



RDKB ELECTORAL AREAS

Official Community Plan Updates *Housing & Legislative Alignment*

**PUBLIC
INFORMATION
SESSION**



VIRTUAL SESSION

Thursday, September 10, 2026



WELCOME & INTRODUCTIONS



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

AGENDA



About the Project



Electoral Areas Today



What's Changing?



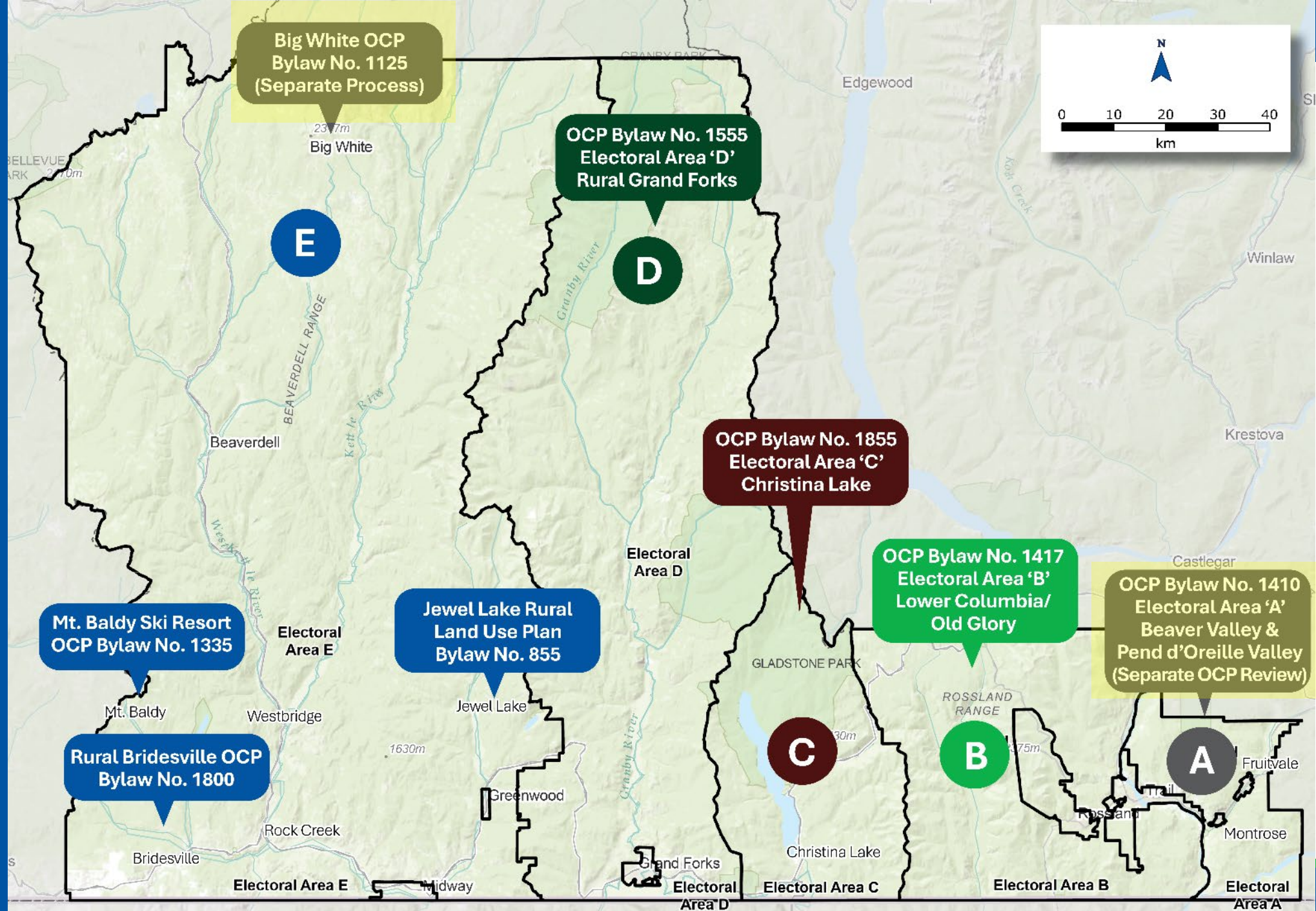
Questions & Comments



Housing-Related
& Targeted Updates

WHAT'S AN OFFICIAL COMMUNITY PLAN
(OCP)? ...and why is it important?

ABOUT THE PROJECT



WHY ARE WE UPDATING?



How do we make it easier and ensure we build enough homes?

1

Complete Housing Needs Reports to estimate housing needs in future



2

Update zoning bylaws to allow enough land to accommodate housing



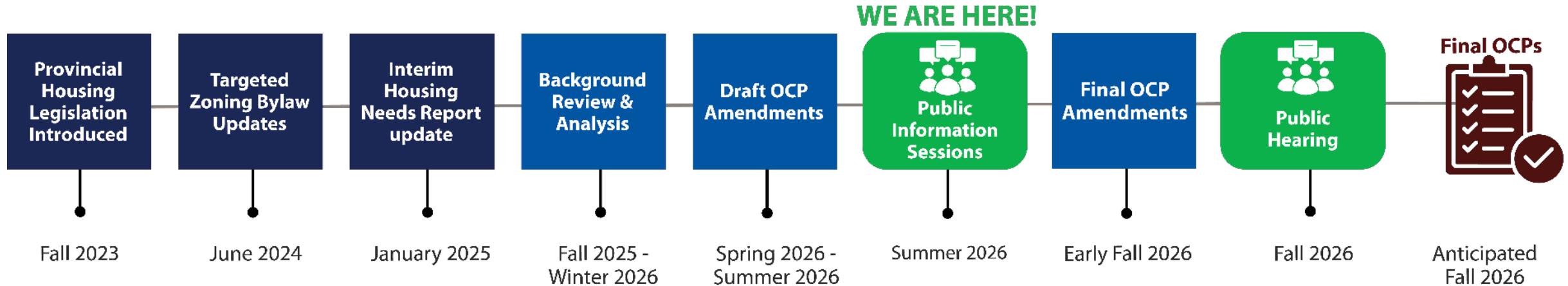
3

Review and update OCPs

OCP UPDATE PROCESS

Background

Electoral Area OCP Update Process



RDKB ELECTORAL AREAS



Regional District of
Kootenay Boundary

0 5 10 15 20 25 30
Kilometers

○ Unincorporated Community
□ Border Crossing



Electoral Area D: Rural Grand Forks

Population: 3,226*
Pop. Density: 1.5/km
Change from 2016: 0%
Growth Rate: 0%/year
29.4% of RDKB pop.

Electoral Area C: Christina Lake

Population: 1,627*
Pop. Density: 3.1/km
Change from 2016: 21.7%
Growth Rate: 4%/year
14.9% of RDKB pop.

Electoral Area E: West Boundary (Mt. Baldy Ski Resort, Rural Bridenville, Jewel Lake)

Population: 3,004*
Pop. Density: 0.7/km
Change from 2016: 39.4%
Growth Rate: 6.9%/year
27.4% of RDKB pop.

2,117.85 km²
26.6% of RDKB

529.27 km²
~7% of RDKB

Electoral Area B: Lower Columbia / Old Glory

Population: 1,422*
Pop. Density: 1.8/km
Change from 2016: -1.4%
Growth Rate: -0.3%/year
13% of RDKB pop.

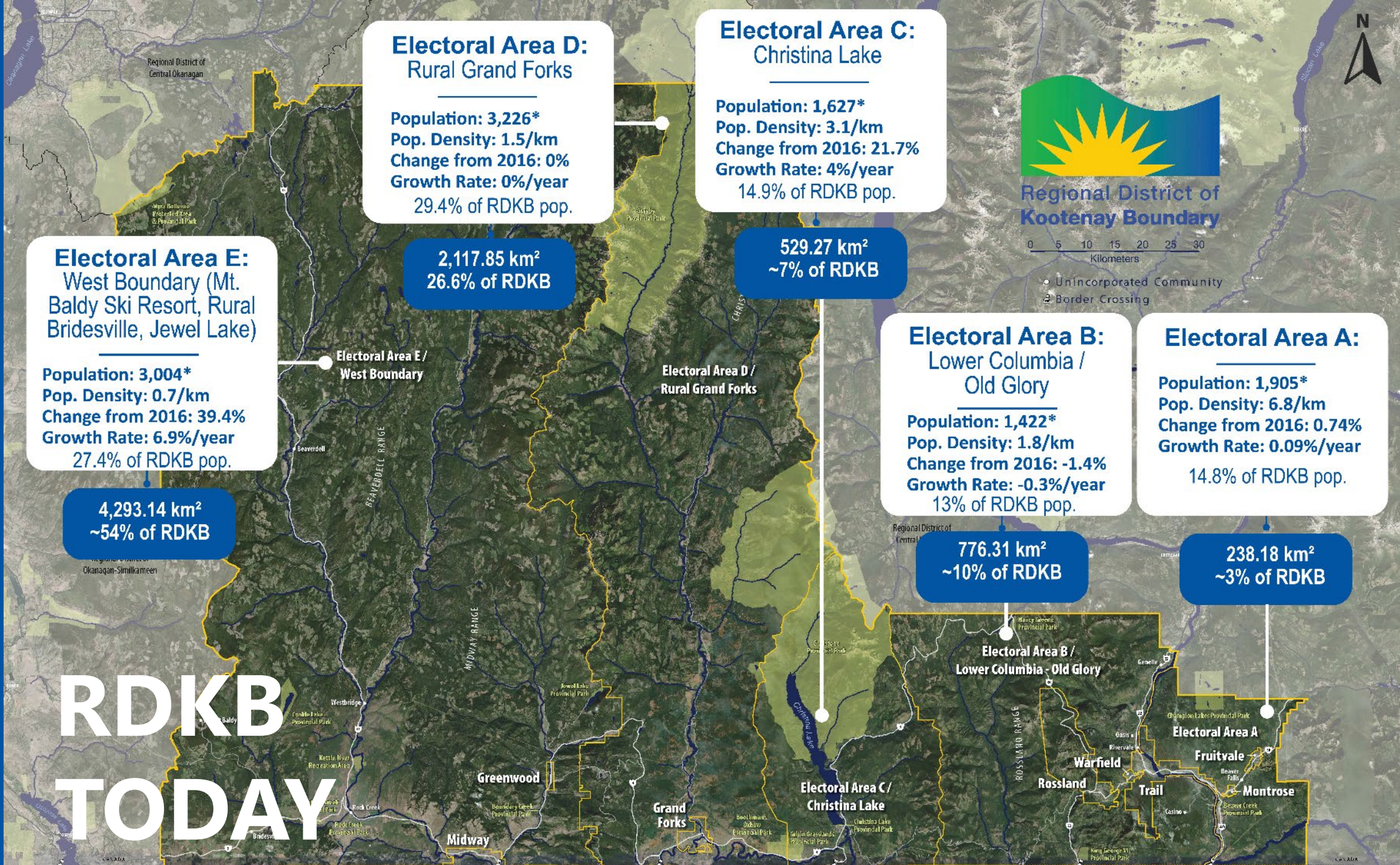
Electoral Area A: Fruitvale

Population: 1,905*
Pop. Density: 6.8/km
Change from 2016: 0.74%
Growth Rate: 0.09%/year
14.8% of RDKB pop.

776.31 km²
~10% of RDKB

238.18 km²
~3% of RDKB

RDKB TODAY



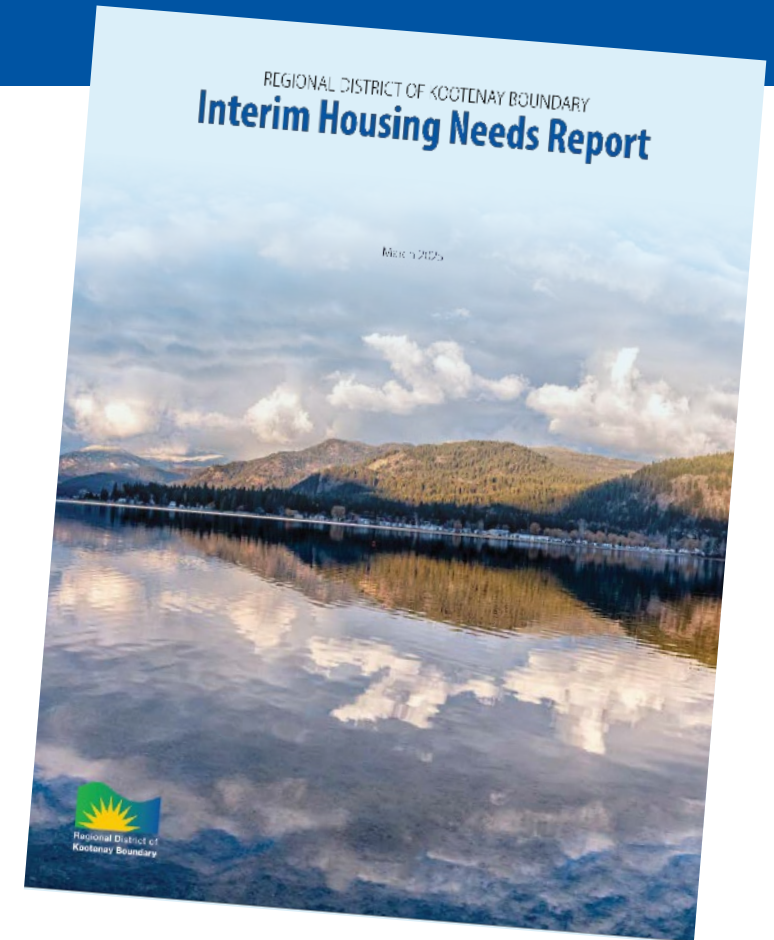


HOUSING TODAY

- Rural density
- Mostly single-detached
- Mostly ownership
- Limited rentals
- Aging housing stock

RDKB HOUSING NEEDS

- More diverse housing
- Rental availability
- Age-appropriate housing
- Upgraded housing stock
- Affordable housing
- Seasonal/workforce housing
- Climate resilient housing



HOW MUCH HOUSING IS NEEDED?

ELECTORAL AREA	Projected New Units (5 year) 2021-2025	Projected Total Units (5 year) 2021-2025	Projected New Units (20 year) 2021-2041	Projected Total Units (20 year) 2021-2041
Electoral Area A	76 units	766 units	186 units	876 units
Electoral Area B – Lower Columbia / Old Glory	77 units	747 units	197 units	867 units
Electoral Area C – Christina Lake	79 units	879 units	182 units	982 units
Electoral Area D – Rural Grand Forks	148 units	1,568 units	352 units	1,772 units
Electoral Area E – West Boundary	163 units	1,578 units	414 units	1,829 units
TOTAL Electoral Areas	543 units	5,538 units	1,331 units	6,326 units
TOTAL RDKB (incl. Municipalities)	915 units	8,690 units	2,428 units	10,203 units

Electoral Area E: Mt.. Baldy, Rural Bridesville, Jewel Lake



ABOUT ELECTORAL AREA E

Electoral Area 'E' includes Rock Creek, Beaverdell, Bridesville, Westbridge, Jewel Lake, and Mount Baldy (with Big White being addressed through a separate planning process). The area encompasses diverse landscapes, resource communities, agricultural lands, recreation destinations, and small rural settlements connected by Highway 3.

62.7% Percentage of single-detached homes

Population 3,004, trend: growing

Growth rate 6.9%/year

Land Area 4,293.14 km² ~54% of RDKB

78.8% Home ownership

*2021 Statistics Canada

HOUSING NEEDS

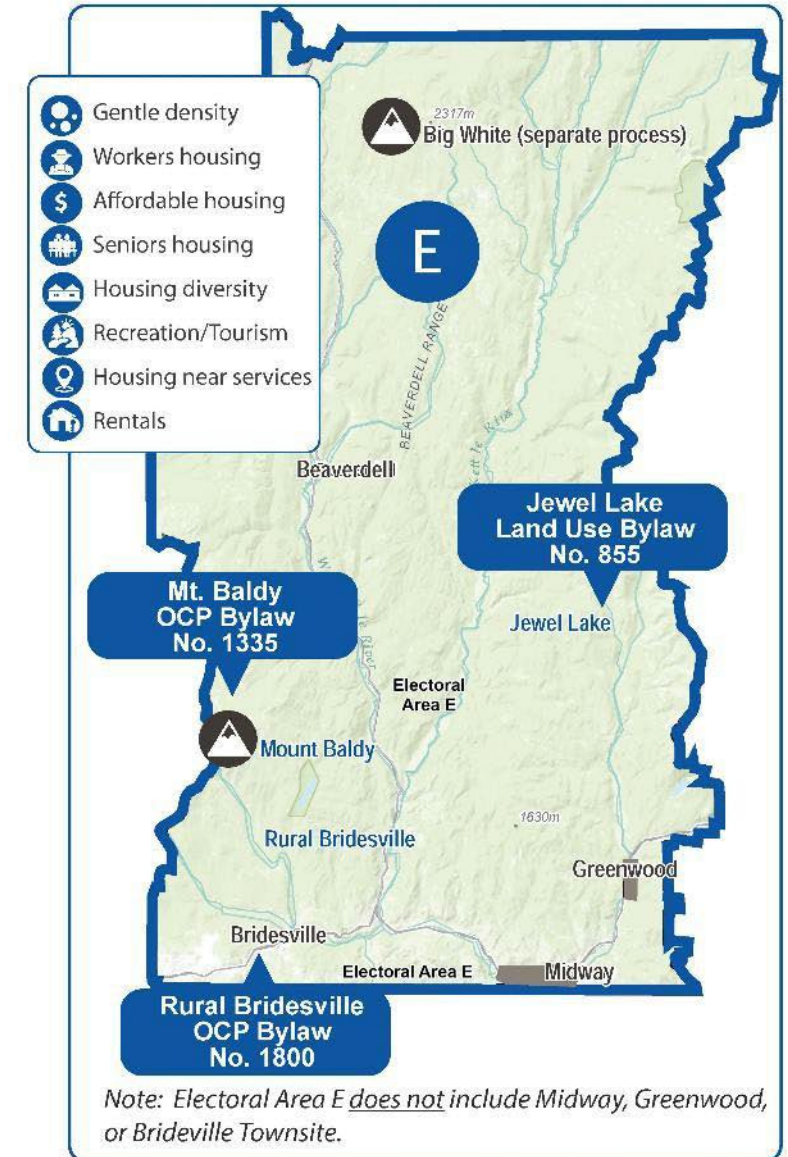
Area 'E' is projected to experience the strongest population and housing growth in the RDKB. Compared with the other electoral areas, it already contains a broader mix of housing types and the highest proportion of renters. Continued growth will require careful planning to balance housing needs with servicing capacity, infrastructure investment and protection of the area's rural character.

HOUSING PRIORITIES

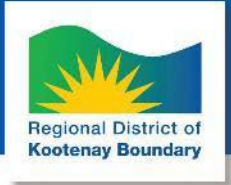
- ▶ Provide a wider range of affordable housing choices to support anticipated growth - highest projected in the EAs
- ▶ Increase workforce housing related to tourism, agriculture, and resource activities
- ▶ Support housing for seniors to "age in place"
- ▶ Encourage gentle density where servicing is available
- ▶ Coordinate future development with infrastructure and transportation investments

BUILDOUT CAPACITY

Current OCP densities provide sufficient theoretical land capacity to accommodate the identified housing needs. However, actual buildout uptake will occur incrementally as builders and property owners respond to market demand and development feasibility.



Electoral Area E: Mt.. Baldy, Rural Bridesville, Jewel Lake



Mount Baldy (OCP)

- Recreational ski resort
- Focus on compact, walkable resort-style neighbourhoods
- Need for diverse, seasonal, and worker housing
- Mixed-use and multi-family
- Infrastructure limits growth
- Maintain resort character
- Support environmental stewardship

Jewel Lake (Rural Land Use Bylaw)

- Rural lakeside community
- Meet needs but maintain settlement pattern
- Recognize four-season community
- Infrastructure, servicing, and access constraints
- Encourage gentle densification
- Preserve rural character
- Consider hazard-prone areas

Rural Bridesville (OCP)

- Agricultural area with dispersed settlement
- Preserve rural character
- Limited servicing and infrastructure
- Encourage gentle densification
- Address housing needs within constraints
- Protect environment
- Consider hazard-prone areas



Note: There is no zoning outside of the Bridesville Townsite and no plan to pursue.

Electoral Area B: Lower Columbia/Old Glory



ABOUT ELECTORAL AREA B

Located between Trail, Rossland, and the Canada-US border, Electoral Area B is a collection of rural communities including Genelle, Rivervale, Oasis, Casino, Sheep Creek and Patterson. The area is characterized by agricultural lands, forested mountains, the Columbia River corridor, and dispersed rural residential development.

- 77.6%** Percentage of single-detached homes
- Population 1,422**, trend: stable/slight decline
- Growth rate 0.3%/year**
- Land area 776.31 km²** (~10% of RDKB)
- 98.4%** Home ownership

*2021 Statistics Canada

HOUSING NEEDS

While population is projected to gradually decline, household needs are changing. An aging population, smaller household sizes, and an older housing stock mean that housing policies must support residents wishing to age in place while providing more opportunities for younger households. Home ownership dominates (approximately 95%), with very limited rental housing available.

HOUSING PRIORITIES

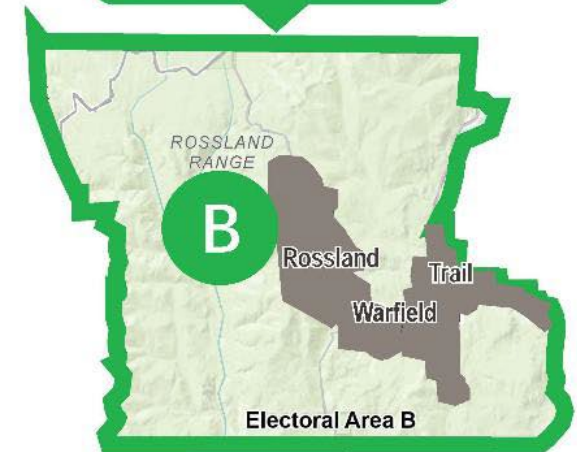
- Support secondary suites and accessory dwelling units to increase housing choice and rentals
- Encourage modest housing diversity while maintaining rural character
- Improve opportunities for rental and workforce housing, including farm worker accommodation and forestry
- Coordinate future housing with available servicing and infrastructure

BUILDOUT CAPACITY

Current OCP densities provide sufficient theoretical land capacity to accommodate the identified housing needs. However, actual buildout uptake will occur incrementally as builders and property owners respond to market demand and development feasibility.



OCP Bylaw No. 1417 Electoral Area B Lower Columbia/Old Glory



Note: Electoral Area B does not include areas within the municipalities of Trail, Rossland, or Warfield.

FOCUS AREAS

- Rental Housing
- Seniors aging in place
- Workers Housing
- Newer Housing Stock
- Diverse Housing
- Affordable Housing
- Gentle Density

Electoral Area C: Christina Lake



ABOUT ELECTORAL AREA C

Centered on Christina Lake, this electoral area combines a popular recreational destination with an established year-round community. Tourism, recreation, and seasonal homes contribute significantly to the area's identity and local economy.

89.3% Percentage of single-detached homes

Population 1,627, trend: seasonally driven

Growth rate 4.0%/year

Land area 529.27 km² (~7% of RDKB)

90.6% Home ownership

*2021 Statistics Canada

HOUSING NEEDS

The community continues to attract retirees, families and seasonal residents, creating increasing pressure on housing affordability and year-round housing availability. Although population growth is expected to remain relatively stable, there is a growing need for housing that supports permanent residents and local workers. Single detached homes remain the predominant housing type, with limited rental and multi-unit housing options.

HOUSING PRIORITIES

- ▶ Increase year-round housing supply while respecting the lakeside rural character
- ▶ Encourage rental housing and workforce accommodation
- ▶ Support housing options for seniors and downsizing
- ▶ Continue to permit gentle density through secondary suites and accessory dwellings
- ▶ Improve housing near commercial areas and active transportation routes

BUILDOUT CAPACITY

Current OCP densities provide sufficient theoretical land capacity to accommodate the identified housing needs. However, actual buildout uptake will occur incrementally as builders and property owners respond to market demand and development feasibility.



OCP Bylaw
No. 1855
Electoral Area C
Christina Lake



FOCUS AREAS

-  Year-round housing
-  Seniors/Retirees
-  Rental housing
-  Housing diversity
-  Seasonal workers
-  Affordable housing
-  Recreation/tourism

Electoral Area D: Rural Grand Forks



ABOUT ELECTORAL AREA D

Electoral Area 'D' surrounds the City of Grand Forks and includes agricultural lands, rural residential neighbourhoods, and smaller, dispersed rural communities. Area 'D's' close relationship with Grand Forks makes it an important location for future housing while residents maintain a rural identity and enjoy access to amenities and services in Grand Forks.

87.4% Percentage of single-detached homes

Population 3,226, trend: generally stable

Growth rate 0.0%/year

Land Area 2,117.85 km² ~26.6% of RDKB

93.7% Home ownership

*2021 Statistics Canada

HOUSING NEEDS

Area 'D' is anticipated to experience moderate population growth and has the second-highest projected housing demand among the electoral areas. Recovery following the 2018 flooding event continues to influence long-term planning, with resilient flood-protected housing and hazard mitigation remaining key considerations. Most housing consists of owner-occupied single detached homes, with limited rental opportunities.

HOUSING PRIORITIES

- Expand housing diversity while preserving rural character
- Support resilient housing in areas affected by flood risk
- Encourage affordable housing, rental housing and secondary suites
- Coordinate future growth with servicing, employment, and transportation (in Grand Forks)
- Balance growth with agricultural land protection

BUILDOUT CAPACITY

Current OCP densities provide sufficient theoretical land capacity to accommodate the identified housing needs. However, actual buildout uptake will occur incrementally as builders and property owners respond to market demand and development feasibility.

**Projected
New Units
(2041)**

352

**Projected
Total Units
(2041)**

1,772

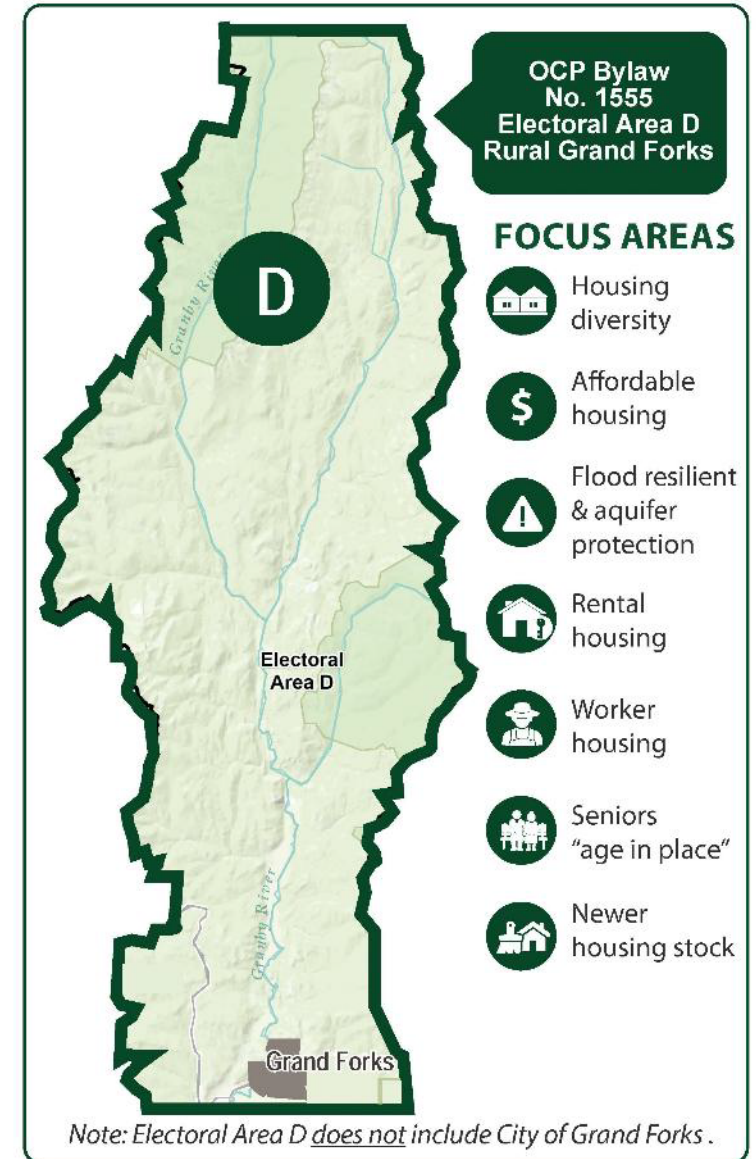
Existing Units

9,963

**Total
Buildout
Capacity
(units)**

5,074

**Realistic
Buildout
Capacity
(units)**



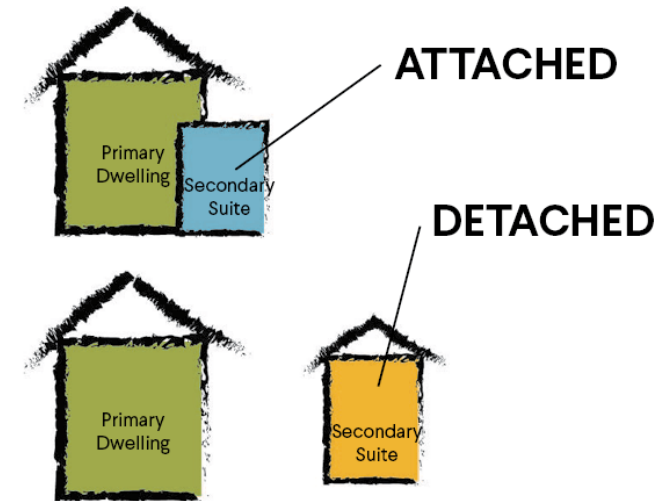
What's Shaping Housing Policies?

Common Trends Across Electoral Areas

- Aging population and smaller households
- Limited rental and housing choices
- Most homes are single-detached
- Infrastructure, servicing, and environmental constraints

How This Relates to OCP Updates

- Align policies with provincial legislation and recent zoning updates
- Reflect local housing needs and community context
- Secondary suites, rental housing, age-friendly housing, workforce housing
- Most future growth is anticipated within municipalities



BUILDOUT CAPACITY

Current OCP provide sufficient theoretical land capacity to accommodate the identified housing needs.

NEXT STEPS

**REVIEW & REFINE
DRAFT OCP
AMENDMENTS**

End of September 2026

**APPROVALS PROCESS
BOARD + PUBLIC
HEARING**

Early Fall 2026

**FINAL
OCP BYLAW**

Late Fall / End of 2026







jointheconversation.rdkb.com/ea-ocp-housing-updates

THANK YOU!