

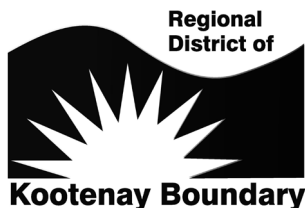
MEETING AGENDA

Rural Bridesville Land Use Plan Steering Committee

Bridesville Hall
5724 Bridesville Townsite Road

Monday, October 22nd at 6:00 p.m.

1. Adoption of Agenda and Minutes
2. Review Draft Sections
 - Commercial
 - Industrial
 - Institutional and Community Facilities
 - Parks and Recreation
 - Conservation
 - Rail/Trail Corridor
3. Adjournment



Meeting Minutes

RDKB Planning and Development Department

Rural Bridesville Land Use Plan Review

Bridesville Hall

5724 Bridesville Townsite Road

Monday, June 18th, 2018

Present

Vicki Gee, Director Electoral Area 'E' / West Boundary

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members:

Regrets:

The meeting began at 6:06 pm.

1.0 Review Minutes from Table Talks Meeting (May 28, 2018)

Agricultural Resource

- consider including a policy which would allow subdivision along ALR if minimum parcel size could be met in one of the zones, this will need to be reviewed at the Subdivision Regulations section in the General Regulations section

Rural Resource

- drop to an 8 hectare minimum parcel size for subdivision
- remove cultivation of cannabis as a permitted use
- permit campgrounds but include regulations additional regulations for screening, setbacks, and density of sites (limited to 2 spots per 1 hectare of parcel)
- remove campground and veterinary clinic as principal uses and add them to secondary uses
- Add a policy which supports sustainable forestry practices

Residential

- increase the keeping of small animals such as chickens, rabbits and similar sized species to 8, instead of 4

Home based business (Section 3.2.4)

- would like to see modification of existing home based business regulations (section 3.2.4.1a) so that the business isn't required to be carried out within a building

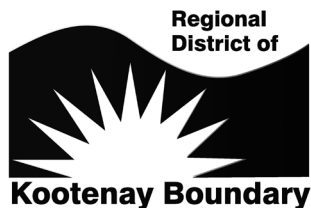
2.0 Action Items

- Confirm if riding stables are designated as farm use by the ALC

3.0 Adjournment

The meeting was adjourned at approximately 8:30 pm.

DRAFT



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Commercial Land Use Designation and Zone

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the approximate location, amount and type of present and proposed commercial land in the Plan Area. The purpose of this report is to describe the commercial land in the Plan Area and to recommend objectives, policies and a draft zone.

COMMERCIAL

There was one parcel in the commercial land use designation at the time of adoption of this Plan. Those lands covered approximately 14 hectares (see Map 1).

The predominance of ALR and the rural nature of the area has limited the expansion of commercial land use.

The Bridesville Townsite Land Use Plan Bylaw No. 1485 does not include any purely commercial lands although there are some commercial uses permitted within the industrial zones. There is no proposal to change this at this time. Bylaw No.1485 does however note that an owner could apply for a commercial use at a later date by way of bylaw amendment, this is still the case with the Rural Bridesville Land Use Plan.

Outside of the townsite, in the Rural Bridesville Land Use Plan area there is one parcel proposed to be designated for commercial use. This property is unique in that it is owned by the Crown, however there have been several forms of tenure over the property by way of leases or licenses since 1978. These tenures are for the purpose of commercial camping.

RECOMMENDATION

Staff recommends that the following objectives and policies regarding Commercial land uses be included along with a draft zone, which are presented here for discussion:

OBJECTIVES

The objectives of the *Board* with respect to the Commercial land use designation are as follows:

To encourage most forms of major commercial development to be directed to urban centres, where community services are available.	New
To recognize that some minor commercial uses may be suited to	New

the <i>Plan Area</i> .	
To support the commercial use of those lands designated as such.	New

POLICIES

The policies of the *Board* with respect to the Commercial land use designation are as follows:

In addition to uses permitted in all designations, permitted uses in the Commercial land use designation may include but not necessarily be limited to sale of agricultural products and farm machinery; convenience stores; restaurants; souvenir shops, antique shops; commercial campgrounds; an accessory dwelling unit; and accessory buildings and structures.	New
The minimum parcel are required for new parcels created by subdivision in the Commercial land use designation is 2000m ² for parcels connected to a <i>community water system</i> and 1 hectare for parcels not connected to a <i>community water system</i> .	New
To encourage that commercial campgrounds be integrated into the natural environment by encouraging the retention of natural vegetation and encouraging connectivity with adjacent linear trail systems where present.	New
Proposals to create commercial lands within the Bridesville Townsite may be permitted by way of a bylaw amendment, upon application to the <i>Regional District</i> . Considerations would include, but would not be limited to: a) The proposed commercial land use would result in a reduction of vehicle trips by residents to other service centres; b) The potential impacts of the proposed commercial land use on the owners and occupiers of adjacent parcels; c) The potential impacts of the proposed commercial land use upon the natural environment; d) Such other matters the Regional District may consider to be relevant.	Adapted from Policy 2.1.4
Proposals to create additional commercial lands or to expand existing commercial lands outside of the Bridesville townsite may be permitted by way of a bylaw amendment, upon application to the <i>Regional District</i> . Considerations would include, but would not be limited to: a) The proposed commercial land use must either be designed to mainly service the needs of the rural population, or be dependent upon a local rural resource (an example of the former would be a farm equipment and supplies sales and service outlet; an example of the latter would be a quarry retailing decorative rock products and related items); b) The approval of the Agricultural Land Commission if the land	New

is in the Agricultural Land Reserve; c) The potential impacts of the proposed commercial land use on the owners and occupiers of adjacent parcels of land will be reviewed and the proposal may be rejected if the impacts cannot be adequately mitigated or eliminated; and d) Potential impact of the proposed commercial land use upon the natural environment; e) Such other matters as the Regional District may consider to be relevant.	
Temporary commercial land use permits may be issued throughout the <i>Plan Area</i> pursuant to Section 493 of the <i>Local Government Act</i>. Such permits may be subject to site-specific operational conditions to ensure that the temporary land use is compatible with the surrounding area and may include conditions requiring undertaking or provision of financial security.	New

Commercial Campground

C

The following provisions apply to lands in the Commercial Campground Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

a) *Campground*.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings* and *structures*;
- b) Indoor recreation facilities;
- c) *Office*;
- d) Outdoor recreation facilities;
- e) Retail store, which does not exceed 90m² in floor area;
- f) *Single family dwelling*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum one *single family dwelling* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel Line</i>		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

6. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings* and *structures* must not exceed 7.6 metres in *height*.

7. Parking

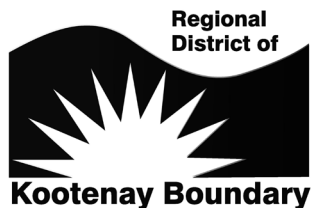
Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed Definitions

Campground means a *parcel(s)* where sites are provided for temporary accommodation in

tents, trailers, campers or recreational vehicles; and may include as secondary uses recreational and amusement facilities, a convenience store, an eating establishment, common sanitary facilities and related building and structures

Office means the occupancy or use of a **building** for the purpose of carrying out business or professional activities



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Industrial Land Use Designations and Zones

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the approximate location, amount and type of present and proposed Industrial land in the Plan Area. The purpose of this report is to describe the Industrial Land in the Plan Area and to recommend objectives, policies and draft zones.

BACKGROUND

At the time the Bridesville Townsite Land Use Plan Bylaw No 1485 was adopted in 2012, there were two industrial businesses, a recycling depot and a machine shop. These zones are not proposed to be modified; they have been incorporated into these proposed sections for the Rural Bridesville Land Use Plan.

The predominance of ALR has limited the expansion of industrial activity in the Plan Area even in the historical absence of zoning from local government. It is generally better to concentrate industrial land uses in contiguous industrial zones or industrial parks as opposed to having such uses dispersed throughout an area. This is because industrial land uses tend to have external effects, which can impact negatively upon the use and enjoyment of other lands, especially residential uses in the Plan Area. The absence of land use planning it has led to dispersal of industrial land uses. At this time there is no proposal to designate any additional land as industrial outside of the operations that are already taking place within the Plan Area.

Outside of the townsite, in the Rural Bridesville Land Use plan area there are 3 areas proposed to be designated for Industrial use. These three areas are within the ALR. Two of these parcels have non-farm use approval to conduct industrial activities on a portion of the parcel.

The other parcel has been operating an auto wrecking business since the mid-1980s, according to RDKB records. Since that time the ALC received 2 applications for subdivision of this parcel, at which time the ALC was made aware of the auto wrecking yard. The owner was informed by the ALC that this was not an approved use. The ALC has yet to receive an application to legalize that use as of January 2018. The plan at this time has been drafted to reflect this industrial use on a 3 hectare portion of the property, however through the bylaw referral process the ALC will have an opportunity to provide comments.

The total area of the Industrial designated land within the Plan Area is approximately 5.2 hectares.

RECOMMENDATION

Staff recommends that the following objectives and policies regarding Industrial land uses be included in the Rural Bridesville Land Use Plan along with draft zones, which are presented here for discussion:

Objectives

The objectives of the *Board* with respect to the Industrial land use designation are as follows:

To avoid future land use conflicts by identifying suitable locations for industrial land uses.	Existing (Section 3.3.3.and 3.3.3.A)
To require screening of industrial activities from residential areas to minimize land use conflict.	Existing (Section 3.3.3 and 3.3.3.A)

Policies

The policies of the *Board* with respect to the Industrial land use designation are as follows:

In addition to uses permitted in all designations, permitted uses in the Industrial land use designation may include but not necessarily be limited to machine shop, recycling depot; recycling facility; vehicle maintenance and repair shop; welding shop, and accessory dwelling units.	New but reflects what is in the current Bylaw No.1485 (Section 3.3.3.1 and 3.3.3A.1)
The minimum parcel area required for new parcels created by subdivision in the Industrial land use designation is 4000m ² for parcels connected to a <i>community water system</i> and 1 hectare for parcels not connected to a <i>community water system</i> .	New, but reflects what is in the Bylaw 1485. (Section 3.3.3.3 and 3.3.3A.3)
Industrial land uses must be <i>concealed</i> where an industrial parcel is adjacent to a residential <i>parcel</i> or a <i>highway</i> .	New, but reflects what is in Bylaw No. 1485 (Sections 3.3.3.6 and 3.3.3A.6)
Notwithstanding the above policy regarding split zoned <i>parcels</i> , concealment between industrial and residential zones is not required.	New, but reflects what is in Bylaw No.1485 (Section 3.3.3.6)
Temporary industrial land use permits may be issued throughout the Plan Area pursuant to Section 493 of the <i>Local Government Act</i> . Such permits may be subject to site-specific operation conditions to ensure that the temporary land use is compatible with the surrounding area and may include conditions requiring an undertaking or provision of financial security.	New
Proposals to create additional industrial lands or to expand existing industrial lands may be permitted by way of a bylaw amendment, upon applications to the Regional District. Considerations would include, but not be limited to: a) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve;	New

b) Potential impacts of the proposed industrial land use on the owners and occupiers of adjacent parcels of land; and c) Potential impact of the proposed industrial land use upon the natural environment, and ground water resource.	
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Industrial 1 Zone

IN1

The following provisions apply to lands in the Industrial 1 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Autobody repair shop*;
- b) Machine shop;
- c) *Recycling depot*;
- d) *Recycling facility*;
- e) Welding shop.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures*; and
- b) *Dwelling unit*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 4,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum one *dwelling unit* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel Line</i>		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

6. Height

Proposed
Section

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

7. Screening Requirements

- a) Industrial land uses must be concealed where an industrial parcel is adjacent to a residential parcel or a *highway*;
- b) Concealment on split-zoned parcels between industrial and residential zones is not required.

8. Parking

Proposed
Section

Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed Amendments and definitions:

Remove "Vehicle, maintenance and repair shop" as a principal permitted use and replace with "***Autobody repair shop***" and create a definition.

Autobody repair shop: means a building or structure where repairs to and body work, painting or reconditioning of motor vehicles takes place, but does not include the storage of unregistered or ***derelict vehicles*** or salvage operation work.

Industrial 2 Zone

IN2

The following provisions apply to lands in the Industrial 2 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Autobody repair shop*;
- b) Machine shop;
- c) *Restaurant*;
- d) *Single family dwelling*;
- e) Welding shop.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures*;
- b) *Dwelling unit*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 4,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum one *dwelling unit* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel Line</i>		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

6. Height

Proposed
Sections

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

7. Screening Requirements

- a) Industrial land uses must be concealed where an industrial parcel is adjacent to a residential parcel or a *highway*;
- b) Concealment on split-zoned parcels between industrial and residential zones is not required.

8. Parking

Proposed
Sections

Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed Amendments and definitions

Remove "Vehicle, maintenance and repair shop" as a principal permitted use and replace with "***Autobody repair shop***" and create a definition.

Autobody repair shop: means a building or structure where repairs to and body work, painting or reconditioning of motor vehicles takes place, but does not include the storage of unregistered or ***derelict vehicles*** or salvage operation work.

Industrial 3 Zone

IN3

The following provisions apply to lands in the Industrial 3 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Autobody repair shop.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 1 hectare.

4. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel/ Line</i>		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

5. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

6. Screening Requirements

- a) Industrial land uses must be concealed where an industrial parcel is adjacent to a residential parcel or a *highway*;
- b) Concealment on split-zoned parcels between industrial and residential zones is not required.

7. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Industrial 4 Zone

IN4

The following provisions apply to lands in the Industrial 4 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Water bottling facility.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 1 hectare.

4. Setbacks

Minimum setbacks measured in metres:

<i>Parcel/ Line</i>	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

5. Height

- a) *Principal buildings* must not exceed 11 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

6. Screening Requirements

- a) Industrial land uses must be concealed where an industrial parcel is adjacent to a residential parcel or a *highway*;
- b) Concealment on split-zoned parcels between industrial and residential zones is not required.

7. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed Definitions

Water bottling facility a building which is used to produce, bottle and store large quantities of water, and which manufactures the bottles required for the operations.

Proposed zone for portion of 6725 Sidley Mountain Road (Sidley Mountain Auto) this operation has not been authorized by the ALC

Industrial 5 Zone

IN5

The following provisions apply to lands in the Industrial 5 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Autobody repair shop;*
- b) Auto sales;
- c) *Automobile salvage yard;*
- d) *Storage.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures;*
- b) *Dwelling unit.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 1 hectare.

4. Density

Maximum one *dwelling unit* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

6. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

7. Screening Requirements

- a) Industrial land uses must be concealed where an industrial parcel is adjacent to a residential parcel or a *highway*;
- b) Concealment on split-zoned parcels between industrial and residential zones is not required.

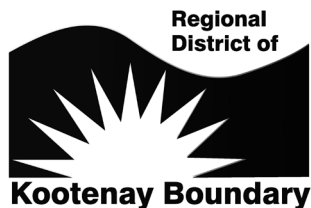
8. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed Amendments and definitions:

Autobody repair shop means a building or structure where repairs to and body work, painting or reconditioning of motor vehicles takes place, but does not include the storage of unregistered or ***derelict vehicles*** or salvage operation work.

Storage means the action of storing or laying up a thing or things in reserve, where reserve means there are no immediate plans to sell it or move it to another location



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Institutional Land Use Designation and Zone

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the approximate location, amount and type of present and proposed Institutional land uses. The purpose of this report is to describe the Institutional land use in the Plan Area and to recommend objectives, policies and draft zone.

BACKGROUND

As communities grow, so do the requirements for land which will be set aside for institutional and community facilities. Such needs are as diverse as schools, fire halls, museums, places of worship, cemeteries, and border crossing facilities.

At the time the Bridesville Townsite Land Use Plan Bylaw No. 1485 was adopted in 2012, there was one institutional parcel for the Bridesville Community Hall. This section has been incorporated into the following proposed sections for the Rural Bridesville Land Use Plan.

Outside of the townsite, in the Rural Bridesville Land Use plan area there are two properties proposed to be designated for Institutional use, the Bridesville Cemetery and the School District property. Given the size of the community and the Plan Area it is not anticipated that more institutional type uses will be introduced in the near future. School aged children would attend Rock Creek Elementary School in Rock Creek and the Boundary Central Secondary School in Midway. The total area of institutional land within the Plan Area is 1.3 hectares.

The Bridesville Cemetery and the school property are proposed to be designated as institutional as these properties and their uses predate the ALR.

At the time this *Plan* was adopted, the following were designated for Institutional and Community Facilities as shown on Map 1:

- Bridesville Community Hall;
- School District property;
- Cemetery.

RECOMMENDATION

Staff suggests that the following Institutional and Community Facilities land use designation be included in the revised OCP:

OBJECTIVES

The objectives of the *Board* with respect to the Institutional and Community Facilities land use designation are as follows:

To identify and recognize institutional land uses within the <i>Plan Area</i> .	Adapted from Section 3.3.4
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POLICIES

The policies of the *Board* with respect to the Institutional and Community Facilities land use designation are as follows:

In addition to uses otherwise permitted in all designations, permitted uses in the Institutional and Community Facilities land use designation may include but not necessarily be limited to art galleries, libraries, schools, community halls, museums, churches and other places of worship.	Adapted from Policy 3.15.2
The minimum parcel area required for new parcels created by subdivision in the Industrial land use designation is 2000m ² for parcels connected to a <i>community water system</i> and 1 hectare for parcels not connected to a <i>community water system</i> .	New, but reflects existing bylaw, Section 3.3.4.3

Institutional and Community Facilities Zone

ICF

The following provisions apply to lands in the Institutional and Community Facilities Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

a) *Institutional use.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

a) *Accessory buildings* and *structures.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system.*

4. Density

Maximum one *dwelling unit* per *parcel.*

5. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings</i> and <i>structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

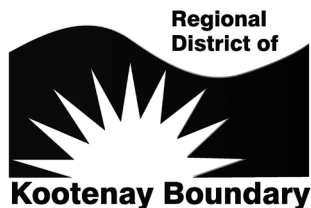
6. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings* and *structures* must not exceed 7.6 metres in *height.*

7. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Proposed
Section



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Parks and Recreation Land Use Designation and Zone

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the approximate location, amount and type of present and proposed recreational land. The Bridesville Townsite Land Use Plan Bylaw No. 1485 did not identify park land as there was none but this was noted within Section 2.1 Land Use. The Rural Bridesville Land Use Plan covers a larger area and includes park land. The purpose of this report is to present draft wording for the Parks and Recreation land use designation and the associated zone for the Rural Bridesville Land Use Plan.

PARKS AND RECREATION

The Parks and Recreation land use designation applies to publicly owned parks and parcels used for recreation purposes (Map 1 and Map 11).

Recognition and promotion of recreational assets can result in increased tourism and can attract investment to the area through business start ups and relocation and in-migration. Approximately 258 hectares of the Plan Area is park land, most of which is recreational sites. There is also a significant amount of Crown land that is used by the public for recreational purposes. In addition there are a number of trails as well.

Any future development of park related facilities on lands in the Agricultural Land Reserve must be in accordance with the Agricultural Land Commission.

There are a number of recreation sites, areas and trails on Crown land in the *Plan Area* which are recognized by the Province. Recreational use of Crown land contributes to the local economy and gives character to the Plan Area that makes it a destination for visitors and people considering relocating to the area. At the time this plan was created there were 6 parcels which were designated as Parks and Recreation:

- Camp McKinney Recreation Site
- Dewdney Trail
- Jolly Creek Recreation Site
- Little Fish Lake Recreation Site
- McKinney Cross Country Ski Area
- Park acquired from the Timberwolf subdivision development
- Stanhope Creek Recreation Site

Other recreational uses such as existing and proposed trails are shown on the Parks and Trails map (Map 11).

RECOMMENDATION

Staff recommends that the following objectives and policies regarding Parks and Recreation land uses be included along with draft zone which is presented here for discussion:

OBJECTIVES

The objectives of the *Board* with respect to the Parks and Recreation land use designation are as follows:

To identify existing park lands as a continuing resource and to promote their use and development for the public good.	New
To encourage the provision of appropriate parks and recreation facilities for the residents of the <i>Plan Area</i> .	New
To foster collaborative development and stewardship of recreation resources among stakeholders.	New

POLICIES

The policies of the *Board* with respect to the Parks and Recreation land use designation are as follows:

In addition to uses otherwise permitted in all designations, permitted uses in the Parks and Recreation land use designation may include but not necessarily be limited to campground, passive recreation, public assembly uses, recreation facilities and buildings and structures associated therewith.	New
Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the <i>Local Government Act</i> will be in the form of land or money.	New
Consider amendments to this Plan to recognize additional park land should it be established.	New
Encourage the respectful use of recreation lands that minimizes impact on the environment.	New
Encourage parks and trails users to inform themselves regarding land ownership and not to cross private land without permission	New
Encourage parks and trails users to inform themselves about the risks involved in recreational activities including water safety and hazards	New
Support the development of a Parks Plan for Area 'E'/West Boundary to establish existing and future parks need of residents and visitors.	New
Consider the merits of referrals from the Province for recreational use of Crown land based on potential for impacts on the following: environmentally sensitive areas, wildlife corridors,	New

adjacent property owners, other recreational users, and other matters that the <i>Board</i> may consider relevant.	
Support the phased development and implementation of the Boundary Recreation Trails Master Plan that includes both non-motorized and motorized trail uses.	New
Support the efforts of recreation groups with similar mandates, which support recreation and trails within the plan area. Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.	New

Parks and Recreation Zone

PR

The following provisions apply to lands in the Parks and Recreation Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Campground*;
- b) Cross-country ski areas;
- c) Conservation activities;
- d) Outdoor recreation facilities;
- e) *Passive recreation*.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings* and *structures*.

4. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings</i> and <i>structures</i>
<i>Parcel/ Line</i>		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	3.0
<i>Rear</i>	4.5	3.0

5. Parcel Coverage

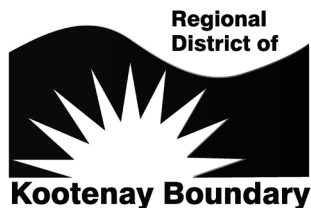
Maximum parcel coverage is 25%.

6. Height

Maximum height of 15 metres for all *buildings* and *structures*.

7. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Conservation Land Use Designation

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include restrictions on the use of land that is environmentally sensitive to development. The Bridesville Townsite Land Use Bylaw No. 1485 did not identify lands which were environmentally sensitive but acknowledges this in Section 2.1 Land Use. The Rural Bridesville Land Use Plan process offers an opportunity to distinguish between parks and recreation type uses, which tend to be more intensive uses, and conservation land uses, which are less intensive.

CONSERVATION

At the time of preparation of this *Plan*, approximately 24 hectares of land was in the Conservation land use designation. Parcels included:

- Lehman Springs, the Nature Conservancy of Canada property on Wagon Wheel Road
- Crown land designated for Wildlife Habitat Areas...location/mapping of this land still has to be worked out

RECOMMENDATION

Staff recommends that the following objectives and policies regarding Conservation land uses be included along with a draft zone, which are presented here for discussion:

OBJECTIVES

The objective of the *Board* with respect to the 'Conservation' land use designation is as follows:

To strive to protect, maintain and enhance the wildlife and ecosystem values within the 'Conservation' land use designation.	New
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POLICIES

The policies of the *Board* with respect to the 'Conservation' land use designation are as follows:

In addition to uses otherwise permitted in all designations, permitted uses in the 'Conservation' designation may include, but not necessarily be limited to conservation activities, passive recreation and accessory buildings and structures.	New
Recognize and support the efforts of trusts, societies, the Crown and stewardship groups who own and manage land for	New

conservation purposes.	
Encourage collaboration between the stewards of these lands to balance conservation efforts with practices to mitigate the risks of wildfire.	New
Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the <i>Local Government Act</i> will be in the form of land or money.	New
Support the expansion of the 'Conservation' land use designation to environmentally sensitive areas.	New

Conservation Zone

CONS

The following provisions apply to lands in the Conservation Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Agriculture*;
- b) Conservation activities;
- c) *Passive recreation*.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings* and *structures*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 25 hectares.

4. Setbacks

Minimum setbacks measured in metres:

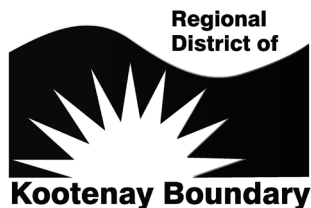
	<i>Principal buildings</i>	<i>Accessory buildings</i> and <i>structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.4	2.4
<i>Rear</i>	4.5	4.5

5. Height

Maximum height of 15 metres for all *buildings* and *structures*.

Proposed Amendments:

Passive recreation means non-motorized recreation not requiring facilities and may include but not be limited to wildlife observation, picnicking, walking, biking and canoeing.



Rural Bridesville Land Use Plan Steering Committee Staff Report

Prepared for meeting of October 22, 2018

Rail/Trail Conservation Land Use Designation and Zone

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the locations and policies regarding transportation, recreational and public utility land uses, all of which fit with the Rail Corridor designation. This designation and zone is intended to be used for Rail/Trail Corridors which within the Plan Area are abandoned railway rights of way. The Bridesville Townsite Land Use Plan Bylaw No.1485 did not include a section on Rail/Trail specifically, but did provide a section on transportation. Portions of the transportation section regarding the railways have been included in the proposed sections below.

RAIL/TRAIL CORRIDOR

The *Plan Area* includes an abandoned railway corridor (Map 1). The Bridesville townsite was built within a switchback of the Vancouver, Victoria and Eastern Railway that reached the area in 1905. The Vancouver, Victoria and Eastern Railway went south to Washington State where it connected with the Great Northern Railway. The community thrived with ranches and farms as well as a wood mill. The local mill provided railway ties to the Vancouver, Victoria and Eastern Railway.

The freight and passenger railway service was stopped in 1931. The northerly portion of the switchback now forms part of Highway 3, while the southerly portion of the switchback is part of the Rock Creek-Bridesville Road. Prior to the abandonment of the Vancouver, Victoria and Eastern Railway, Bridesville Townsite Road formed the Trans Provincial Highway.

RECOMMENDATION

Staff recommends that the following objectives and policies regarding Rail/Trail Corridor uses be included in the Rural Bridesville Land Use Plan along with the draft zone, which are presented here for discussion:

OBJECTIVES

The objective of the *Board* with respect to the Rail/Trail Corridor land use designation is as follows:

To protect the integrity of the railway rights of way in the <i>Plan Area</i> for corridor type uses.	New
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POLICIES

The policies of the **Board** with respect to the Rail/Trail Corridor land use designation are as follows:

In addition to uses otherwise permitted in all designations, permitted uses in the Rail/Trail corridor designation may include, but not necessarily be limited to railways, recreational trails, and similar transportation and utility corridors	New
The minimum area required for new parcels to be created by subdivision is 100 hectares	New
No subdivision or interior parcel line adjustment may result in a reduction in corridor width below 30 metres and must be suitable for the possible reestablishment of a railway	New
If a trail is established on a railway right of way that is adjacent to land in the ALR, the Board would consider requiring fencing and buffering where adjacent to operating farms	New

Rail/Trail Corridor Zone

RTC

The following provisions apply to lands in the Rail/Trail Corridor Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Agriculture*;
- b) Railways;
- c) Railway siding; and
- d) Recreational trails and corridors, excluding motorized recreational use with the exception of *highway* and driveway crossings and maintenance vehicles.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings* and *structures*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 100 hectares.

4. Setbacks

Minimum setbacks for all *buildings* and *structures* in 4.5 metres of any *parcel* line.

5. Height

Maximum height of 4.5 metres for all *buildings* and *structures*.

6. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

