

Electoral Area A Official Community Plan Review



Liz Moore, Senior Planner
June 17, 2026

Agenda

- Land Acknowledgement
- Adoption of Agenda and Meeting Notes
- Data Centres – policy discussion
- Issues and Opportunities – Maps!
- Public Outreach and Engagement
- Next steps

Land Acknowledgement

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

- Adoption of Agenda and Meeting Notes

Data Centres

- Public concerns around AI data centre placement.
- Current situation for data centres in RDKB
- Not permitted in Zoning Bylaw

Land Use Designations

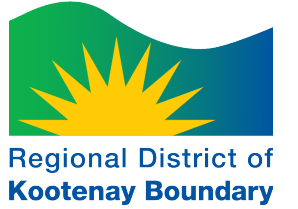
- 15 land use designations

Land Use Designation	Purpose
Rural Residential 1 & 2	High density suburban development around water systems.
Rural / Rural Resource 1 & 2	Resource and large-lot residential uses.
Agricultural Resource 1 & 2	Protect ALR lands.
Forest Resource	Managed forest and timber production.
Commercial & Industrial	Business and employment uses.
Park / Conservation / Institutional	Recreation and community uses; environmental protection.
Airport / Rail-Trail	Transportation and utility corridors.

LUDs and ZONES

OCP Designations	Zones					
Rural Residential 1	<i>Rural Residential 1 RR1</i>	<i>Manufactured Home Park MHP</i>				
Rural Residential 2	<i>Rural Residential 2 RR2</i>	<i>Manufactured Home Park MHP</i>				
Rural	<i>Rural RUR</i>					
Rural Resource 1	<i>Rural Resource 1 RR1</i>					
Rural Resource 2	<i>Rural Resource 2 RR2</i>					
Agricultural Resource 1	<i>Agricultural Resource 1 AGR1</i>					
Agricultural Resource 2	<i>Agricultural Resource 2 AGR2</i>	<i>Agricultural Resource 3 AGR3</i>				
Forest Resource	<i>Forest Resource FR</i>					
Commercial	<i>Commercial 1 C1</i>	<i>Commercial 2 C2</i>				
Industrial	<i>Industrial 1 IN1</i>	<i>Industrial 2 IN2</i>	<i>Industrial 3 IN3</i>	<i>Industrial 4 IN4</i>	<i>Industrial 5 IN5</i>	<i>Industrial 6 IN6</i>
Park	<i>Parks and Recreation PR</i>					
Conservation Area	<i>Conservation Area CA</i>					
Rail/Trail Corridor	<i>Rail/Trail Corridor RTC</i>					
Airport	<i>Airport A</i>					
Institutional and Community Facilities	<i>Institutional and Community Facilities ICF</i>					

24 Zones



LUDs and ZONES

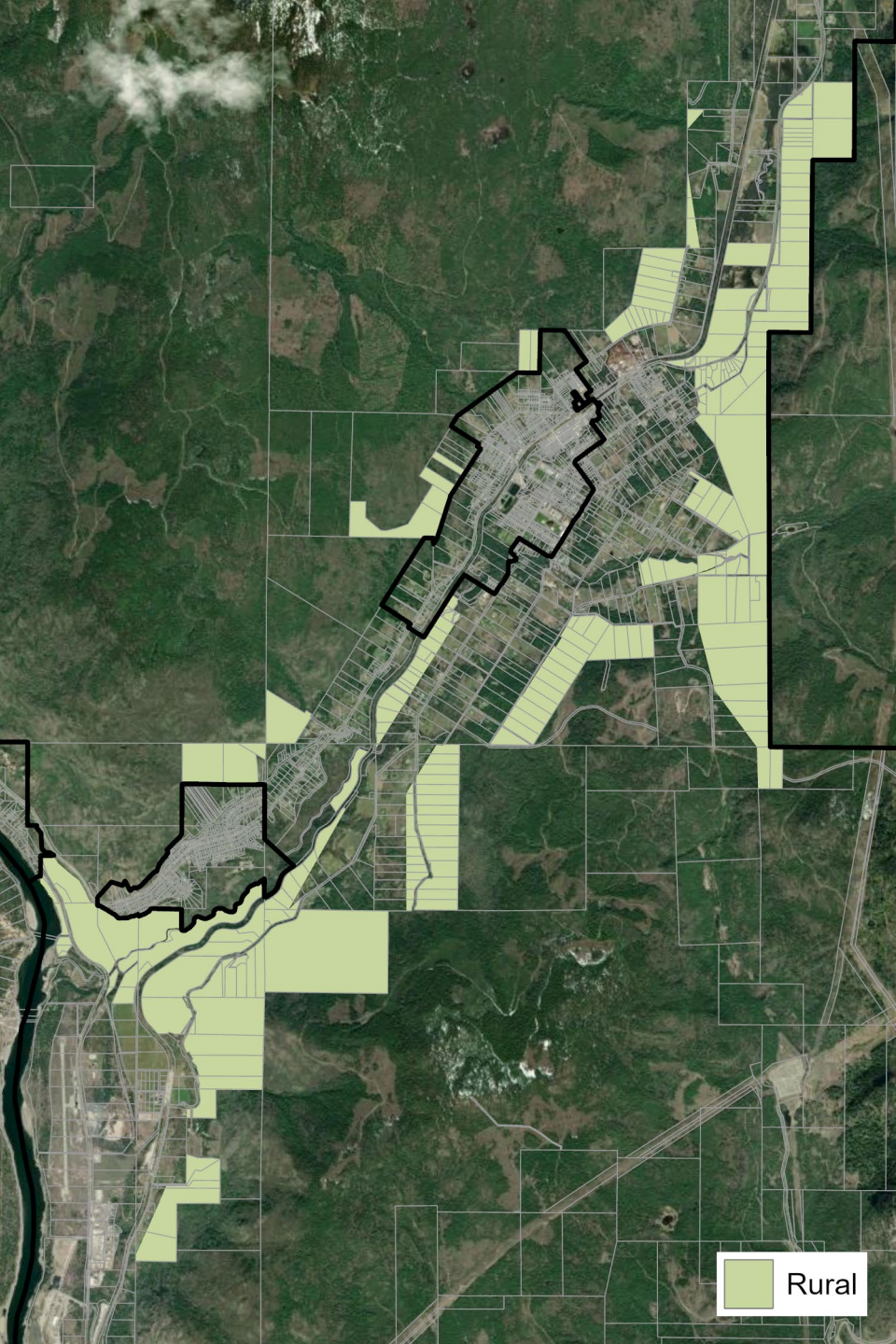
OCP Designations
Rural
Rural Resource 1
Rural Resource 2
Forest Resource
Park
Conservation Area
Rail/Trail Corridor

Focus in on 6 Land Use Designations (LUDS)

These are the LUDs that have residential uses as one of the primary uses.
This includes permitting a single family/detached dwelling and a secondary suite.

These areas also permit:

- Agriculture
- Home based businesses



Rural



Summary

Lands designated as Rural are not serviced by community water or sewer, not in the ALR, not directly tied to resource extraction activities, generally privately owned. These lands are a transition from higher density suburban areas and natural resource areas. They have topographic constraints that are limiting to development and subdivision

Objectives for the Rural land use designation

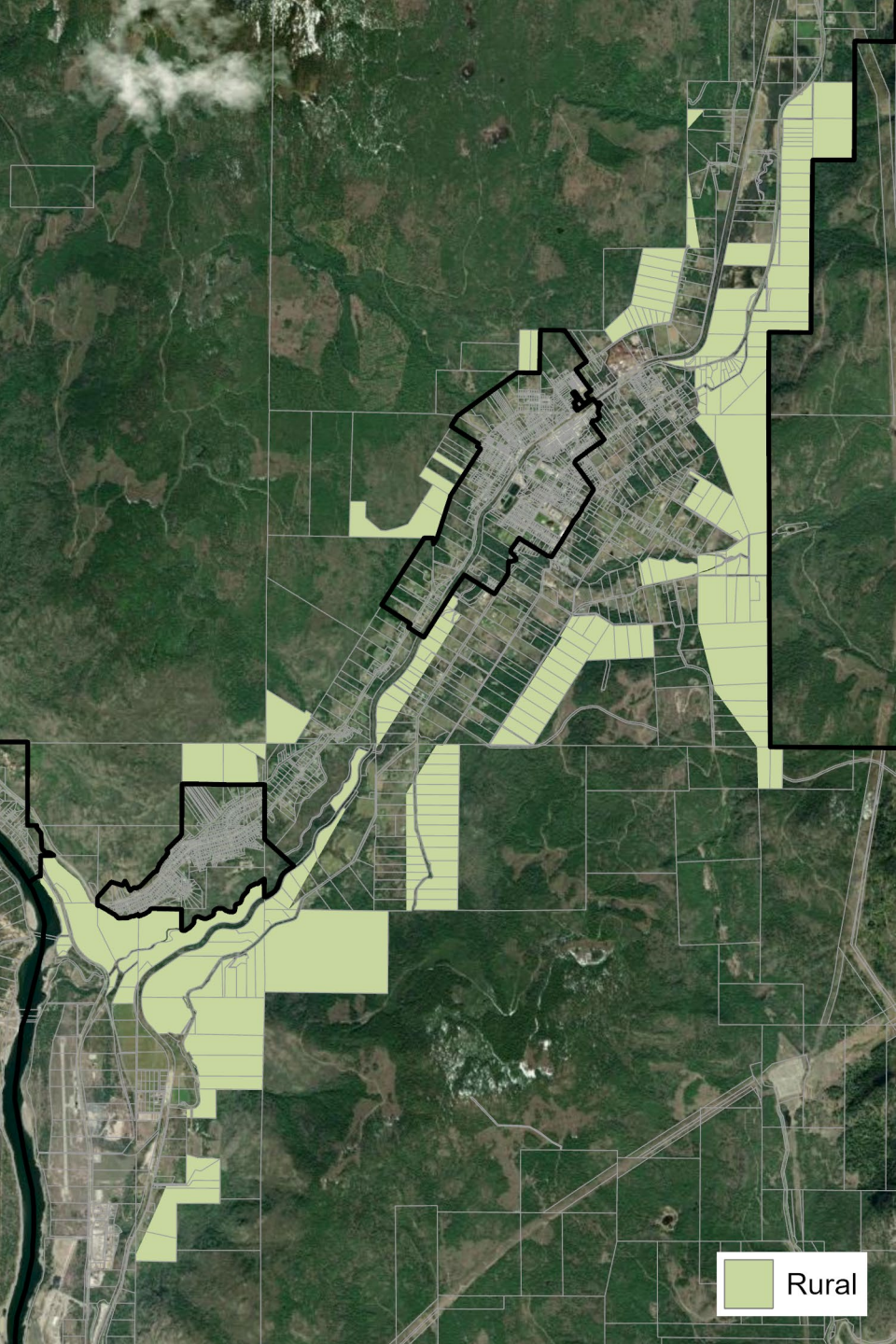
- To establish land use and development guidelines, which will protect the existing rural character and lifestyle within the 'Rural' land use designation; and
- To direct development in such a way as to minimize the conflicts between rural and urban interests in the Plan Area.

Policies

- Direct demand for suburban type rural residential lots away from these lands, to preserve the rural character.

Minimum Parcel size is 4 hectares

OCP Designations	Zones
Rural	Rural



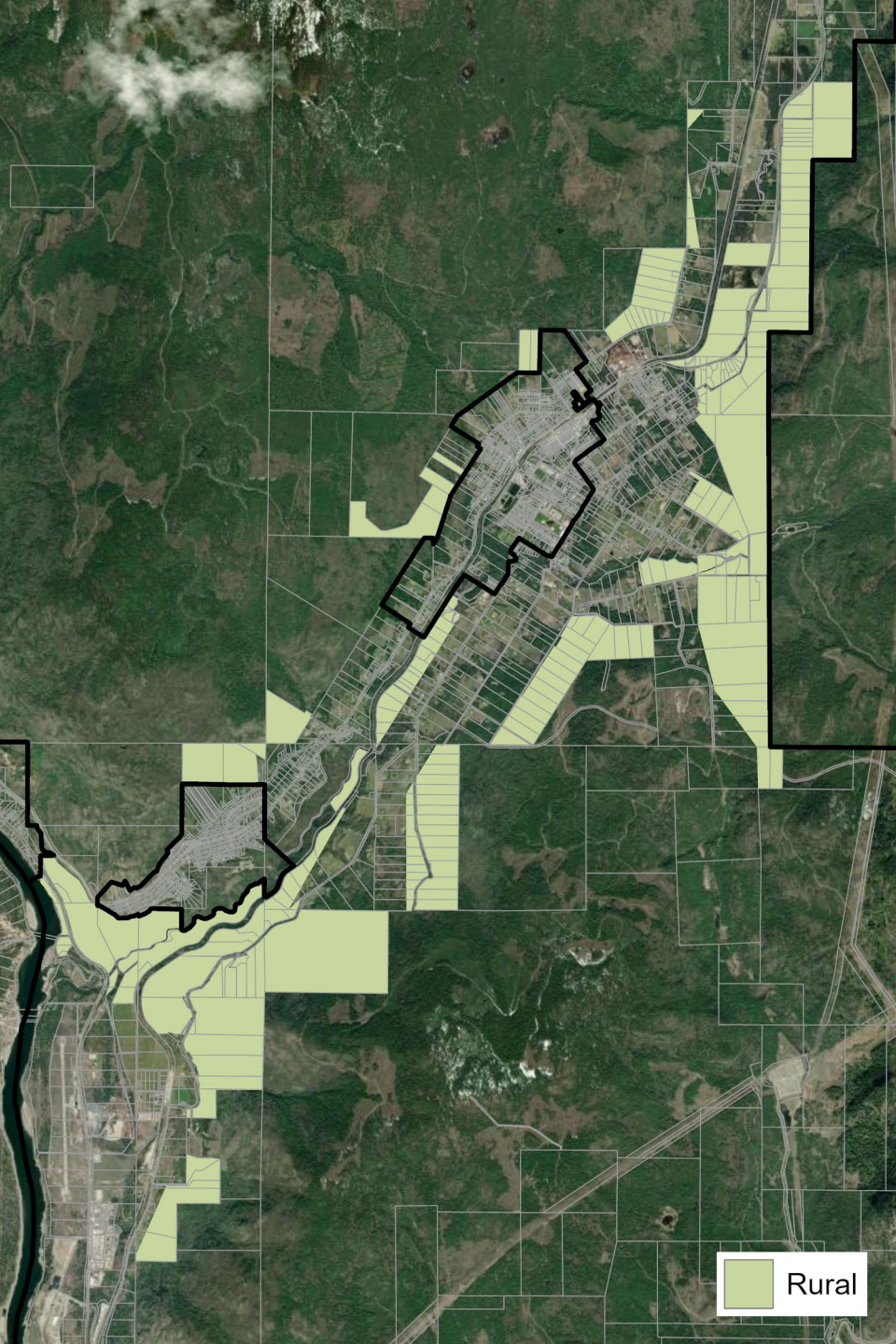
Rural

Policies continued



Permitted uses:

- **Single family/detached dwelling, agriculture and Secondary Suite**
- **Bed and Breakfasts** may be permitted with zoning amendment and must be within principle dwelling, limited to 3 bedrooms, sufficient parking, consider effects on neighbouring property owners;
- **Home-based businesses** – implementing bylaw to include restrictions for size, outdoor storage, employees and signs;
- **Resource extraction** – excluding the storage and/or processing of extracted raw materials.



Rural

Policies continued



Permitted uses:

- **Campgrounds and recreation vehicle parks** may be permitted with zoning amendment. Applications will be evaluated by:
 - The suitability of the site (e.g. soil conditions and flooding hazards)
 - Servicing standards; and
 - Compatibility with adjacent land uses.
- **Construction camp recreation vehicle parks** – temporary use permit
 - Evaluated by:
 - RV parks that are necessary for short term development and will be dismantled afterwards;
 - Accessibility to community services and facilities; and
 - Adjacent land uses, roads and utilities.

Rural Resource 1



Summary

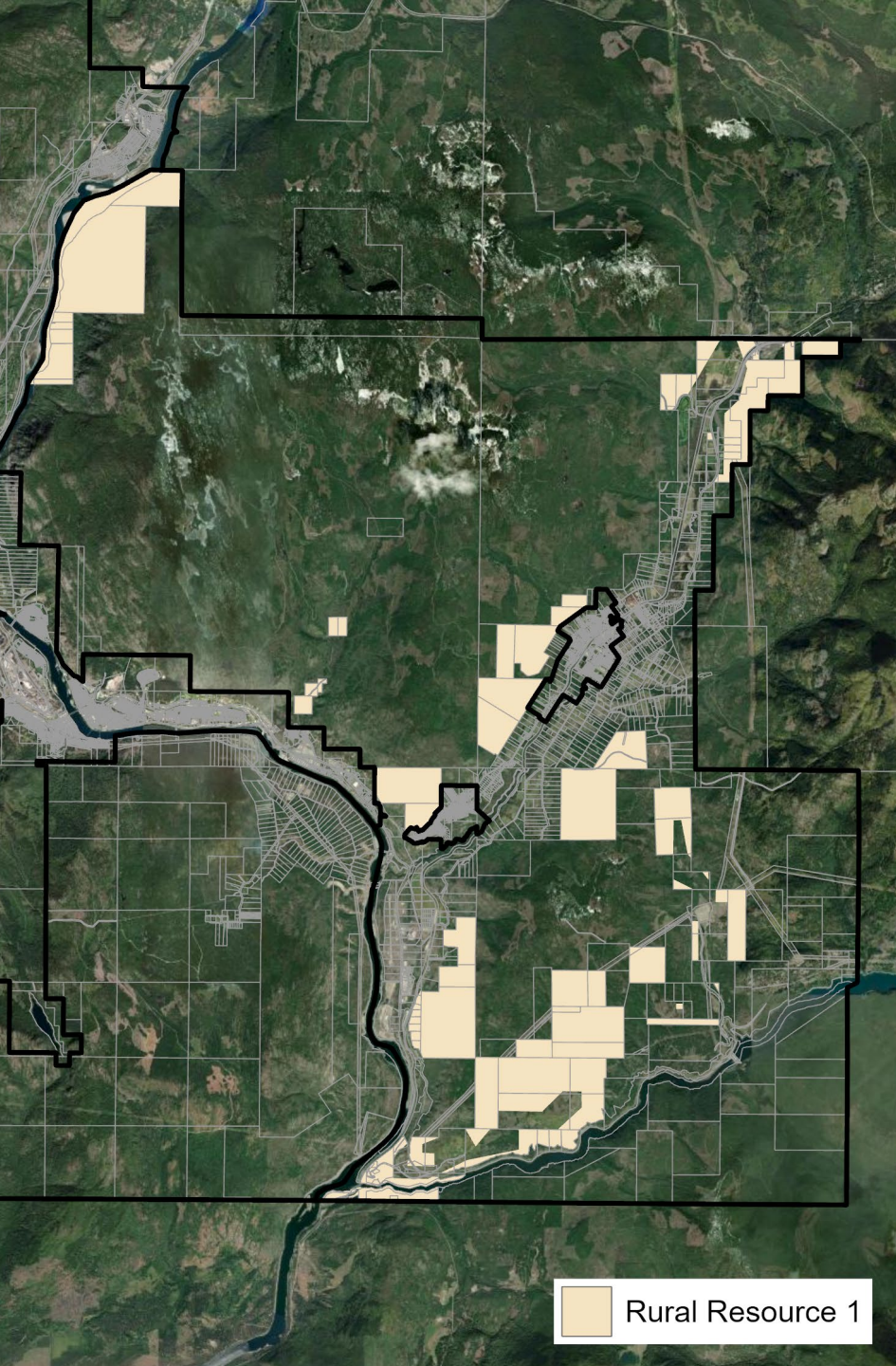
These lands are characterized by resource development activities, including forestry as well as ranching. They are generally remote and have topographic constraints. They are mostly privately owned, with some Crown land.

Objectives

- To reinforce existing and potential primary resource utilization opportunities by protecting the resource base from the intrusion of incompatible land use and development activities; and
- To support ongoing environmentally, economically, and socially sustainable resource management activities.

Policies

- Settlement is discouraged, except to support resource extraction operations.
- Minimum Parcel size is 8 hectares (20 acres)



OCP Designation	Zones
Rural Resource 1	RR1 Rural Resource 1
Rural Resource 2	RR2 Rural Resource 2

Rural Resource 1

Policies continued



Permitted uses:

- **Single family/detached dwelling, agriculture and Secondary Suite**
- **Bed and Breakfasts** may be permitted with zoning amendment and must be within principle dwelling, limited to 3 bedrooms, sufficient parking, consider effects on neighbouring property owners;
- **Home-based businesses** – implementing bylaw to include restrictions for size, outdoor storage, employees and signs;
- **Resource extraction** – excluding the storage and/or processing of extracted raw materials.

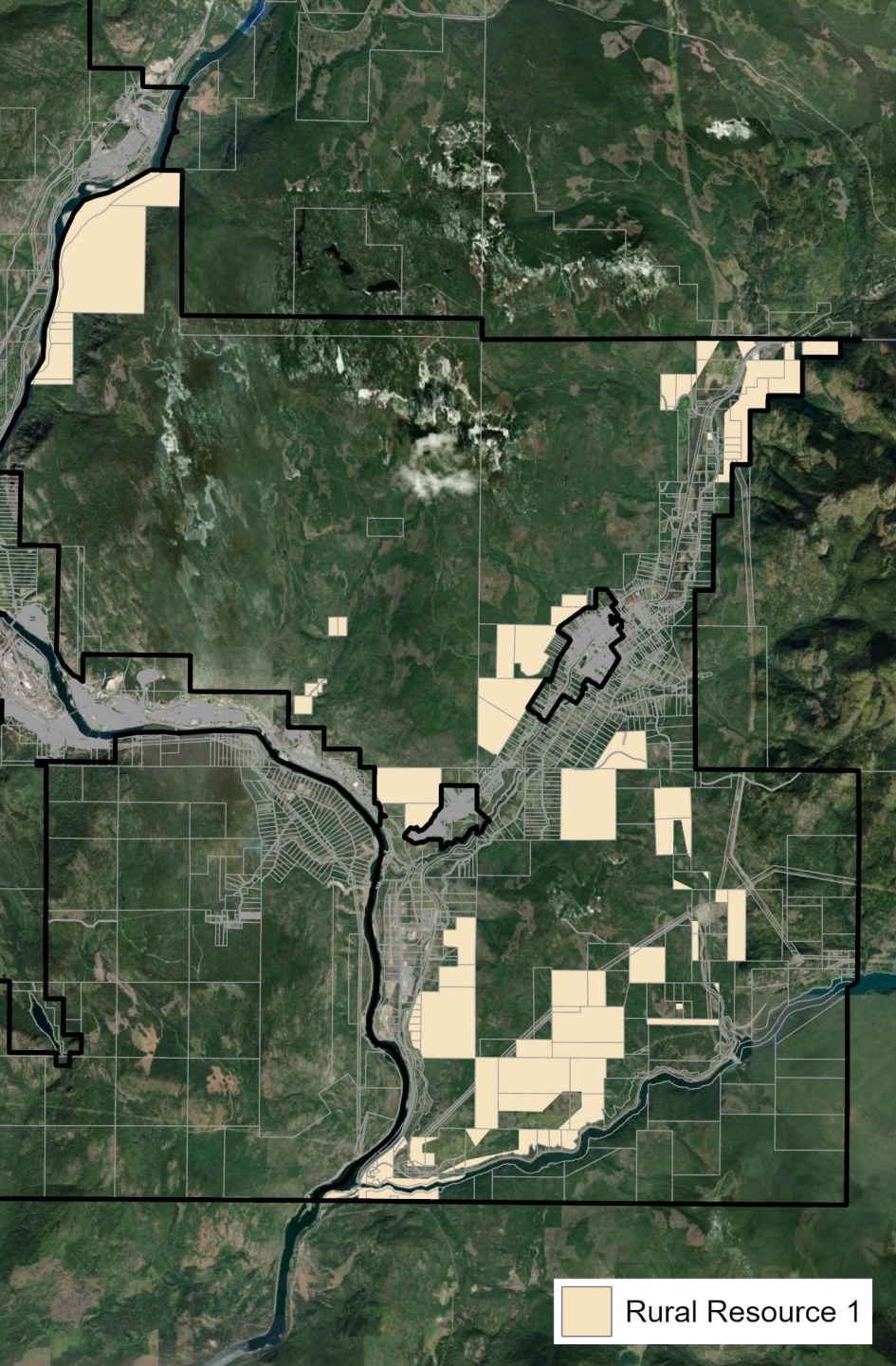
Rural Resource 1



Policies continued

Permitted uses:

- one additional **temporary dwelling unit accommodating permanent farm help** required for the operation of the farm will be permitted in the implementing zoning bylaw – only to exist as accessory use to active farm:
 - Parcel must be assessed as a farm by the British Columbia Assessment Authority
 - the site upon which such a dwelling is located shall not be subdivided or otherwise alienated from the farm
 - should the farm cease to be assessed as farm, the temporary dwelling shall be removed
- **Construction camp recreation vehicle parks** – temporary use permit
 - Evaluated by:
 - RV parks that are necessary for short term development and will be dismantled afterwards;
 - Accessibility to community services and facilities; and
 - Adjacent land uses, roads and utilities.



Rural Resource 2



Summary

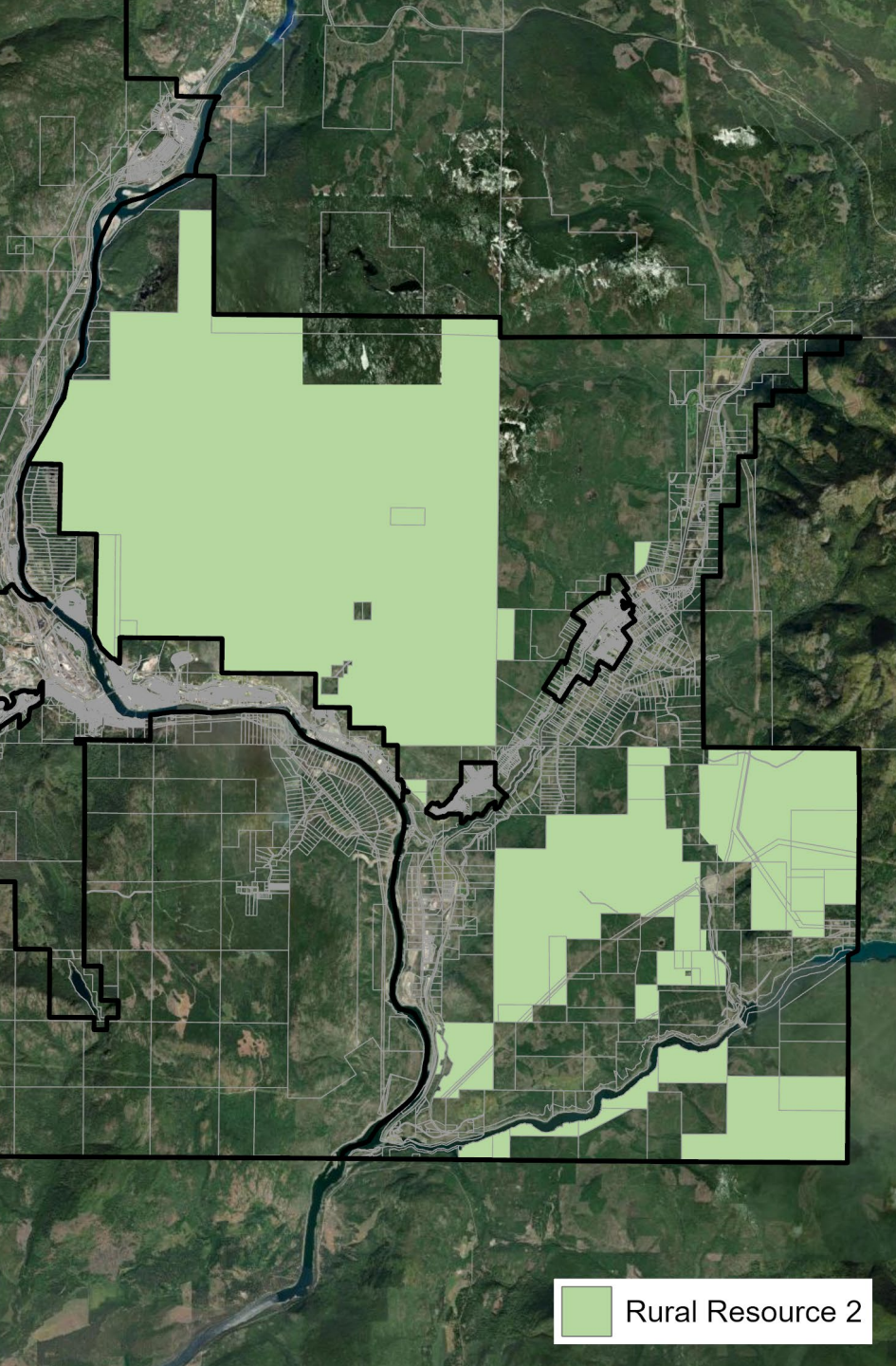
These lands are characterized by resource development activities, including forestry as well as ranching. They are generally remote and have topographic constraints. They are mostly privately owned, with some Crown land.

Objectives

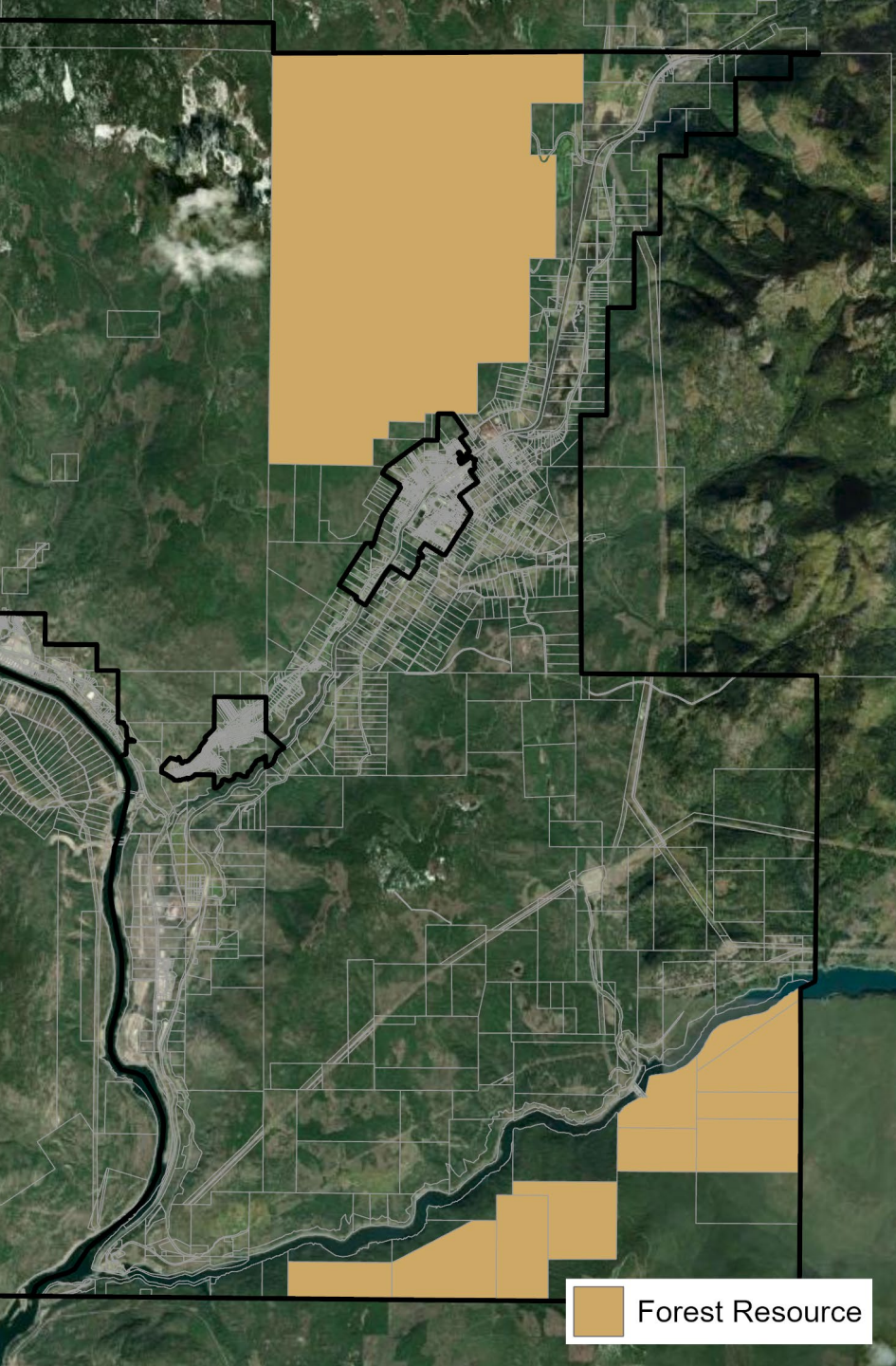
- To reinforce existing and potential primary resource utilization opportunities by protecting the resource base from the intrusion of incompatible land use and development activities; and
- To support ongoing environmentally, economically, and socially sustainable resource management activities.

Policies

- Settlement is discouraged.
- Minimum Parcel size is 50 hectares (124 acres)
- Permitted Uses: Permitted uses in areas designated 'Rural Resource 2' will include: resource extraction, forestry, natural resource management, and related land uses; and the storage and/or processing of raw materials extracted from lands in the 'Rural Resource 2' designation is not permitted.



Rural Resource 2



Forest Resource



Summary

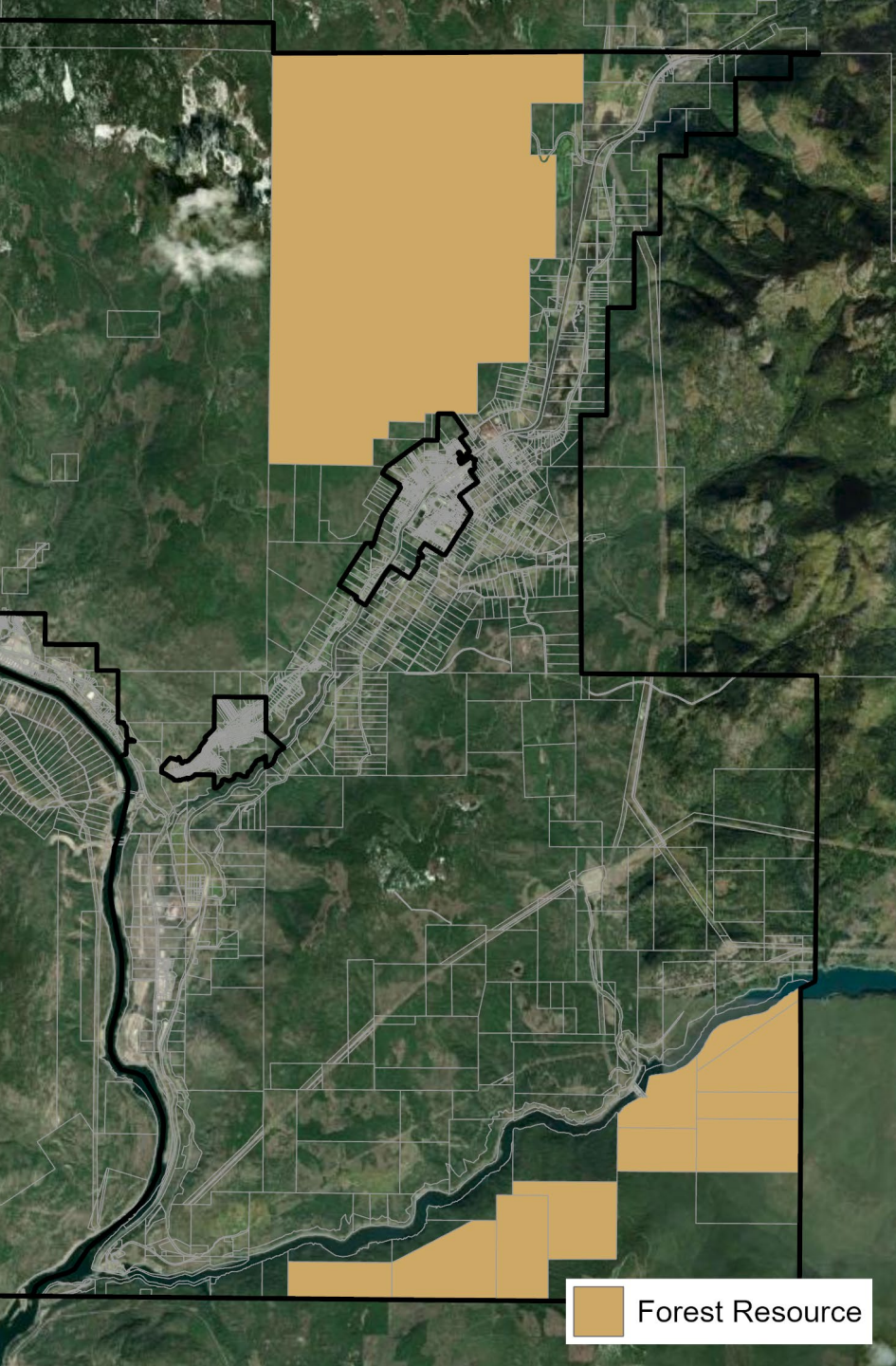
Lands in the 'Forest Resource' land use designation are managed under the *Private Managed Forest Land Act*.

Under the *Private Managed Forest Land Act* land is managed to maintain environmental qualities including soil conservation, protection of drinking water, protection of fish habitat, protection of critical wildlife habitat and reforestation.

If the lands are removed from the managed forest land taxation classification under the *Assessment Act*; the *Private Managed Forest Land Act* or regulations would no longer apply.

Objectives

- To protect the forestry land base in the **Plan Area** from incompatible land uses and development activities;
- To support minimum parcel sizes for subdivision of land that help to ensure the future productivity and sustainability of forest land; and
- To provide direction regarding appropriate land uses should 'Forest Resource' land no longer be classified under the *Assessment Act* as managed forest land.

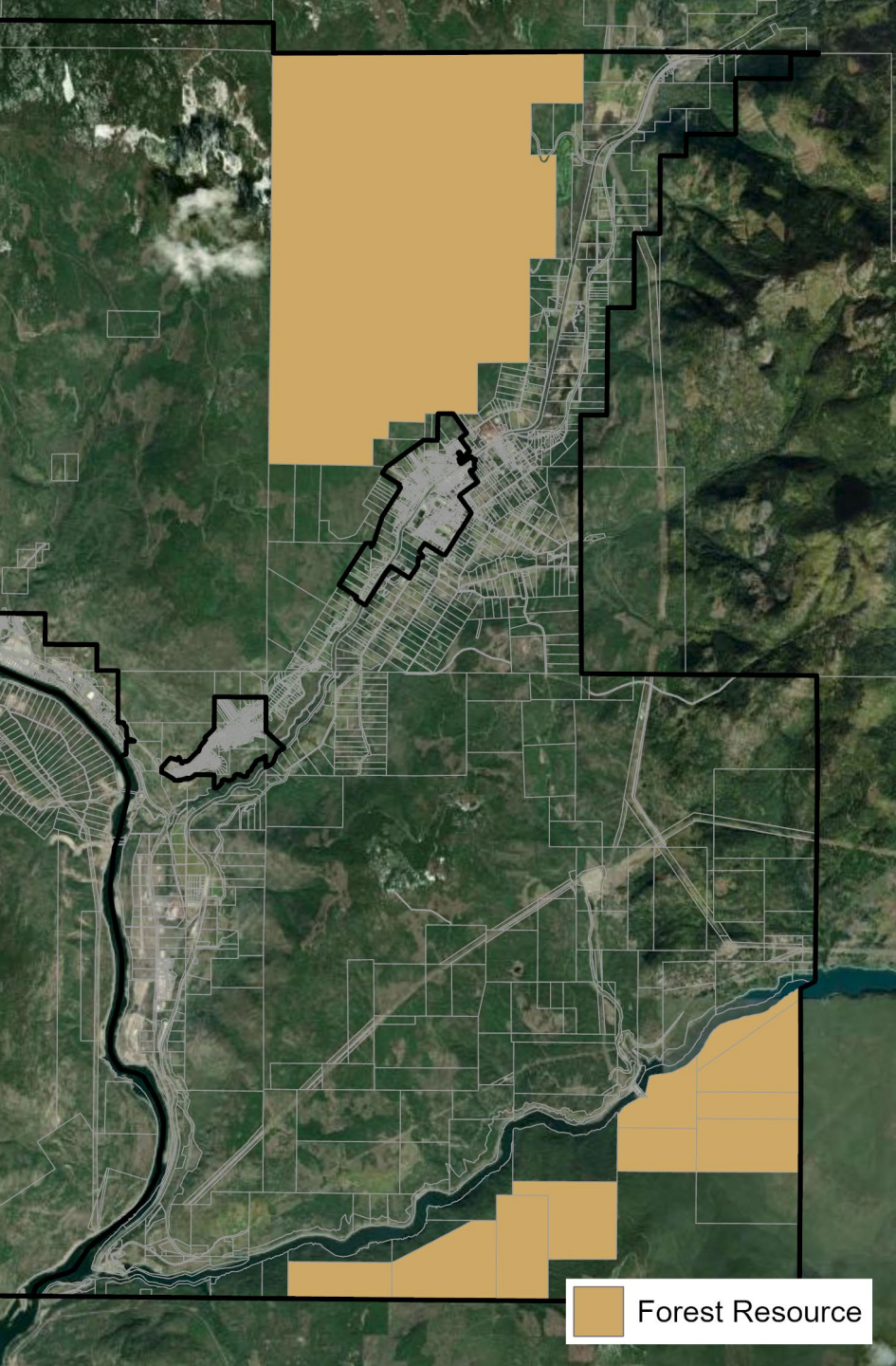


Forest Resource



Policies

- Minimum Parcel size is 25 hectares (62 acres)
- Permitted Uses: include ***forest management activities*** in addition to ***agriculture*** and recreational uses;
- Permitted uses for lands removed from the managed forest land taxation classification under the *Assessment Act* will be limited to resource uses including ***agriculture***, and recreational uses;
- If land is removed from the managed forest land taxation classification under the *Assessment Act*, consider implementing riparian development permit area.



Forest Resource

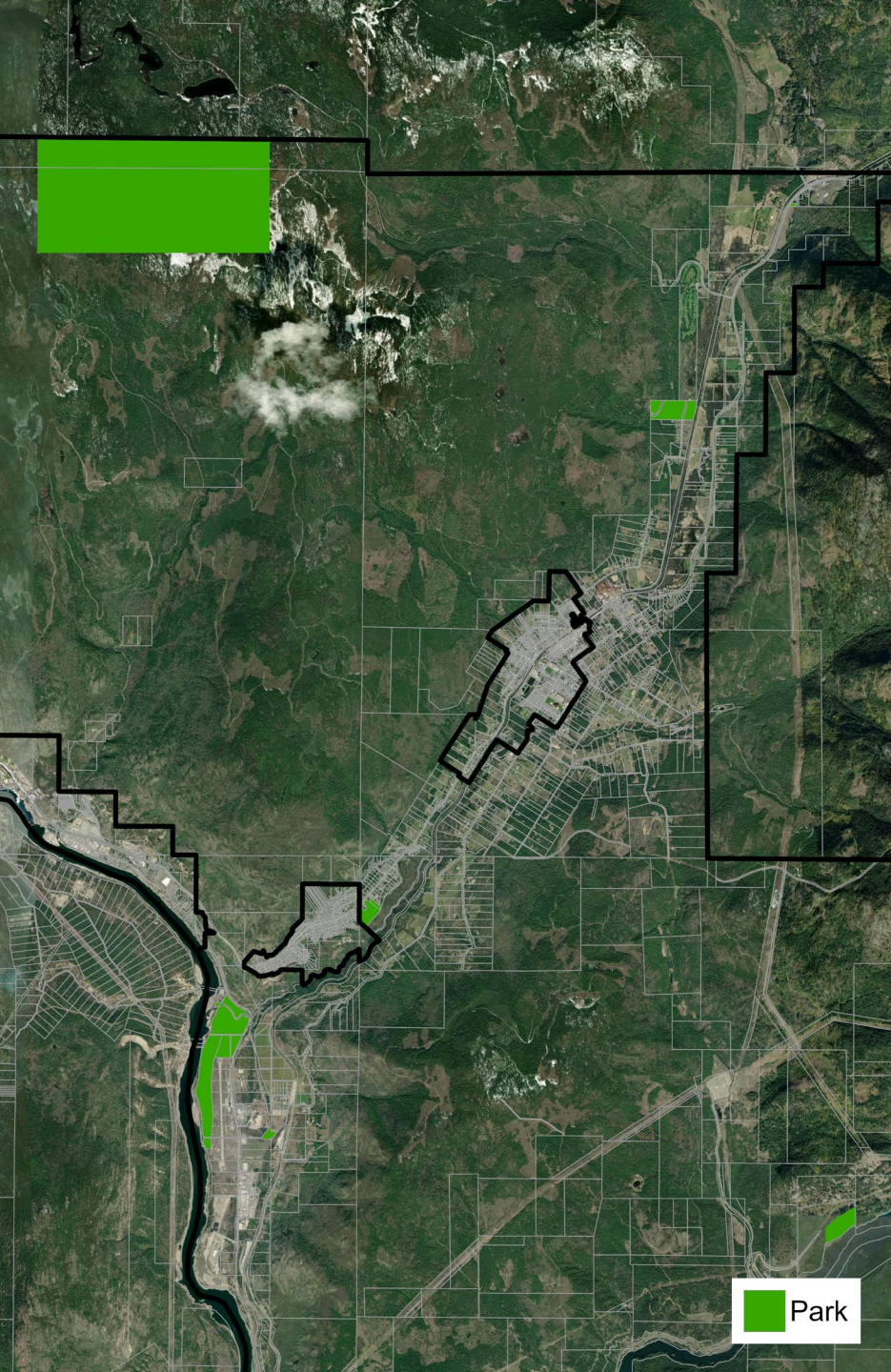


Policies Continued

- If land is removed from the managed forest land taxation classification under the *Assessment Act*, amendment applications will be considered to allow for smaller minimum parcel sizes for residential uses.

Considerations for these applications include:

- The need for additional residential parcels;
 - The potential impact on greenhouse gas emissions;
 - Protection of sensitive ecosystems;
 - Road access;
 - Respect for existing land uses;
 - Avoidance of development in areas with geotechnical hazards; and
 - Accessibility to community services and facilities.
- Zoning amendment applications for non-forestry management activities within the 'Forest Resource' designation, shall consider the impact on forest activities and the sustainability of the forest resource.



Park



Summary

The **Plan Area** has approximately 700 hectares (1730 acres) of park land that represents almost 3% of the land area. This includes: Marsh Creek Park, Beaver Falls Park, the Buckley Campground, Binks Park, and the Parks Siding school house; and Champion Lakes and Beaver Creek Provincial Parks.

Objectives

- To identify and protect existing park lands as a continuing resource and to promote their use and development for the public good; and
- To acquire and develop additional parkland and to promote new recreational opportunities.

Policies

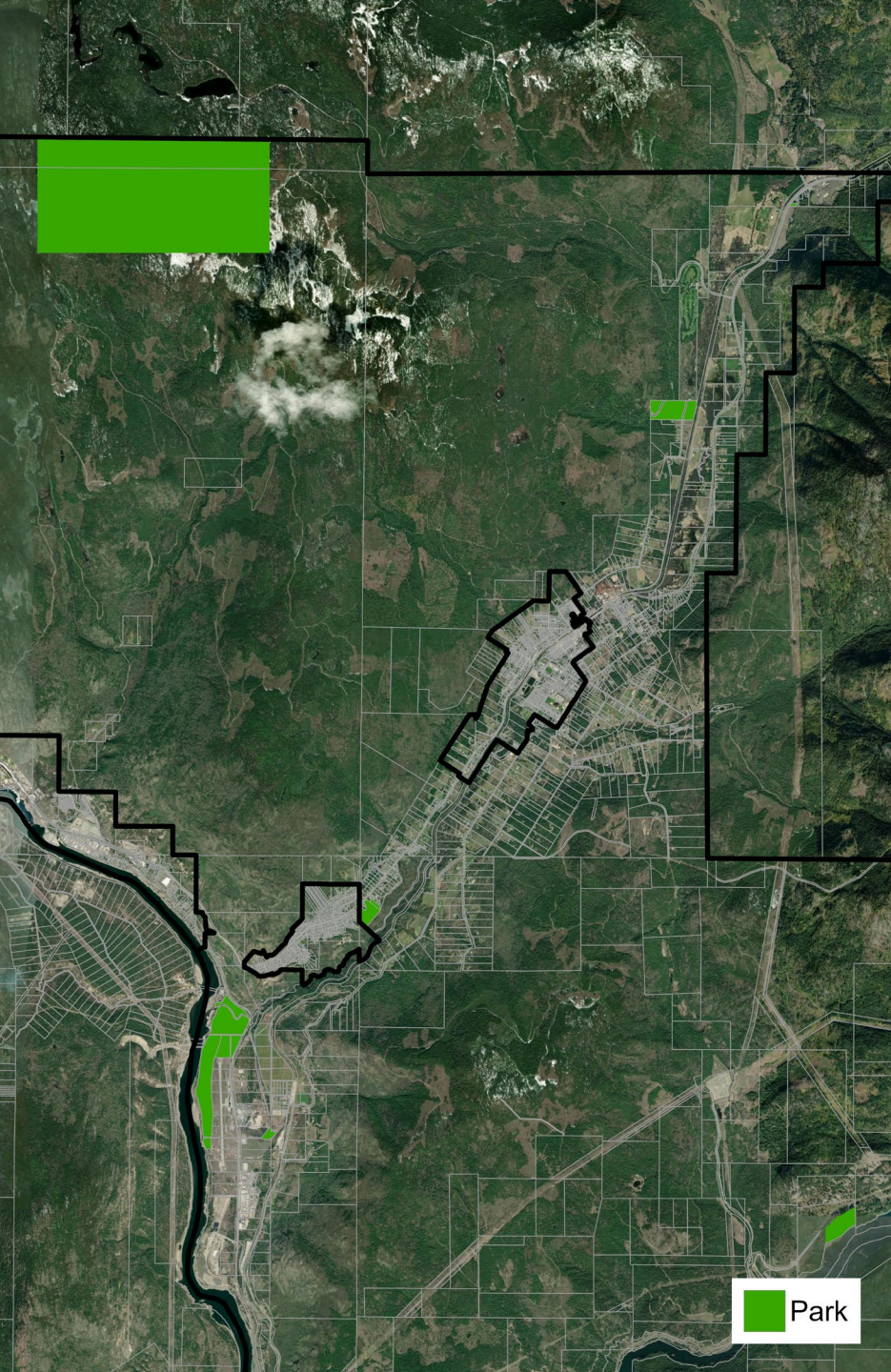
- Permitted uses in the 'Park' designation will include: public open spaces; parks and recreational facilities; and campgrounds;
- Support the maintenance and development of **Regional District** facilities in keeping with the active and passive recreational needs of the **Plan Area**;

Park



Policies continued

- Consider the preparation of a Parks Plan for the ***Plan Area***, which would identify the area's functional requirements, note deficiencies and recommend improvements;
- The scenic and recreational potential of Beaver Falls should be preserved and promoted as a natural feature of regional significance.
 - seeks to acquire, through purchase or by dedication as park, or by other creative arrangement, public access to a viewing point for Beaver Falls.
 - consider granting minimum parcel size exceptions for subdivision of parcels that will help achieve this goal.
- Preserve and enhance sports fishing opportunities in Beaver Creek north of the Village of Fruitvale. The support of BC Environment shall be sought in this regard; and
- Reserve the right to require provision of park land when lands are subdivided. That park land could be in the form of a linear park i.e. a trail.



Conservation Area



Summary

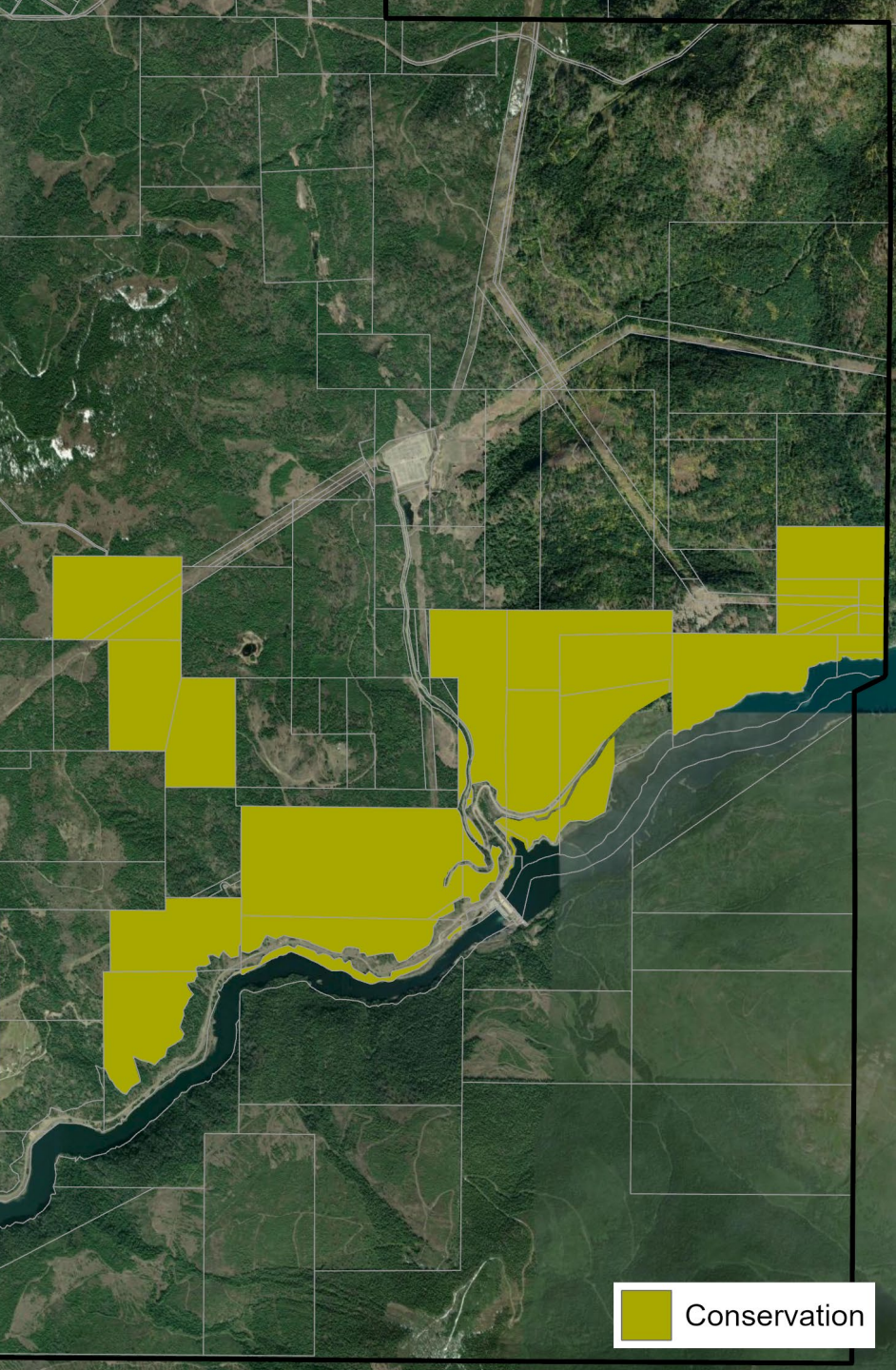
The Pend d'Oreille valley is recognized for its significant wildlife habitat values. The area provides critical winter habitat for white tail deer and elk; wildlife trees for cavity nesting birds; and is home to several species at risk. The valley is also part of an important wildlife migratory route that links the Pend d'Oreille Valley to the Beaver Valley through the Nine Mile Creek drainage; and to winter grazing areas at Fort Sheppard.

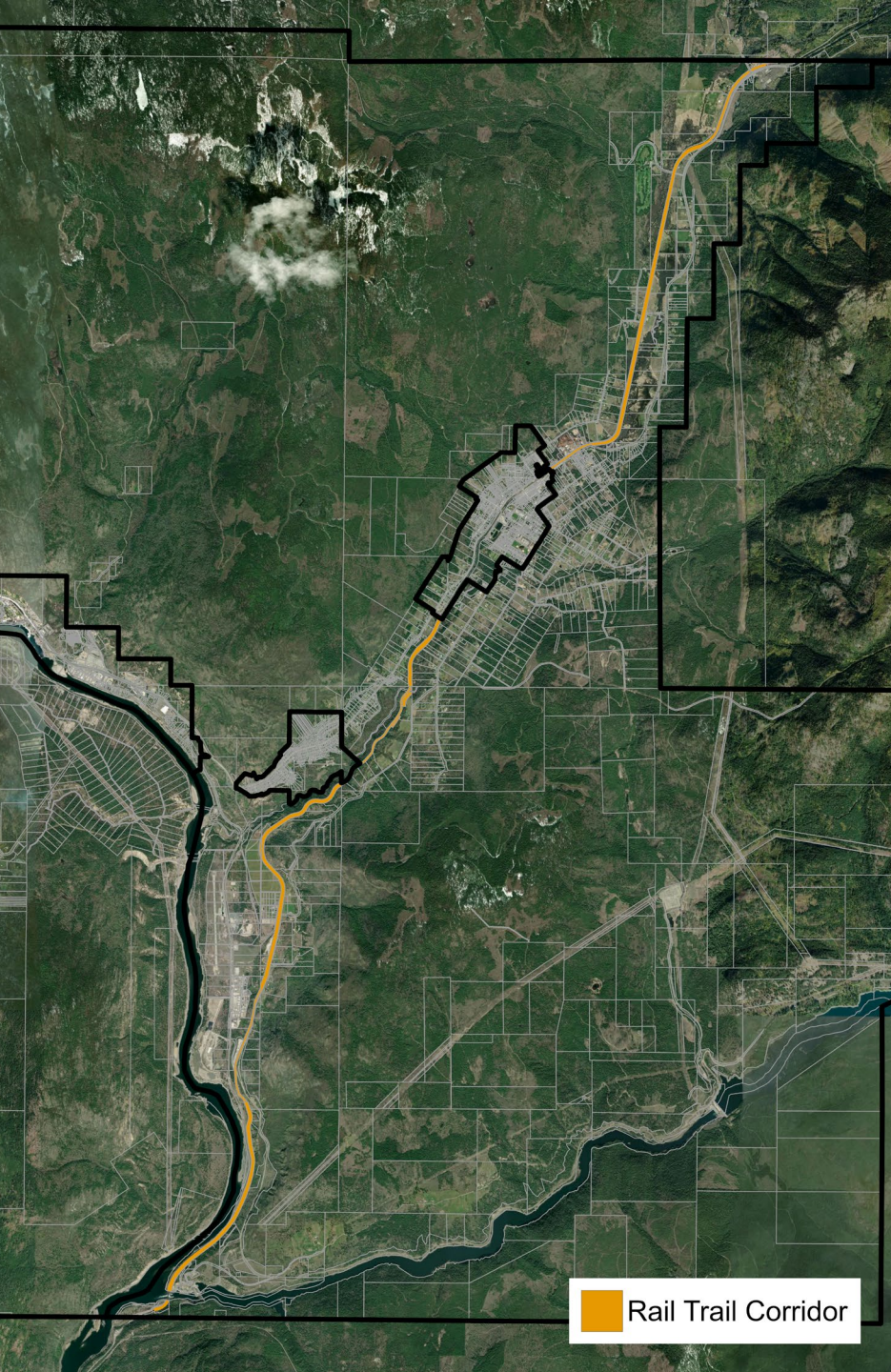
Objectives

- To protect, maintain and enhance wildlife values within the Pend d'Oreille Valley Wildlife Management Area.

Policies

- Recognize the Pend d'Oreille Valley Wildlife Conservation Area;
- Support the joint Ministry of Environment and Fish and Wildlife Compensation Program's ongoing management of the Pend d'Oreille Valley Wildlife Conservation Area; and
- Support the expansion of the Pend d'Oreille Valley Wildlife Conservation Area to other publicly owned lands that are deemed to be critical wildlife habitat and to provide connectivity





Rail/Trail Corridor



Summary

This designation is to preserve the integrity of the corridor for future transportation and utility uses. The 'Rail/Trail Corridor' land use designation consists of corridor for the Nelson-Fort Sheppard Railway, currently owned by Burlington Northern Santa Fe Railway Company.

Objectives

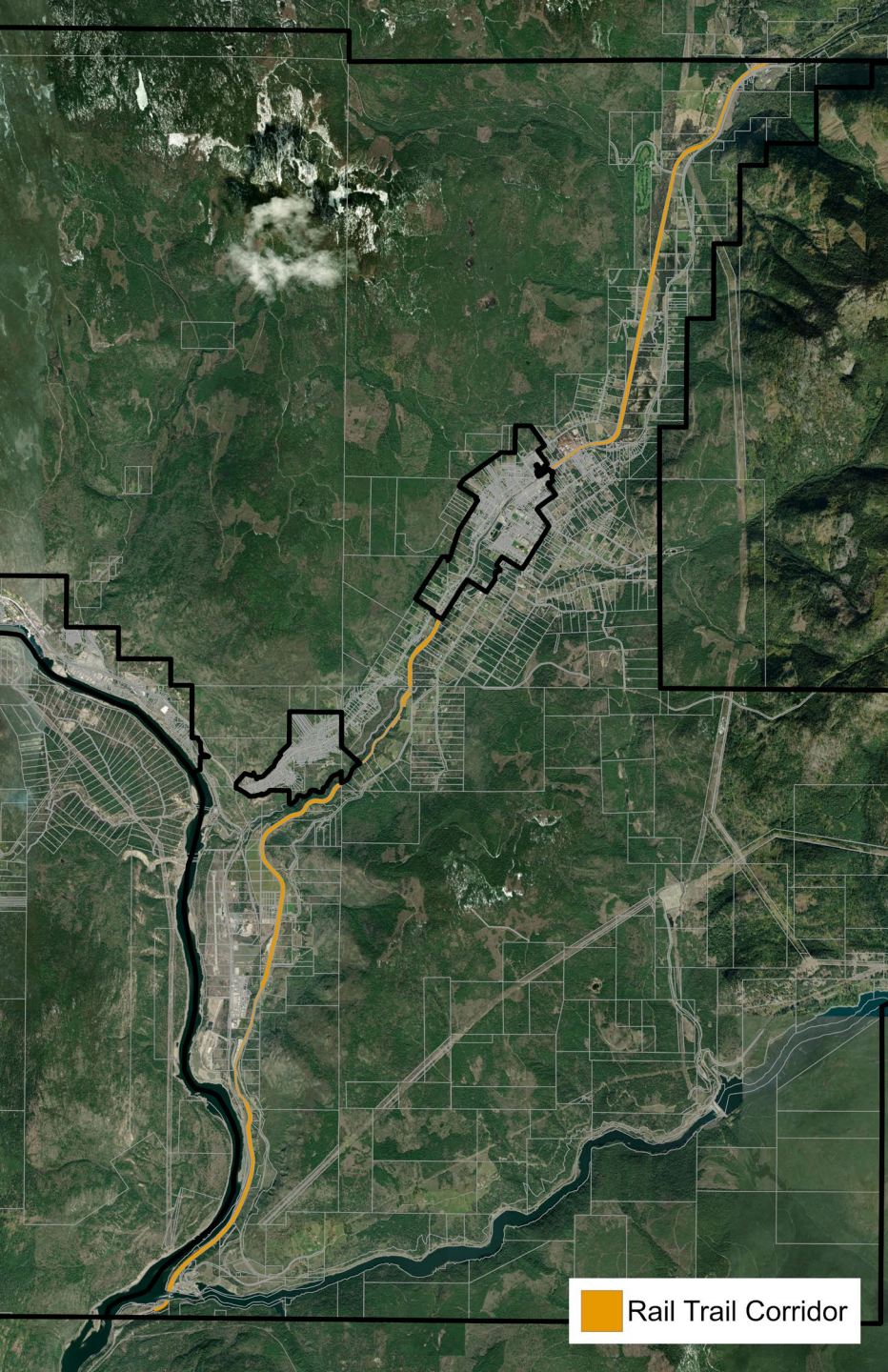
- To protect the integrity of the BNSFR railway right of way for corridor type uses;
- To recognize the importance of transportation corridors for economic growth of the Greater Trail Area; and
- To support the acquisition of the abandoned portion of the Burlington Northern Santa Fe Railway right of way by a public body.

Rail/Trail Corridor



Policies

- The minimum parcel size, for lots to be created by subdivision, is 100 hectares (250 acres);
- Permitted Uses: **agriculture**; railways; recreational trails and corridors; and underground utilities;
- No subdivision or interior lot line adjustment may result in a reduction in corridor width below 30 metres wide and must be suitable for the possible reestablishment of a railway;
- Support the transfer of land from the abandoned railway rights of way to adjacent properties provided the integrity of the potential use for a recreational trail and/or utility corridor and/or the reestablishment of a railway is not compromised; and
- If a trail is established on the railway right of way, the **Board** would consider fencing and buffering where adjacent to operating farms.



Next steps



- Regular email reminders – 2nd week of month
- Next meeting – September 16
 - No meetings in July/August