



Regional District of  
**Kootenay Boundary**

# Meeting Agenda

Rural Bridesville Land Use Plan Steering Committee

**Bridesville Hall**

**5724 Bridesville Townsite Road**

**6:00 pm, Monday, March 9, 2020**

1. Previous Meeting Notes
2. Revised Land Use Plan
3. Public Engagement
4. Adjournment



Regional District of  
**Kootenay Boundary**

# Meeting Minutes

RDKB Planning and Development Department

Rural Bridesville Land Use Plan Review

Bridesville Hall

5724 Bridesville Townsite Road

**Tuesday, February 18<sup>th</sup>, 2020**

## Present

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

RDKB Staff: Liz Moore, Senior Planner

Steering Committee Members: Lynne Storm, Liz White, Jamie Haynes, Grant Harfman

Regrets: Patricia Campbell

The meeting began at 6:05pm.

## **1.0 Previous Meeting Notes**

- Accepted as presented.

## **2.0 Follow up on Items in Plan**

- Discussed hazardous materials item in Plan, 3.1.1.1.h). It is not necessary to have this portion in the Land Use Plan. Steering Committee suggested that it seems redundant to include it as it's an item enforced by the Ministry of the Environment, but it might not hurt to maintain the reference to the prohibition of the storage of special wastes as defined in the *Environmental Management Act*.
- Discussed intensive farming definition and how this is the definition recommended by Ministry of Agriculture for use in local government land use planning, as it comes from the Local Government Act. Steering Committee suggested that rather than an outright prohibition on intensive farming outside of the ALR, intensive farming could be permitted by way of site specific zoning amendment.
- Discussion on the meaning of sustainable forestry practices, based upon the inclusion of that as a policy in the Rural Resources land use designation. Steering committee provided the following comments on what is meant by sustainable forestry practices:

- Forestry values including water retention and stem retention;
- Selective cutting which supports natural regeneration;
- Having riparian health as the top value in forestry, including buffer zones around riparian areas;
- Consider regeneration that will work with expected effects of climate change; and
- Taking a long-term planning view with regard to regrowth capacity and socio-economic well-being.
- Steering committee suggested that the Planner look at Land Use Plans/OCPs from other areas in the Kootenays to see what approaches have been taken in defining sustainable forestry.

### **3.0 Revised Land Use Plan**

- Planner outlined major changes, including reorganization so that zones are listed under the designations, and discussed how Steering Committee members should review the revised draft and let Planner know if there are any comments.

### **4.0 Public Engagement**

- Steering Committee member suggested that the final Open House and Public Hearing could be held earlier than July and that we may not want to wait so long.
  - Planner explained that some of that timing may be out of our hands as we will be waiting for Provincial Agencies to respond to our Plan.
- Meet March 9 ahead of Open House to talk about Land Use Plan changes.
- March 28, 2020 is a workable date for Open House.
- RDKB staff to be available at all the tables to field questions and take notes.
- Steering committee suggested that lots of space be provided between the tables so that people can hear what is being said at the table they are sitting at.

### **5.0 Adjournment**

The meeting was adjourned at 8:10 pm.

### **6.0 Actions**

- Copy of revised plan to be sent to Grant Harfman.

- Steering committee to review Revised Plan and bring comments to next meeting.
- Meeting to be booked for March 9, 2020 – include information about the ALC update.
- Review Plans from RDKB, RDCK and RDEK looking at language on sustainable forestry.

DRAFT

## **Public Engagement – Open House**

### Notification

Posters

Mail-box notification

Letters to Bridesville Townsite owners outlining proposed changes to their zoning:

- Reduced density in Residential 2;
- Inclusion of parking in all zones;
- Inclusion of height and house size restrictions;
- Removal of recycling depot and facility from Industrial 1;
- Removal of Restaurant from Industrial 2.

### Set up in Community Hall

5 tables with RDKB staff – focused on land use designations and zoning, with plenty of distance between tables to help conversations.

- Liz, Senior Planner
- Donna, Planning Manager
- Kristina, Watershed Planner
- Corey, Planner
- Environmental Services?

### Handouts available

- What is a land use plan?
- Review of what was covered at previous Open House
- Tabled of Zones and Designations
- Maps (11x17)
- Copies of draft Land Use Plan
- Copies of current Bridesville Townsite Land Use Plan

# Residential Zones

| Zone                                       | Residential 1                                                                                                                                                                                                                                                                                                           | Residential 2                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Properties</b>                          | Properties in Bridesville Townsite                                                                                                                                                                                                                                                                                      | Properties in Timberwolf                                                                                                                                                                                                                                                                                             |
| <b>Permitted Principal Uses</b>            | Single family dwelling                                                                                                                                                                                                                                                                                                  | Single family dwelling                                                                                                                                                                                                                                                                                               |
| <b>Permitted Secondary Uses</b>            | Accessory buildings and structures<br>Agricultural uses<br>Bed and breakfast<br>Home based business<br>Secondary suite                                                                                                                                                                                                  | Accessory buildings and structures;<br>Agricultural uses<br>Bed and breakfast<br>Home based business<br>Secondary suite                                                                                                                                                                                              |
| <b>Minimum Parcel Size for Subdivision</b> | 2000m <sup>2</sup> when connected to a community water system<br>1 ha when not                                                                                                                                                                                                                                          | 2000m <sup>2</sup> when connected to a community water system<br>1 ha when not                                                                                                                                                                                                                                       |
| <b>Density</b>                             | Single family dwelling and secondary suite.                                                                                                                                                                                                                                                                             | Single family dwelling and secondary suite.                                                                                                                                                                                                                                                                          |
| <b>Setbacks (m)</b>                        | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.5<br>Rear 4.5                                                                                                                                                                                                                                                         | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.5<br>Rear 4.5                                                                                                                                                                                                                                                      |
| <b>Parcel Coverage</b>                     | 33%                                                                                                                                                                                                                                                                                                                     | 33%                                                                                                                                                                                                                                                                                                                  |
| <b>Height Maximum</b>                      | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m                                                                                                                                                                                                                                                    | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m                                                                                                                                                                                                                                                 |
| <b>Building Size</b>                       | Dwellings must have gross floor area less than 500m <sup>2</sup> .                                                                                                                                                                                                                                                      | Dwellings must have gross floor area less than 500m <sup>2</sup> .                                                                                                                                                                                                                                                   |
| <b>Parking</b>                             | 2 spaces for single family dwelling<br>1 space for secondary suite<br>1 for each accommodation unit of a bed and breakfast                                                                                                                                                                                              | 2 spaces for single family dwelling<br>1 space for secondary suite<br>1 for each accommodation unit of a bed and breakfast                                                                                                                                                                                           |
| <b>Agricultural Uses</b>                   | The keeping of small animals such as chickens, rabbits, and similar sized species shall be restricted to 8 per parcel and shall not include roosters<br>The keeping of larger animals such as goats and donkeys shall be restricted to 2 per parcel and only on parcels that are 2000m <sup>2</sup> or greater in area. | The keeping of small animals such as chickens, rabbits, and similar sized species shall be restricted to 8 per parcel and shall not include roosters<br>The keeping of larger animals such as goats, donkeys shall be restricted to 1 per parcel and only on parcels that are 4000m <sup>2</sup> or greater in area. |

# Rural Zones

| Zone                                       | Agricultural Resource                                                                                                                                  |                                                          | Rural Resource 1                                                                                                                                                                                                    | Commercial Campground                                                                                                                                                                             |                                         |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Properties</b>                          | All land within the ALR                                                                                                                                |                                                          | Non-ALR land that is privately owned and has larger lot sizes (rural).                                                                                                                                              | 2 properties.                                                                                                                                                                                     |                                         |
| <b>Permitted Principal Uses</b>            | Agriculture<br>Intensive Agriculture<br>Single Family Dwelling                                                                                         |                                                          | Agriculture, excluding cannabis cultivation and intensive agriculture<br><br>Conservation area<br>Temporary sawmill.<br>Resource use and light manufacturing of resources on the property<br>Single Family Dwelling | Campground                                                                                                                                                                                        |                                         |
| <b>Permitted Secondary Uses</b>            | Accessory Buildings and structures<br>Agri-tourism<br>Bed and Breakfast<br>Guest cabin<br>Home based business<br>Secondary suite<br>Temporary sawmill. |                                                          | Accessory buildings and structures;<br>Bed and Breakfast<br>Guest cabin<br>Home based business<br>Secondary suite<br>Veterinary Clinic<br>Processing, packing and retail sales of agricultural products             | Accessory buildings and structures.<br>Recreation facilities for use of campground guests<br>Office<br>Retail store, with maximum gross floor area of 90 m <sup>2</sup><br>Single family dwelling |                                         |
| <b>Minimum Parcel Size for Subdivision</b> | 50 ha                                                                                                                                                  |                                                          | 8 ha                                                                                                                                                                                                                | 1 ha                                                                                                                                                                                              |                                         |
| <b>Density</b>                             | Single family dwelling and secondary suite.                                                                                                            |                                                          | Single family dwelling and secondary suite.                                                                                                                                                                         | Single family dwelling                                                                                                                                                                            |                                         |
| <b>Setbacks (m)</b>                        | Front 7.5<br>Exterior 4.5<br>Interior 3<br>Rear 4.5                                                                                                    | <u>Cannabis Production Facility</u> 30<br>30<br>30<br>30 | Front 7.5<br>Exterior Side 7.5<br>Interior Side 7.5<br>Rear 7.5                                                                                                                                                     | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.5<br>Rear 4.5                                                                                                                                   | <u>Campsites</u> 4.5<br>4.5<br>30<br>30 |
| <b>Parcel Coverage</b>                     | 2,000 m <sup>2</sup> residential footprint<br>35% Buildings and structures for farm use, not greenhouses<br>75% Greenhouses                            |                                                          | 35% Buildings and structures for farm use, other than greenhouses<br>75% Greenhouses                                                                                                                                | N/A                                                                                                                                                                                               |                                         |
| <b>Height Maximum</b>                      | 7 m for cannabis production facilities.                                                                                                                |                                                          | N/A                                                                                                                                                                                                                 | Principal buildings - 10 m<br>Accessory buildings and structures - 7.6 m                                                                                                                          |                                         |
| <b>Building Size</b>                       | Dwellings must have gross floor area less than 500m <sup>2</sup> .                                                                                     |                                                          | Dwellings must have gross floor area less than 500m <sup>2</sup> .                                                                                                                                                  | Dwellings must have gross floor area less than 500m <sup>2</sup> .                                                                                                                                |                                         |

# Industrial Zones

| Zone                                       | Industrial 1                                                                     | Industrial 2                                                                                      | Industrial 3                                                         | Industrial 4                                                         | Industrial 5                                                                 |
|--------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Properties</b>                          | Bridesville Townsite<br>Welding Woodworking shop                                 | Bridesville Townsite<br>Welding Woodworking shop                                                  | Boundary Collision                                                   | Miller Springs                                                       | 6725 Sidley Mountain Road (Sidley Mountain Auto)                             |
| <b>Permitted Principal Uses</b>            | Autobody repair shop;<br>Machine Shop;<br>Welding shop.                          | Autobody repair shop;<br>Machine Shop;<br>Restaurant;<br>Single family dwelling;<br>Welding shop. | Autobody repair shop.                                                | Water Bottling Facility                                              | Autobody repair shop;<br>Auto sales;<br>Automobile salvage yard;<br>Storage. |
| <b>Permitted Secondary Uses</b>            | Accessory buildings and structures;<br><br>Dwelling Unit.                        | Accessory buildings and structures;<br><br>Dwelling Unit.                                         | Accessory buildings and structures.                                  | Accessory buildings and structures.                                  | Accessory buildings and structures;<br><br>Dwelling Unit.                    |
| <b>Minimum Parcel Size for Subdivision</b> | 4000m <sup>2</sup> when connected to a community water system<br>Otherwise, 1 ha | 4000m <sup>2</sup> when connected to a community water system<br>Otherwise, 1 ha                  | 1 ha                                                                 | 1 ha                                                                 | 1 ha                                                                         |
| <b>Density</b>                             | 1 dwelling unit/parcel                                                           | 1 dwelling unit/parcel                                                                            | N/A                                                                  | N/A                                                                  | 1 dwelling unit/parcel                                                       |
| <b>Setbacks (m)</b>                        | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5                  | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5                                   | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5      | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5      | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5              |
| <b>Height Maximum</b>                      | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m             | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m                              | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m         |
| <b>Screening Requirements</b>              | Adjacent to highway or residential.<br>Not required in split-zone.               | Adjacent to highway or residential.<br>Not required in split-zone.                                | N/A                                                                  | N/A                                                                  | N/A                                                                          |
| <b>Parking</b>                             | 1 space per dwelling unit<br>1 space per employee.                               | 1 space per dwelling unit<br>1 space per employee.                                                | N/A                                                                  | N/A                                                                  | N/A                                                                          |

# Protective Zones

| Zone                                       | Drinking Water Resource                                                                                       | Parks and Recreation Zone                                                                                                                                                | Conservation Zone                                               |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Properties</b>                          | Some crown, some private, some ALR                                                                            | Jolly Creek<br>Camp McKinney Recreation Site<br>Little Fish Lake Recreation Site<br>McKinney Cross Country Ski Area<br>Timberwolf park<br>Stanhope Creek Recreation Site | Lehman Springs                                                  |
| <b>Permitted Principal Uses</b>            | Agriculture, only on portions within the ALR.<br>Resource Use, excluding processing<br>Single Family Dwelling | Campground<br>Cross-country ski areas<br>Conservation activities<br>Outdoor recreation facilities<br>Passive recreation                                                  | Conservation activities                                         |
| <b>Permitted Secondary Uses</b>            | Accessory buildings and structures.<br>Home-based business                                                    | Accessory buildings and structures                                                                                                                                       | Accessory buildings and structures.                             |
| <b>Minimum Parcel Size for Subdivision</b> | 50 ha                                                                                                         | N/A                                                                                                                                                                      | 25 ha                                                           |
| <b>Density</b>                             | One single family dwelling                                                                                    | N/A                                                                                                                                                                      | N/A                                                             |
| <b>Setbacks (m)</b>                        | Watercourse 30<br>Front 7.5<br>Exterior Side 7.5<br>Interior Side 7.5<br>Rear 7.5                             | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5                                                                                                          | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5 |
| <b>Parcel Coverage</b>                     | 33%                                                                                                           | N/A                                                                                                                                                                      | N/A                                                             |
| <b>Height Maximum</b>                      | N/A                                                                                                           | N/A                                                                                                                                                                      | N/A                                                             |

# Other Zones

| Zone                                       | Rail/Trail Corridor Zone                                                                                                     | Institutional and Community Facilities                                                                                | Rural Resource 2                                                                                                                                                |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Properties</b>                          | Rail Trail pieces<br>Some crown, some private                                                                                | Old school property, cemeteries,<br>Community hall                                                                    | Non-ALR Crown Land                                                                                                                                              |
| <b>Permitted Principal Uses</b>            | Agriculture<br>Railways<br>Railways siding; and<br>Recreational Trails and<br>Corridors<br>Transportation and utility<br>use | Institutional use                                                                                                     | Agriculture, excluding cannabis cultivation and intensive agriculture<br>Conservation area<br>Resource use and light manufacturing of resources on the property |
| <b>Permitted Secondary Uses</b>            | Accessory buildings and structures.                                                                                          | Accessory buildings and structures.                                                                                   | Accessory buildings and structures                                                                                                                              |
| <b>Minimum Parcel Size for Subdivision</b> | 50 ha                                                                                                                        | 2000 m <sup>2</sup> when connected to a community water system<br>1 ha when not connected to a community water system | 30 ha                                                                                                                                                           |
| <b>Density</b>                             | N/A                                                                                                                          | N/A                                                                                                                   | N/A                                                                                                                                                             |
| <b>Setbacks (m)</b>                        | Any Parcel Line 4.5                                                                                                          | Front 4.5<br>Exterior Side 4.5<br>Interior Side 2.4<br>Rear 4.5                                                       | Front 7.5<br>Exterior Side 7.5<br>Interior Side 7.5<br>Rear 7.5                                                                                                 |
| <b>Parcel Coverage</b>                     | N/A                                                                                                                          | N/A                                                                                                                   | 35% Buildings and structures for farm use other than greenhouses<br>75% Greenhouses                                                                             |
| <b>Height Maximum</b>                      | 4.5 m                                                                                                                        | Principal buildings 10 m<br>Accessory buildings and structures 7.6 m                                                  | N/A                                                                                                                                                             |

## **Next Steps**

- 1) Pre-open house edits to text – including comments from our March 9 meeting
  - Comments from RDKB staff
- 2) Open House;
- 3) Edits from Open House input;
- 4) Send for legal review and incorporated legal edits;
- 5) Refer to Provincial Agencies (Ministry of Agriculture, ALC, FLNRORD, etc.);
- 6) Incorporate Provincial comments, if any;
- 7) Send to Board of Directors for 1<sup>st</sup> and 2<sup>nd</sup> reading
- 8) Open House-Public Hearing
- 9) Board of Directors 3<sup>rd</sup> and 4<sup>th</sup> reading – Adoption of Bylaw