old bank building should be taken down, and a small coffee shop should go in

15. right in town.

16. Post office/bank site and empty lots on Main Street

would make sense I don't mind new businesses.

17. The RDEK owned lots.

18. Everywhere. But people come here and leave because of the highway frontage and its filth.

19. In the downtown area upgraded by Pips and the post office.

20. Inside the township

21. On Main Street. Let the town have a central Main Street like other towns.

22. Where the PO is now

23. In the area close to existing stores, using the lands the RDEK owns.

24. There isn't really any more commercial land available in Edgewater, part of me wants to see the old kscu building and post office sold to a private developer. But losing the post office would be a terrible loss to the community! I think the rdek should be looking at the bylaws for commercial use in residential areas as a way to help smaller commercial businesses have a chance.

25. Teacherage or east side of rink

26. Main downtown core.

27. Is there a market for this right now?

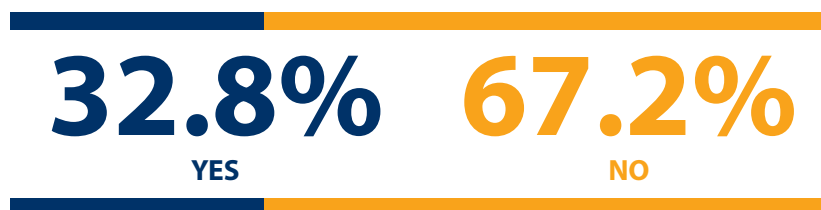
28. In the Radium Hot Springs area

**17 Continued**

- 29. Radium, Invermere, All communities in the Valley
- 30. Anywhere from edgewater to spilimacheen
- 31. Anywhere, as long as it's small scale commercial.
- 32. Edgewater
- 33. We are very close to the commercial development area in Athalmer. Once a business outgrows the "garage" site, it should be moved to an industrial site that is already available. We don't need pubs and restaurants, coffee shops, commercial tired repair shops, hotels, and we certainly don't need short term residential vacation rentals.
- 34. none within the townsite of Wilmer, other commercial services are acceptable if they are suited to the needs of the area
- 35. none within the townsite of Wilmer, other areas as suitable
- 36. In the main centres - Invermere, Radium, Highway 93/95, where it already exists
- 37. Within the Wilmer village boundaries, on commercially-zoned land.
- 38. Where there is now Truck Barns? Otherwise, in the new 34-lot section?

**18 Do you support additional industrial development in the plan area?**

67 RESPONSES/6 SKIPPED

**19 If you answered yes to the previous question, where would you like to see this industrial development located?**  
(Responses have not been edited)

18 RESPONSES/55 SKIPPED

- 1. Edgewater
- 2. A sheltered space at the Brisco or Edgewater trash/recycle area for 'reusable items'
- 3. The old sawmill site East of Highway 95
- 4. There is no need for industrial spaces in edgewater
- 5. Away from park, rink and school.
- 6. Not until you deal with our community needs first.
- 7. Again, national wildlife area. If there is any development in Spilli, I would like it to be compatible with that.
- 8. NOT IN RESIDENTIAL!!!
- 9. Not sure
- 10. Outside of the townsite or on the edges.
- 11. There is already sawmills, gravel pits, storage facilities up and down the valley and as far as I have read, they are not all doing extremely well. Do we need more?
- 12. Same as last an
- 13. Edgewater to spilimacheen
- 14. within designated areas
- 16. as suitable to the location
- 17. I would support a more robust recycling depot
- 18. Lot 1, Plan 1972. Light Industrial zoning, land leveling, waterline and building accomplished at considerable cost then supplanted by truck barns in the centre of town!
- 19. keep industrial in industrial parks. Limit trucking routes through communities.



## 20 Are there policies within the current Steamboat - Jubilee Mountain Official Community Plan that you believe should be re-visited? If yes, which policy and what changes do you believe should be made?

(Responses have not been edited)

13 RESPONSES/60 SKIPPED

1. More visitor facilities/services to view, interact, and gain appreciation for the natural environment (wetland boardwalks, interpretive centres, guided tours, etc)
2. not familiar with the plan
3. This is not a policy, however, it would be extremely beneficial to extend the fire protection district for Edgewater to include Brisco, as we are outside of the current fire protection district. With wildfires becoming more common in our area, it has been quite distressing over the last few years to know that we do not have any options for fire protection within RDEK. If extending the Edgewater fire protection district is not possible, a potential option may be to have an RDEK-sponsored fire truck (a used/refurbished vehicle) available for use in the Brisco/Spillimacheen corridor that could be ready and loaded with water cisterns during the summer months, and manned by volunteer fire-fighters.
4. Not necessary to have residential homes in one cluster. There is very little agricultural land that supports an income. All farms need a income provided by outside work.
5. Can't remember
6. The policies are not actionable or enforceable. That's what 5 years of living here has taught us.
7. That there should be absolutely no rezoning From residential to commercial. Heavy trucking and heavy commercial should be in areas outside residential boundaries.
8. A lot of homes in the Columbia Valley are used for recreational purposes by people living in Calgary. This actually constitutes a significant portion of business income for the Valley. It is important to maintain services and offers that cater to this very important segment of the residents of the Valley. For instance Lake Windermere needs a much better boat launch and parking facilities that is currently available.
9. Not sure
10. I believe that the ALR designated Lands in Area "G" should finally, after 40+ - years be audited and this lands that meet the ALC?ALR guidelines should be identified under the current criteria and those that those lands that do not meet the criteria for inclusion in the ALR, should be removed from that classification as most of the ALR Lands are Class 5, 6 or 7 and do not have arable soil or are so stoney that you can't grow grass let alone Hay or root vegetables. If they are properly classified Crown Land for Wildlife Range, that is fine, but to identify them as ALR lands, when there is not a chance that they can grow sustainable crops is dishonest. Many locals and inbound migrants would gladly appreciate the opportunity to have a Rural home.
11. My answers are based on how the Community Plan affects the Wilmer Area. I believe the Community Plans must have some consideration for local cultures - it doesn't work to have a one-size-fits-all community plan. Cultures vary widely within this area.
12. The watershed protection zoning must be maintained and adhered to. The Wilmer Development Node should not be expanded due to the existing water supply and the desire of this community to maintain it's charming character.
13. A system of Walking, Riding and Skiing Trails A Fire-Resistant Gladed/Irrigated Zone along the Flume and down to the River Equipping the Hall as a Fire Respite w power supply, air cleaner and communication for the more vulnerable townsfolk





## 21 Are there any other land use concerns that you have that could be addressed within the Official Community plan? (Responses have not been edited)

20 RESPONSES/53 SKIPPED

1. there should be no mining, drilling, blasting operations allowed close to residences
2. To maintain the rural setting that is the valley. I am not against commercial or industrial development in the right area and not in or close to residential communities.
3. The Brisco wood mill needs to cleanup their site and stop impacting the wetlands area with garbage, pollution etc...
4. I would like to see the loop of the horsethief road from radium hot springs to the intersection of the west side road and then from this intersection to wilmer paved. There is a lot of traffic on it now and the road is in constant maintenance.
5. subdividing larger acreages
6. No more Golf Courses needed. Stop harvesting old growth timber on private land. Subsidize the clearing of underbrush to protect from forest fires. Really important to help some how to clear underbrush as most citizens need financial help to hire equipment to do the job.
7. The old mill site....Can anything be said about it? That would make an awesome recycle depot!
8. Partially developed area at edge of town. Ruined walking trails with and nothing completed.
9. Yes ,move big commercial big truck etc outside the boundaries of residential. The big truck station that is in town is a eye sore and a disgrace to main street. There should not be allowed and residential area to be changed to heavy commercial use.
10. I don't know if this is a land-use concern but I would like to see somebody start a recycle/compost program ie..... a service to pickup and deliver to the new composting / recycle stations in Invermere. It is still a lot of time and hassle for people of Edgewater to collect their recycle/ compost and drive it to town. If there was a curb side service more people would consciously recycle.
11. Radium resort, under the old owners, tried to introduce / build a campground. The planning was pathetic, back of a napkin type of effort. There is absolutely no need for a campground in the Radium resort area, within close proximity to Red Steak.
12. My concern(s) are not directly addressed here..and that is that part of the Toby Benches are in Area "G" yet there is no mention of that area. Also that area is in Area "G" is included in a Toby Benches Land Use Strategy, that does not apply to anywhere else in Area "G". So some clarity and recognition of those Toby Benchers in Area "G" and it should have some individual recognition, not as an add-on to Wilmer.
13. If you are going to build any development , please always consider the fire protection for the areas of development .
14. ...anything that supports farming, environment and wildlife!
15. wildlife winter ranges or wildlife breeding/calving areas should be carefully considered when planning trails or back country access
16. trails and developments should be carefully considered to protect wildlife/habitat, breeding/ calving grounds and water sources
17. I strongly oppose any development other than small residential infill. I'm opposed to multi family residential as well as commercial.
18. At the public hearing for the bylaw amendment, Bylaw 2971, there was discussion regarding the natural boundary of the area zoned 'W-1'. It was noted that an area of NEPX 15 has an intrusion through this natural boundary. Counter to the request of the Bylaw amendment, I feel that this intrusion should be protected into the 'W-1' area.
19. consideration specifically for Species at risk
20. A Riverlands Park in front of South-West Crescentwood Drive leading into the Non-motorized Vermilion Trail Glade